

Lombard & York

Battersea

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Welcome

Welcome to our exhibition of the proposals for the redevelopment of the York Road Business Centre, 55 Lombard Road. This site is owned entirely by The Big Yellow Self Storage Company and includes the Halfords and Pets at Home stores.

We would like to understand your views on how our proposals have evolved since our last consultation in November 2016.



Site location

Who Are We?

The Big Yellow Self Storage Company is the UK's brand leader in self storage. We currently have 74 stores across the UK, including 39 stores within London, of which 3 are in the London Borough of Wandsworth.

Big Yellow in Battersea

Big Yellow has operated its Battersea store since 2001. Since this time we have become an active part of the community in Battersea and across the wider borough.

Our store has served customers for a variety of uses, from personal storage for households and students, to business storage for start-ups and long-time members of the local business community.

In the Community

Big Yellow is proud to be supporting our neighbours at Caius House. Caius House is a charity and youth club which provides a vital service for the local community and a safe place for young people where they can also develop life skills.

Tameeka Smith, Director of Caius House has said: "Caius House is very grateful for the support we receive from our neighbours at Big Yellow Self Storage.

As a UK registered charity we are powered by donations and support such as this is vital in reaching those young people most in need in the local area".

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Opportunities & Considerations

In developing the proposals we have undertaken detailed studies of the site's context. This has identified a number of opportunities and considerations, which have informed the principles and objectives of the scheme.

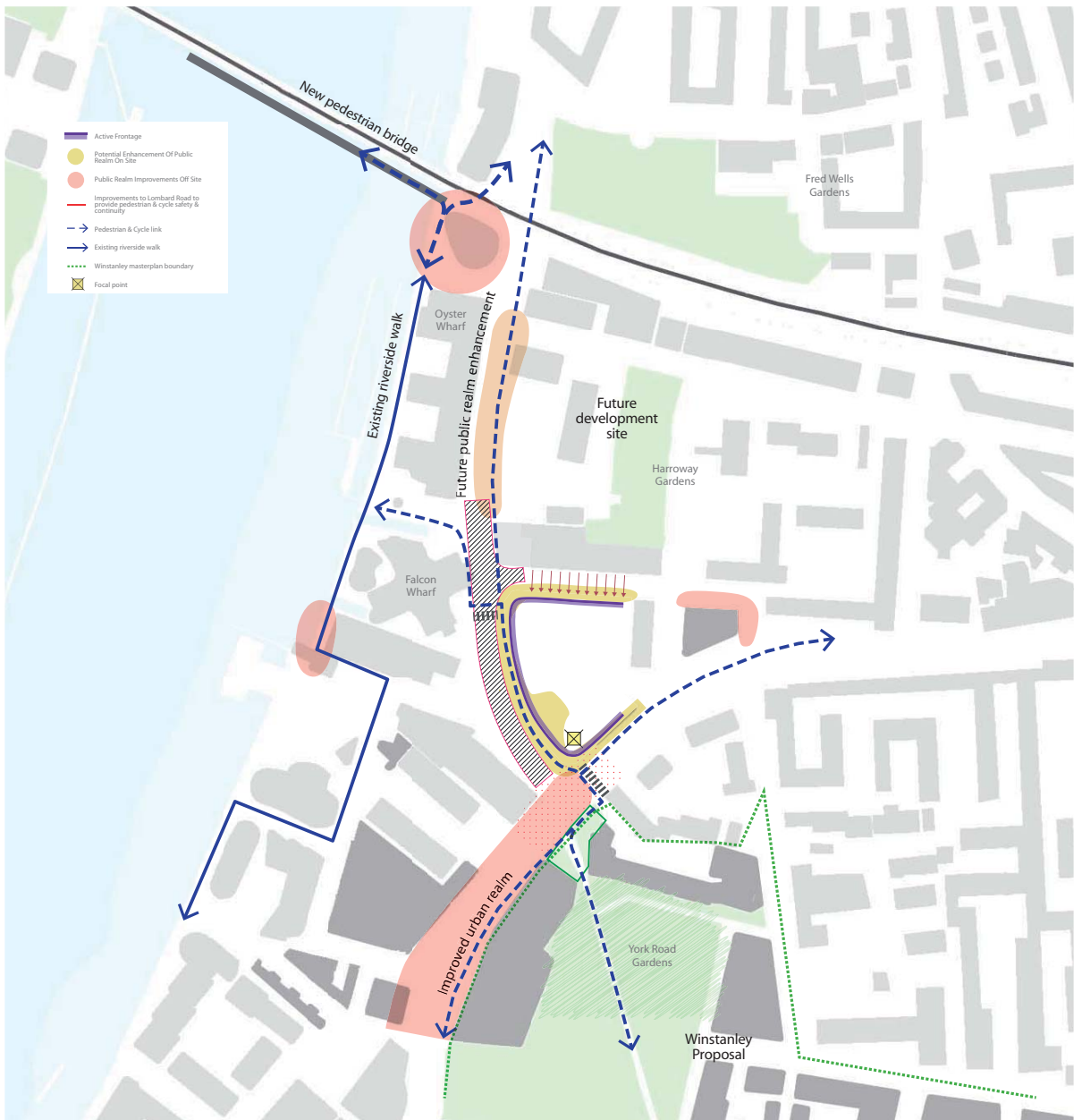
Opportunities:

