



Vauxhall's Tall Building Cluster

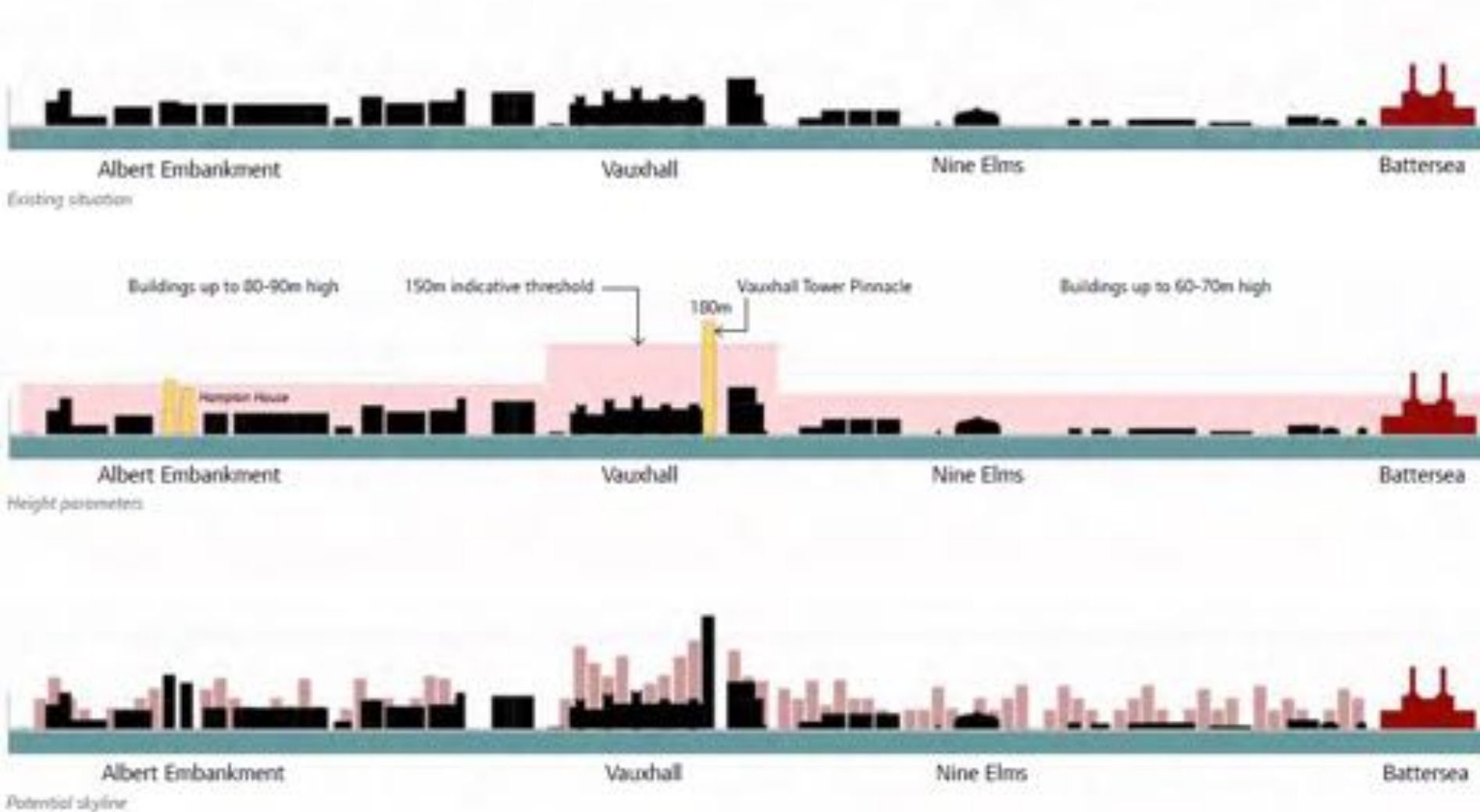
New London Architecture forum
31 March 2017

