

# Nine Elms Pascal Street

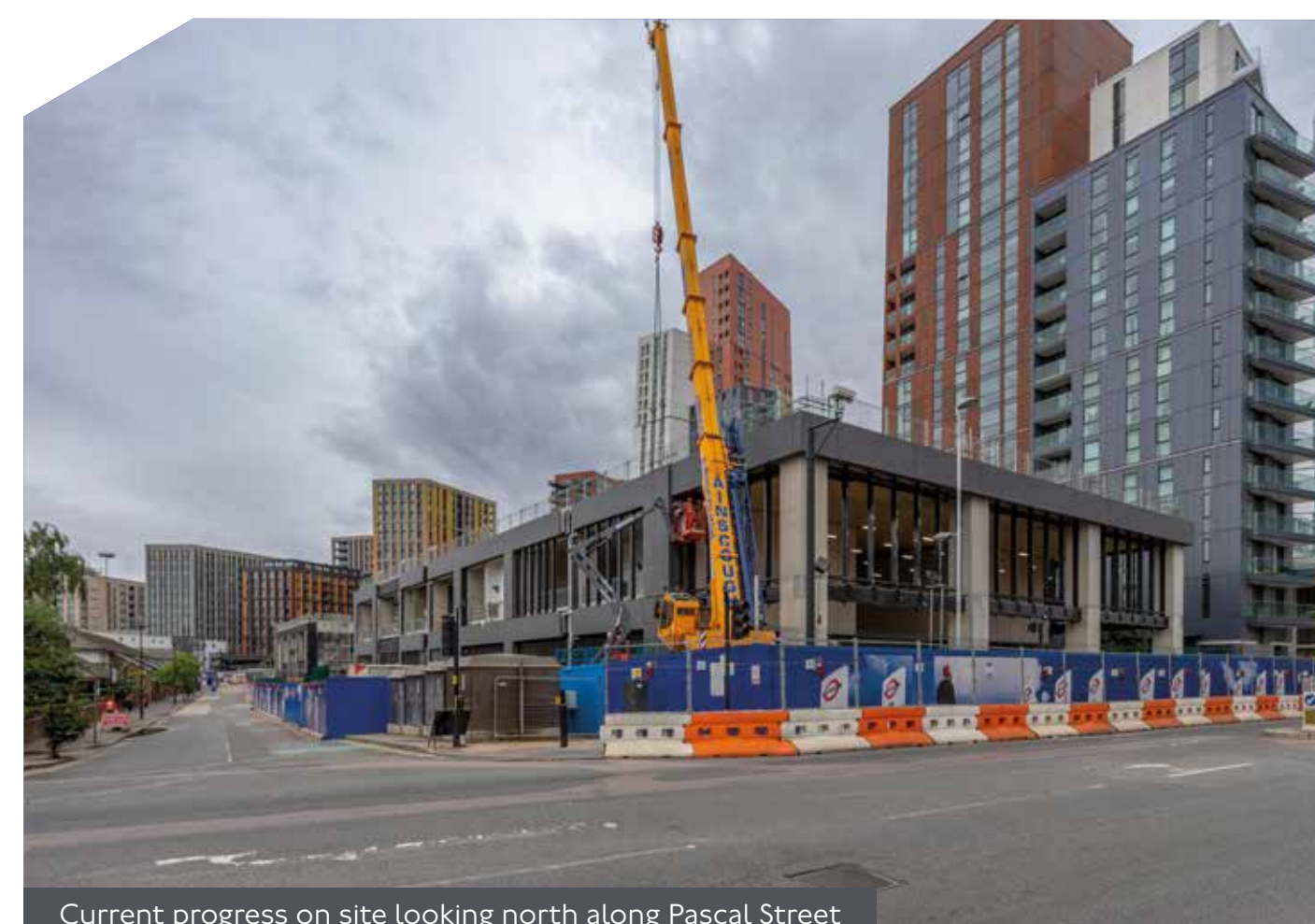
Thank you for attending our exhibition which is being hosted by Connected Living London, the long-term partnership between Transport for London (TfL) and Grainger plc (Grainger).

## Background

In 2016, Lambeth Council granted planning permission for a residential-led mixed-use development at the new Nine Elms Underground Station.

The approved scheme featured 332 homes (84 affordable) across three buildings of 21, 15 and 14 storeys above the station. It also included approximately 5,000m<sup>2</sup> of office floorspace in an eight storey building adjacent to the station.

We are currently reviewing the residential element of the scheme to determine if it can better reflect the needs of the local community. We are also taking a second look to see if we can deliver more affordable homes, to match the Mayor's priorities and the needs of Lambeth.



## Purpose of the consultation

We're here to share our emerging proposals with you and fully understand your feedback. We believe that this will help to inform our scheme, to benefit and meet the needs of the local community.