- An expanded Big Yellow storage facility, to serve the local community and businesses
- A high quality design, befitting the site's prominent location
- Delivery of new and affordable homes
- Flexible office space, capable of hosting small, medium and start-up businesses
- Landscaped public realm, including a new public square off of Lombard Road
- Retail units to serve the community
- Improved connections and links in the area, including between the proposed Diamond Jubilee footbridge and Clapham Junction station

Considerations:

- Maintaining neighbouring amenity
- Construction management, including coordination with other developments locally
- Integration through design which respects existing and emerging development
- Supporting infrastructure
- Traffic and local roads

Urban Design Considerations



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Site Context

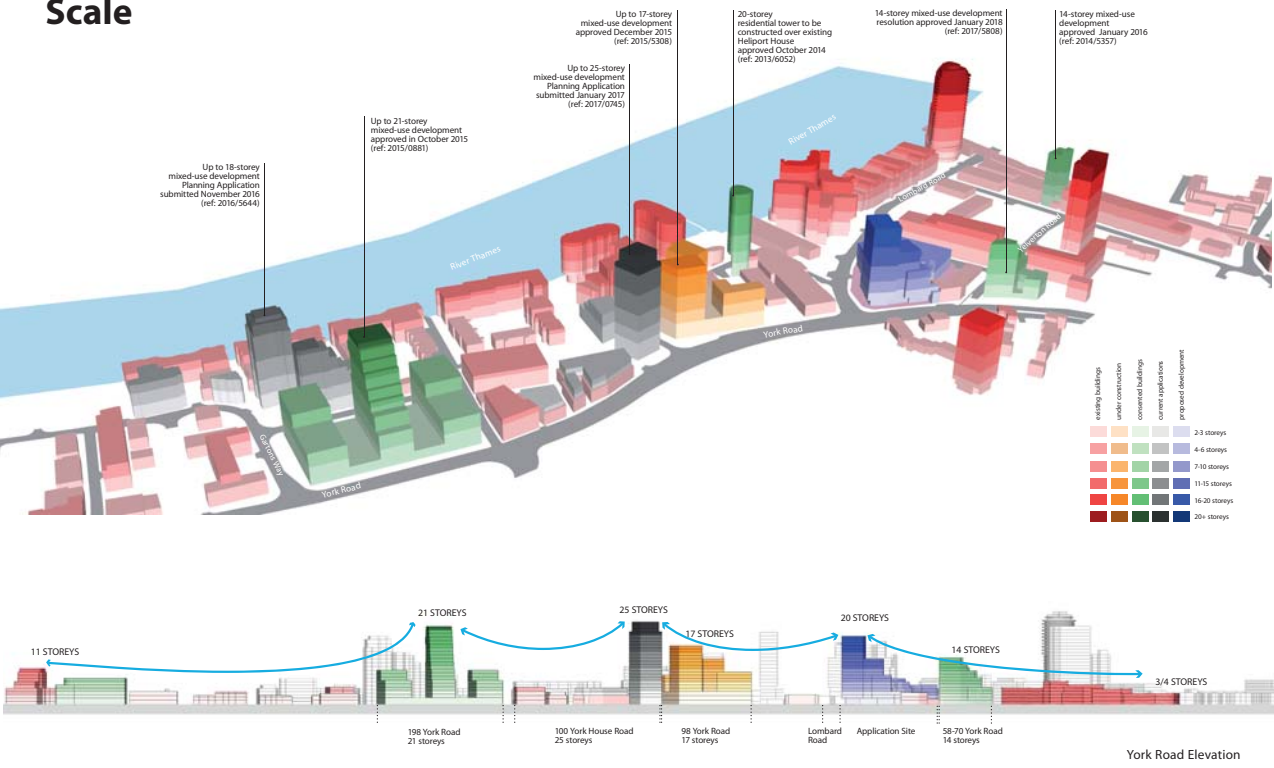
Our proposals have been designed to be sympathetic to neighbouring developments whilst also complementing the wider regeneration of this part of Battersea. We have created a design which aims to contribute positively to the surrounding streetscape.