VNEB Opportunity Area context

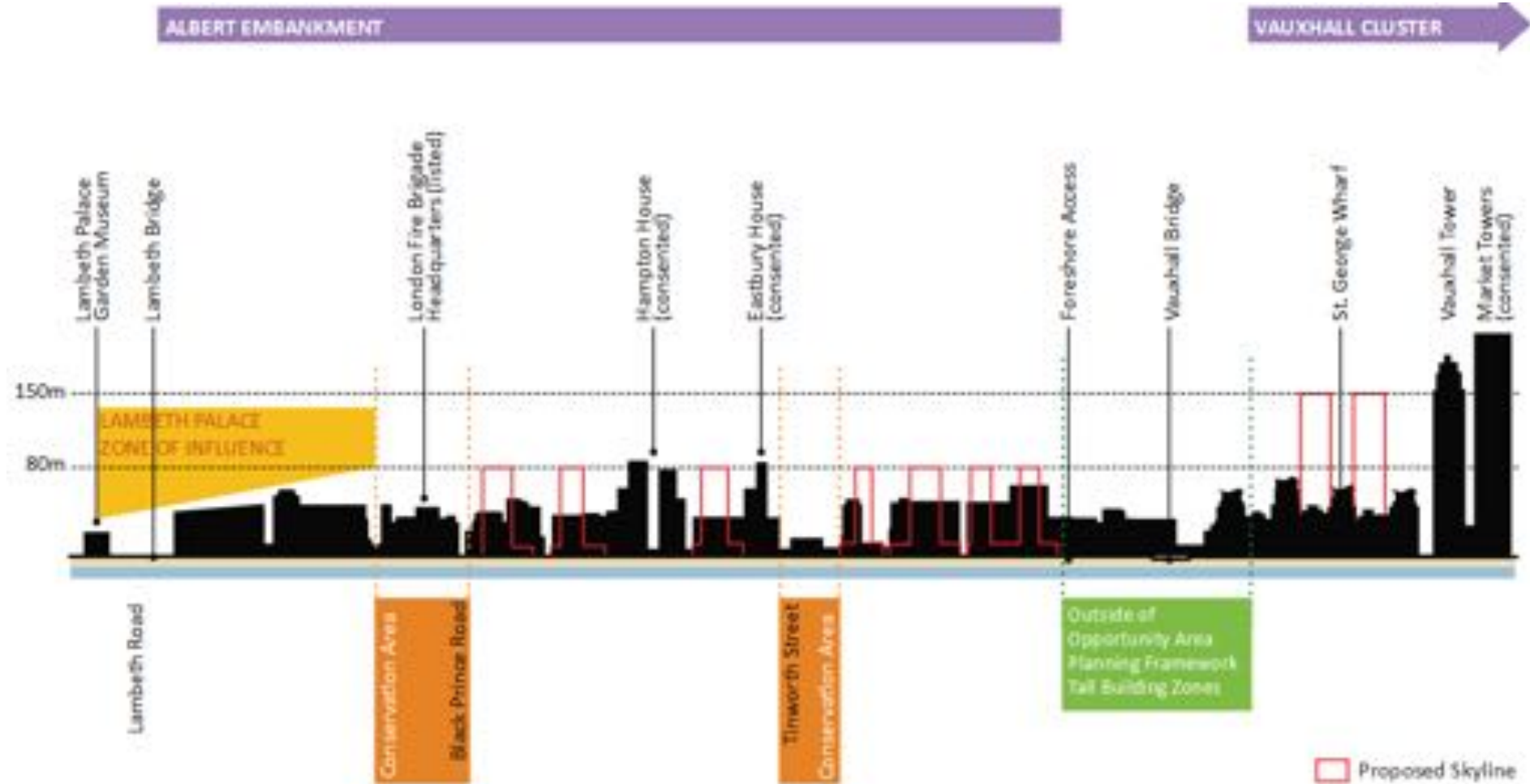
- **Total development value** across the Opportunity Area of **£15bn+** with major new town centre at BSP and **District Centre at Vauxhall**
- **20,000 new homes** and **25,000 new jobs** planned across the **Opportunity Area**
- Vauxhall is a growth pole with **3,500 new homes** and **8,000 new jobs** planned
- OAPF supported the **radical transformation of Vauxhall Cross Transport Interchange**