Following early engagement with local groups and stakeholders, some of the key issues we have identified in Lambeth include:

- Delivering more affordable homes
- Ensuring better standards of rental housing
- Creating more jobs and training opportunities
- Improving the local environment, particularly air quality
- Better local facilities and infrastructure
- Well-designed buildings and urban environment

Our emerging proposals seek to respond to these identified points and we would like your views.

## Your role

We want to know what you think:

- Do you agree with the local priorities we have identified?
- What types of businesses and services would you like to see around the station?
- What public amenities would you like to see in the new public square?
- What do you think about our emerging proposals?

Members of the project team are here to discuss our emerging proposals with you, provide further information and answer questions.

Have  
your say



## About us

### Connected Living London

Connected Living London is a major strategic partnership between TfL and Grainger, the UK's largest listed provider of private rental homes.

Connected Living London is set to deliver more than 3,000 homes across London. Regardless of tenure, the partnership's intention is to deliver good quality homes. This partnership will boost the number of new homes available across London, whilst also generating significant revenue, which TfL aims to reinvest into the capital's transport network.

The homes delivered by the partnership will benefit from exceptional transport links. This will be achieved by promoting healthy streets whilst also maximising opportunities to walk, cycle and use public transport.

### Transport for London

TfL is responsible for London's transport system, which sees over 30 million journeys every day.

TfL is also one of the capital's largest landowners, with a 5,700-acre estate with enormous potential to help deliver the much-needed new homes and jobs London needs.

TfL's landholdings have the potential to play a vital role in meeting the Mayor's priorities to build affordable homes.

### Grainger plc

Grainger is the UK's largest listed residential landlord with over 8,600 rental homes, purposely built for renters across the country, and a further 8,600 homes in the development pipeline.

Grainger is a market leader within the Build-to-Rent space, and is committed to improving rental standards across the UK. Grainger is dedicated to making a positive impact on communities and the environment and is leading the way in corporate responsibility and sustainability.



#### Hawkins & George, Finzels Reach, Bristol by Grainger

- Stylish waterside development in a city centre location
- 194 new homes, featuring studio, one and two bed apartments
- A range of amenities for residents, including a gym, residents' lounge and roof terrace
- Furnished or unfurnished options to suit renters' needs
- Flexible tenancy options



Hawkins & George in Bristol



Argo Apartments in Canning Town

#### Argo Apartments, Canning Town, London by Grainger

- 134 new homes, featuring a mix of one and two bed apartments with balconies
- A range of amenities for residents, including a gym, library, roof terrace and secure cycle storage
- Co-working areas, including meeting rooms and conference facilities
- Flexible tenancy options
- On-site management team and concierge



# Site history

TfL acquired the site to deliver the Northern Line Extension, which is supported by the Mayor of London, Lambeth Council, Wandsworth Council and Southwark Council.

## Today

Construction on the Northern Line Extension and the Nine Elms Underground Station are nearing completion.

Subject to obtaining planning permission for our revised proposals, construction of the residential-led mixed-use scheme at Nine Elms is expected to begin once the Underground Station has been completed.

## The existing planning consent

- 332 homes in three buildings of 21, 15, and 14 storeys above the station podium
- 5,663m<sup>2</sup> of office and retail floorspace in an eight storey building adjacent to the station
- 30% affordable housing by habitable room
- Public realm improvements around Nine Elms Underground Station

2014

2014

TfL obtains permission for the Northern Line Extension, creating new stations at Nine Elms and Battersea Power Station

2014-2015

The land is cleared to make way for the Northern Line Extension

2015

TfL begins construction on the Nine Elms Underground Station

2016

Planning permission was granted for residential-led mixed use development above and adjacent to the planned Nine Elms Underground Station

2019





# Our key considerations

Since planning permission was granted in 2016, the Mayor has made a commitment to increase the proportion of new homes that are affordable, to deliver for local communities and the economy.

To support his ambition, he is seeking to prioritise affordable home delivery on all developments, including land owned by TfL.

TfL has been reviewing sites within its portfolio to determine if alternative proposals could help assist in achieving this goal. The Nine Elms site was identified as an opportunity to meet the Draft New London Plan targets and better reflect the needs of the local community.

## The Draft New London Plan objectives include:

- Building strong and inclusive communities
- Making the best use of land
- Creating an accessible and healthy city
- Delivering homes Londoners need
- Growing the economy and increasing employment opportunities
- Creating a more efficient and resilient city and natural environment

## Our research suggests that local issues and priorities include:

- More affordable homes, with approx. 23,400 people on the Lambeth housing list
- Better standards of private rented housing, with almost a third failing to meet the national Decent Homes Standard
- Secure tenancies, fairer rents and responsible landlords
- More jobs and training opportunities, particularly for younger people
- Improvements to the local environment, particularly air quality
- Improved local facilities and infrastructure



Comparison between a consented 2-bedroom apartment and a proposed 2-bedroom apartment





# Emerging proposals

Our emerging proposals are seeking to deliver a Build-to-Rent development of around 450 new homes with 40% affordable housing. The proposals could also provide retail opportunities at ground level and public space in the new Pascal Square.