In preparing the proposals we have considered the scale and density of existing and future developments since a number of schemes have come forward in recent years. We have also considered the emerging masterplan for the Winstanley and York Road Estate which is being brought forward by LB Wandsworth.

Mix of Land Uses



Scale

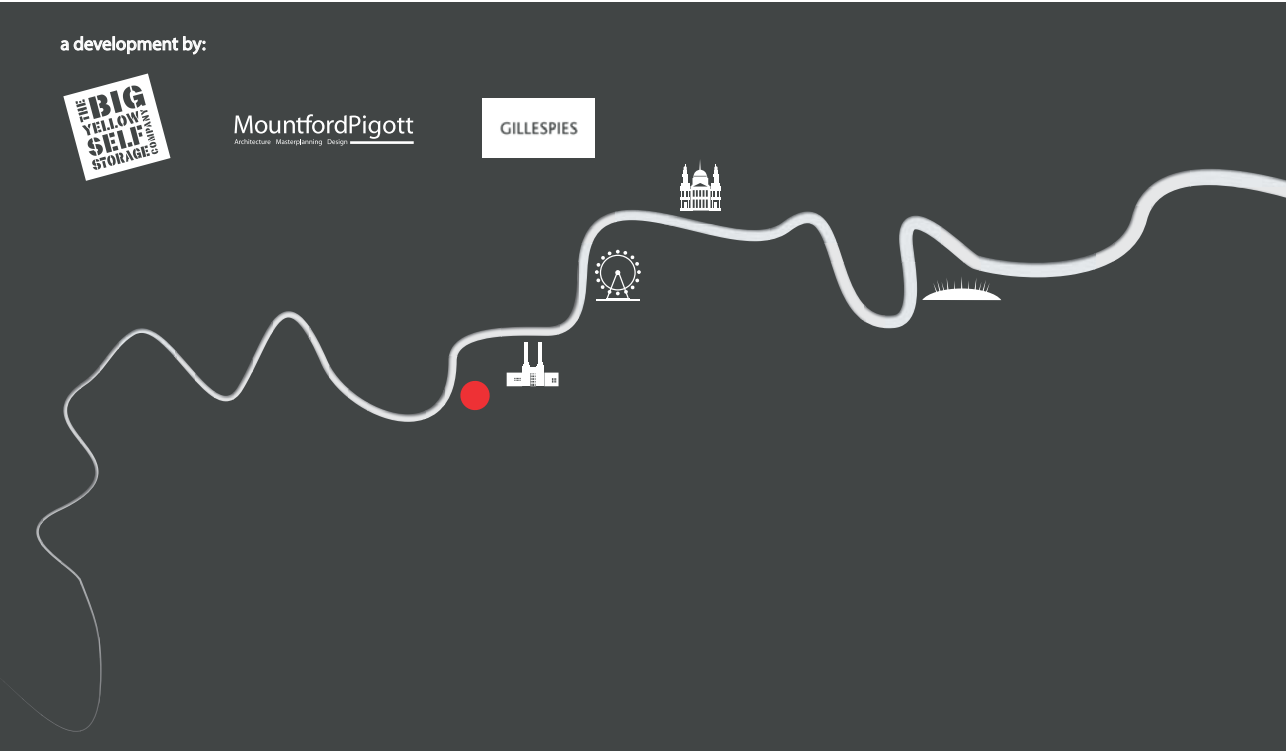


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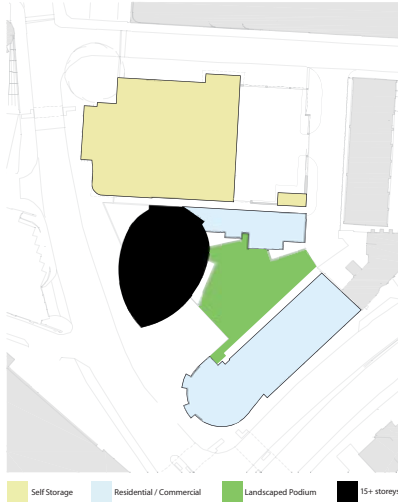
Previous Consultation

In November 2016 we held a public exhibition to share our early plans with our neighbours. Feedback from the community and stakeholders including Wandsworth's Design Review Panel has helped to inform our plans.

November 2016 - previous proposal

Key themes from the initial feedback include:

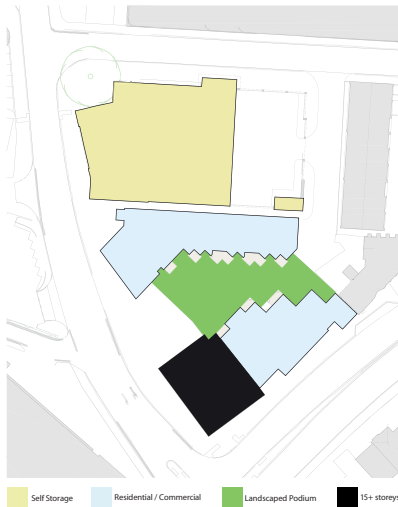
- Comments regarding the footprint and massing of the buildings
- Location of the taller element of the scheme
- Support for improved pavement treatment and pedestrian crossings to improve the experience locally
- Support for high-quality new landscaped public realm
- Potential effect on neighbouring amenity
- Relationship with surrounding developments



June 2018 - current proposal

Following our first public exhibition and meetings with local stakeholders and the community, we developed our scheme in response to the feedback received. A summary of these changes include:

- Relocation of the taller element to the corner of the site
- A reduction in the height of the tallest element from 23 to 20 storeys
- Further works to the layout and design of the new public realm to create a space for the whole community to enjoy
- Changes to the design of the proposals to respect existing and emerging developments
- A reduction to the scale and massing of the storage facility, by 3.2m in height, to respect the amenity of Sesame Apartments
- Introduction of artists' studio space for community organisations



Further feedback gathered from this public exhibition, alongside continued engagement with stakeholders and our neighbours will continue to inform the development of the proposals.

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Overview of Proposals

The proposals seek to deliver a new Big Yellow self storage facility alongside a high-quality residential-led, mixed-use scheme. The plans feature a high-quality design and seek to contribute to the local area through improved street scene and additions to the public realm.