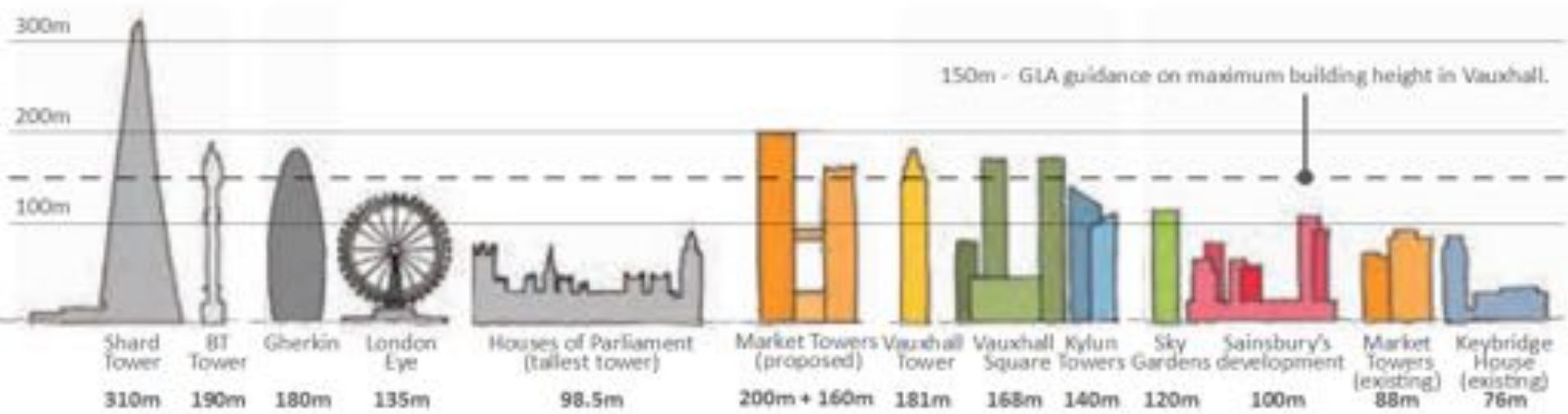
OAPF: Tall Building Parameters



Vauxhall SPD Response



London comparison



The Opportunity Area site



The finished article



Vauxhall's first 'sky scraper'



The Vauxhall cluster



Vauxhall cluster by day



By night



On the ground



From the Pleasure Gardens



Vauxhall's development map

1. Damien Hirst's Newport Street Gallery (Caruso St John Architects)
2. Corniche, Dumont, Merano developments (St James)
3. Spring Mews student housing development (CLS Holdings)
4. Albert Embankment extended public space (TfL)
5. Thames Tideway Tunnel – providing new public space (Tideway)
6. New station square (TfL)
7. Removal of one-way system: two-way streets, fewer lanes, new crossings (TfL)
8. Island site development (indicative) (Rassmal Holdings)
9. Atlas development with swimming pool (Downing)
10. Aykon development (DAMAC Properties)



11. Vauxhall Square development with cinema (CLS Holdings)
12. One Nine Elms development (Dalian Wanda)
13. New Covent Garden Market site development
14. (Vinci St Modwen) Vauxhall Sky Gardens development (Mace)
15. 12-20 Wyvil Road (Alchemi)
16. Keybridge with expanded primary school (Mount Anvil)
17. Nine Elms Point development (Barratt London)
18. Embassy Gardens (Ballymore)
19. Nine Elms tube station (TfL)

Vauxhall's Consented Developments



1. The Corniche

Norman Foster,
253 units, 85 senior living units. 771 m²

2. Prince Consort House

David Walker Architects, 47 apartments

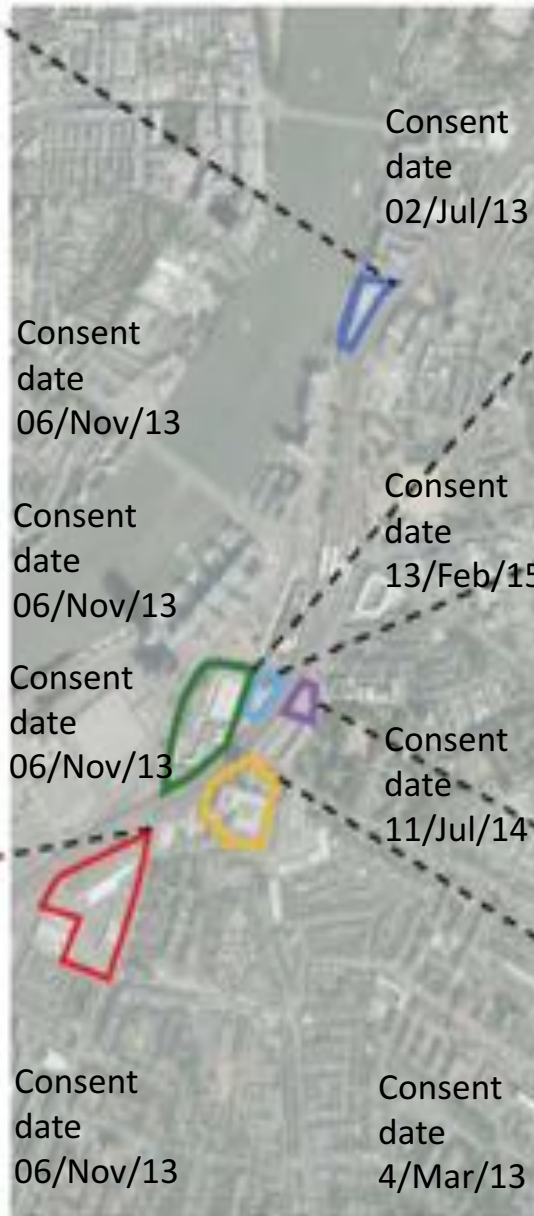
3. Merano Residences

Rogers, Stirk & Harbour designed, 48 residential units, 14 affordable units (at City Farm), 840m² office space & ground floor piazza and café.