## Opportunities

### Housing

- Optimise the internal layouts to increase the total number of homes from 332 to around 450
- Significant increase in the number of affordable homes
- Respond to local demand by replacing larger homes with dwellings which reflect the local population

### Design

- Reutilise approved building footprints above station podium
- Create a variety of building heights, including a modest increase in height (one to three storeys)
- Improve the design of the scheme through high-quality architecture, to enhance its appearance and fit with the character of the area
- Explore a wider range of materials and detailing
- Improve the amenity areas for future residents
- Enhance the public spaces around the station entrances

### Sustainability

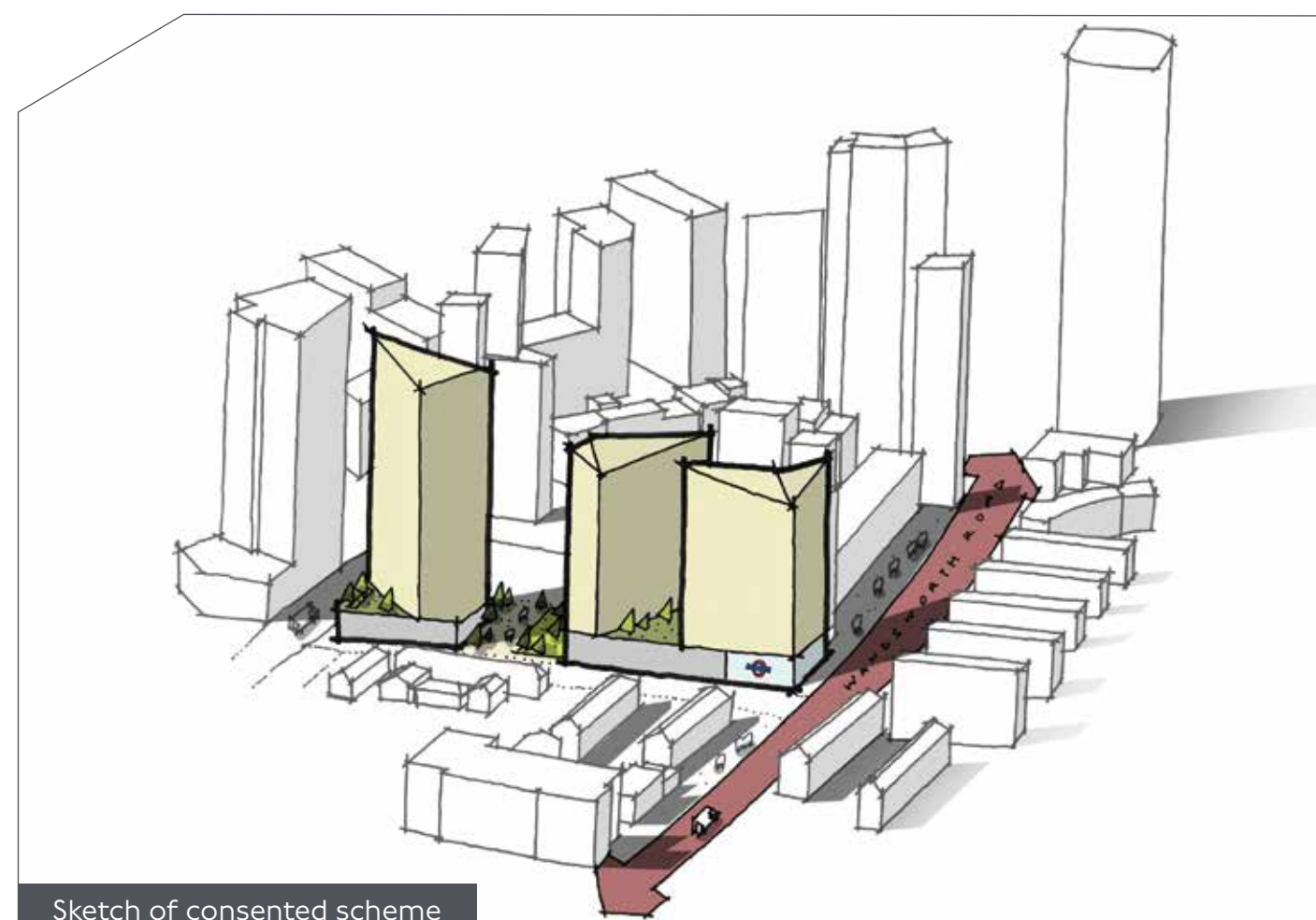
- Devise a new energy strategy to improve the energy efficiency of the building and its long-term sustainability
- Create a car-free development where residents use sustainable modes of transport