- In summary the proposals will deliver:
- A new larger Big Yellow Self Storage Facility helping to serve a growing demand locally
 - 410m² flexi-rent office space for start-ups and small businesses
 - 290m² studio space made available for local arts and community uses
 - 168 new homes including 60 affordable homes representing a 35% provision compliant with London planning policy
 - 1,050m² of ground floor retail space split into three units suitable for local amenity stores
 - 485m² of modern office space
 - Landscaped contributions to the public realm
 - Widened pavements and improve pedestrian connections
 - A shared landscaped deck for all future residents
 - 74 car parking and 320 cycle spaces



Aerial view from the West

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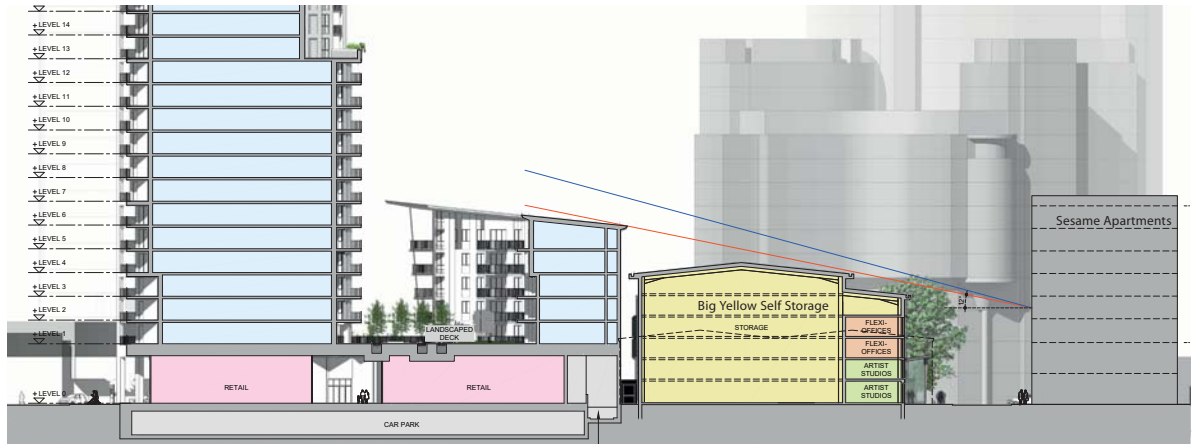


Big Yellow Facility

The proposals have been designed to be considerate to the local area whilst still serving the internal uses of the site.

The new storage facility has been set back from the existing building outline and site boundary in order to create a better streetscape. By widening the pavement and activating the street frontage with new entrances along Lombard Road and Holman Road we hope to create a more inviting walk through to the river from the south.

The storage facility will be approximately 17.9m in height. The build height steps down towards Holman Road and will use green roofs to improve visual amenity of neighbours compared to the existing facility.