Sainsbury's Development

645 homes
114 Affordable Units
New Superstore



Consent date
02/Jul/13

Consent date
06/Nov/13

Consent date
06/Nov/13

Consent date
06/Nov/13

Consent date
06/Nov/13

Consent date
13/Feb/15

Consent date
11/Jul/14

Consent date
4/Mar/13



Vauxhall Square

520 Homes,
110 Affordable Homes,
50 bed homeless hostel
Multi screen cinema,
3,200 m² Public Open Space



New Bondway

450 Homes,
90 Affordable Units,
Private & communal Winter gardens and amenity space



The Atlas

553 student units,
Public leisure facilities including a swimming pool



Keybridge House

379 homes,
19 on street affordable family homes,
Two form entry primary school

Vauxhall's Consented Developments

Aykon (Former Bondway storage)



Consent date
13/Feb/15

Westminster Tower



Consent date
19/Jan/15

Island Site

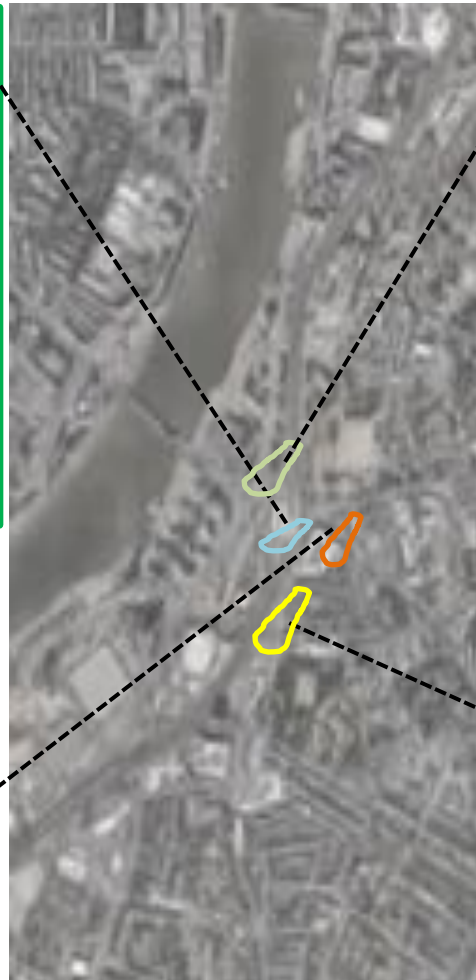


Consent date
2/July/13

Grand Central (12-20 Wyvil Road)



Consent date
5/Mar/15



Vauxhall – a thriving riverside centre

- New LU Station at Nine Elms opening 2020
- New District Centre with 28,000sqm new retail and 63,000sqm office space under construction
- £50m Transformation of Vauxhall Cross to remove the gyratory, new bus station and significant public realm improvements and increase by 2021
- Two-Form Entry expansion of Wyvil Primary School by 2020
- Expansion of three GP Surgeries by 2018
- Vauxhall's first cinema and swimming pool
- New Gallery District, Damien Hirst opened in 2016

Vauxhall's new housing

Address	Market	Affordable	Expected completion
Sainsburys, 62 Wandsworth Road*	593	144	Completed
Keybridge House, 80 South Lambeth Road*	415	26	2020
7-93 Wandsworth Road (Island Site)	225	66	Unknown
Hampton House, 20 Albert Embankment (Corniche)*	168	84	2017
143-161 Wandsworth Road (Sky Gardens)*	180	59	Completed
22-29 Albert Embankment (The Dumont)	123	18	Unknown
Eastbury House, 30-34 Albert Embankment (Merano)*	40	0	2017
Wandsworth Road/Parry Street (Vauxhall Sqare)	520	110	2022
69-71 Bondway (Aykon)*	450	90	2018
12-20 Wyvil Road	219	16	Unknown
30-60 South Lambeth Road (Atlas student housing)*	0	0	2018
10 Pascal Street (Nine Elms Station)	248	84	2019
TOTAL	3181	697	

A social legacy for Vauxhall City Farm

Eight new social rent homes
and new community space
funded from Albert
Embankment's tall building
developments.
Opened in 2014.



END