Section through proposed development



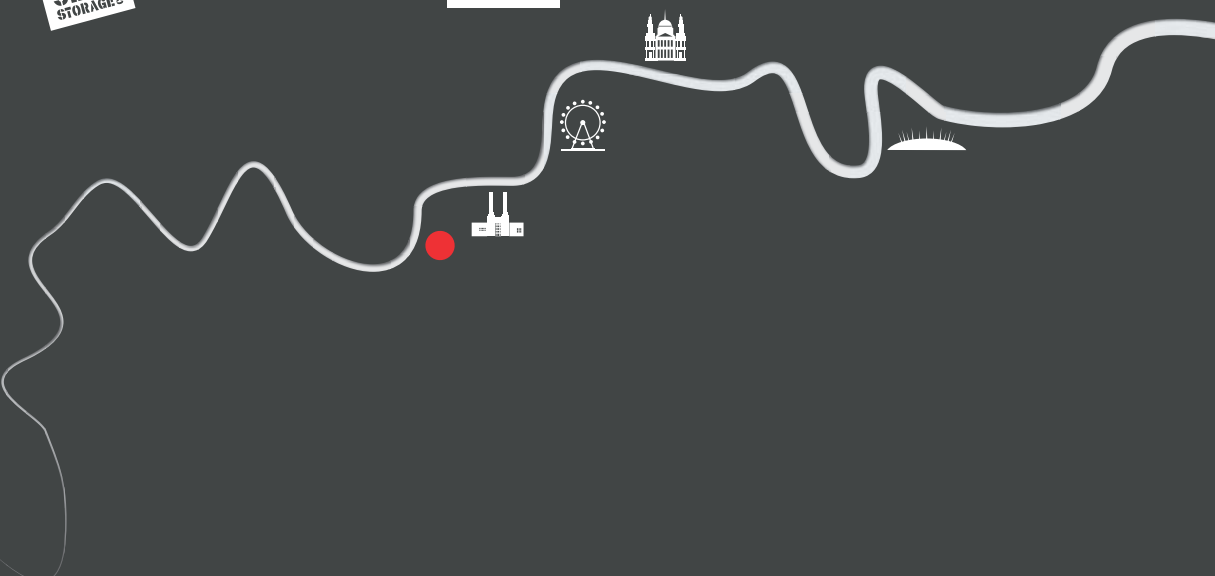
Big Yellow Entrance from Holman Road

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Big Yellow Facility - Uses

Our Battersea store is very popular and we believe that a larger store in this location will have clear benefits for local businesses and households.

Alongside our self-storage space the proposals also include flexible offices as part of the Big Yellow store and artists' studio space for the community.



View of Big Yellow Self Storage from the junction of Holman Road and Lombard Road

Flexible Office Space

Flexible office space will aim to support start-ups and small businesses. Our experience has taught us that many small businesses rely on self-storage space for their operational needs and by providing flexible office space they are able to work close to their stock and supplies.

The new office space would be available on short and long-term bases with no long-term contracts or complicated leases. Rates are all inclusive of many utilities, with on-site security, a reception desk for deliveries and mail outs, and other facilities that businesses need.

Creative Arts Studio

Studio space is proposed along Holman Road to activate this frontage by bringing community and cultural uses to the site. This space will be gifted in perpetuity to a community arts operator to enable access and programmes for local residents.

We have worked closely with officers at Wandsworth Council to identify potential occupiers for the studio space and details will be confirmed in the near future.



Lombard Road public realm active frontage concept



Lombard Road elevation concept



Artists' studios concept north light, active frontage, shutters



Holman Road elevation of Flexi office and Artists' studios



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Uses - Mixed Use

New Homes

The scheme will deliver 168 new homes comprising a mix of 1, 2, 3 and 4 bedroom apartments to cater to a range of housing needs, including 60 new affordable homes representing a 35% provision across a range of tenures in line with current policy.

Retail Space

The proposals include approximately 1,050m² of ground floor retail space across three units which would face onto the new public realm. The retail space would be appropriate for a range of occupiers from local amenity stores to cafes or other uses.

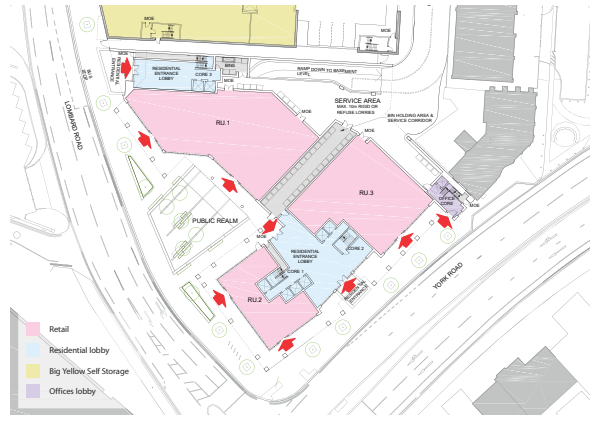
Office Space

In addition to the flexible office space in the Big Yellow facility, 485m² of modern office space is proposed on the York Road frontage for businesses seeking longer term leases.

Both the office and retail space will create a net increase in jobs across the site.

Parking and Servicing

Parking and servicing for the new homes and retail space will be accessed from a shared entrance with the Big Yellow store off of Holman Road. 74 car parking and more than 320 cycling spaces will be delivered via a one storey basement.



Ground floor plan - Level 0

Scale

The tallest element of the scheme will be 20 storeys at the southern corner of the site, stepping down to 4-6 storeys at the eastern side of the site.



Lombard Road



View from York Road looking West

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Landscape & Public Realm

Our proposals will deliver new high-quality landscaping and public realm. Landscaping forms a key part of the proposals and one of our main aspirations for the site is to improve the pedestrian experience in the area.

New public space off Lombard Road will provide a focal point to the street, providing an inviting recess from Lombard Road and improved pedestrian connections across York Road from Clapham Junction to the river. The proposals feature a mix of soft and hard landscaping alongside planting and seating.



Illustrative Masterplan

Residential Amenity Space

All new homes will have access to a communal landscaped deck above the commercial space, providing private amenity space for future residents. Further amenity space will be provided through private balconies for the new homes.



Artists impression of proposed plaza / square

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Construction Traffic Management



We understand the impact of construction on the local area and as a responsible neighbour we are giving careful consideration to those living and working close to the site to protect neighbouring amenity during the construction period.

We will work with our neighbours and are already considering ways to mitigate the construction and associated traffic. The works will follow guidance from Wandsworth Council and the views of the community.

Working Hours: Working hours will be agreed with Wandsworth Council in consultation with Transport for London. Guidance for permitted hours are typically 8am to 6pm Monday to Friday. Works outside of these hours will require advance permission from Wandsworth Council.

Dust and noise monitoring: Equipment will be set up at key locations across the site to monitor noise and dust. Works that exceed noise limits will be halted and dust suppression through damping down and screening will control dust.

Neighbourhood engagement: We are committed to working with our neighbours throughout the construction period and will establish ongoing communications with local residents as part of best practice.

Supporting local communities: We support the communities where we work by providing local employment opportunities, apprenticeships and training schemes. We believe it's essential to pass on our skills and expertise to the next generation.

Working with other developers locally: We recognise the quantum of development taking place locally and will work with other developers and contractors to ensure a joined up and well managed approach is taken.

Considerate Constructors Scheme: The development's contractors will sign up to the Considerate Constructors Scheme, a national initiative set up by the Construction Industry to improve its image and implement a code designed to encourage best practice beyond statutory requirements.



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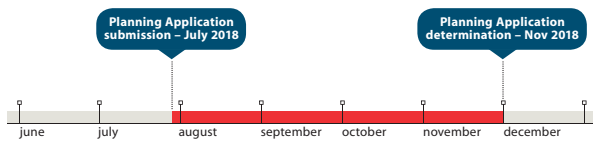
Next Steps

Thank you for visiting our exhibition. Please complete a feedback form and leave it in the box provided or take away a form to return by Freepost.

You can view a copy of the information displayed today and complete a feedback form online at www.bigyellow.co.uk/battersearedevelopment from Monday 25th June 2018.

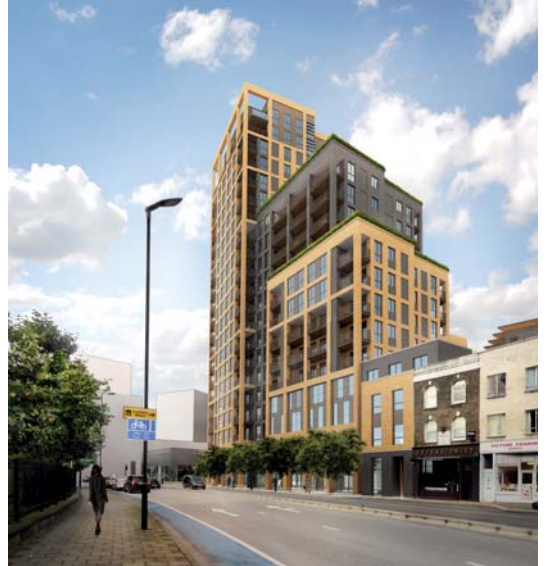
We are committed to engaging with the community. Feedback received will be used to inform the final plans before a planning application is submitted. If you would like to find out more about our proposals, please do not hesitate to get in contact.

Timeline



Contact Us

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- consultation@cascadepr.co.uk
- www.bigyellow.co.uk/battersearedevelopment
- Freepost RTUA-THGR-LUYK
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London
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View from York Road looking West



View of Big Yellow Self Storage from the junction of Holman Road and Lombard Road

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