### Supporting the community

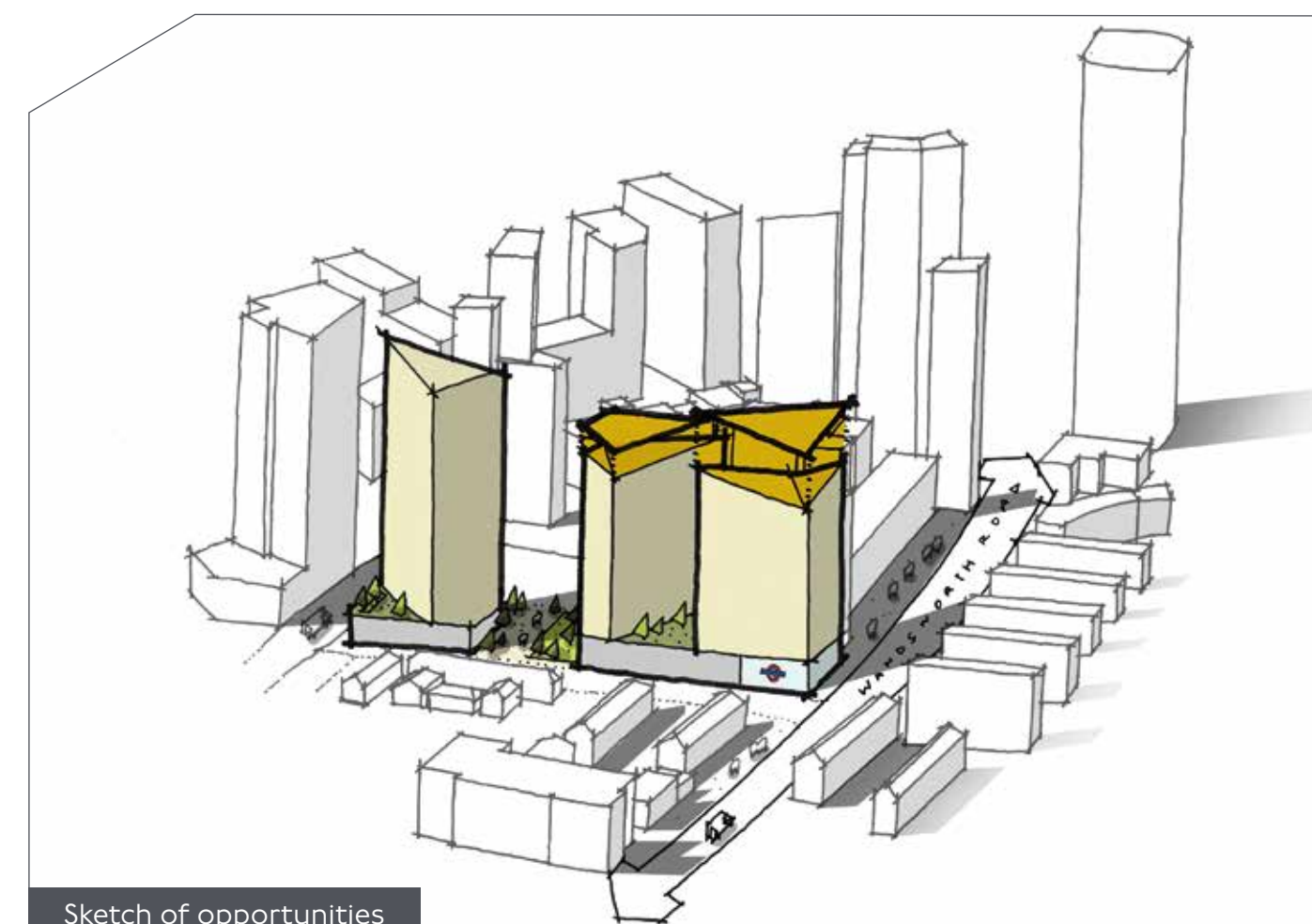
- Deliver new homes for Lambeth residents and Londoners
- Generate investment in the capital's transport network
- Almost double the number of affordable homes on site
- Help to create local jobs and training opportunities



Artists' impression of landscaped podium



Sketch of consented scheme



Sketch of opportunities



Sketch of emerging proposals



# High-quality Build-to-Rent homes

In line with the Mayor of London's pledges, our aim is to make these homes tenure blind – so entrances to all properties are identical.

All residents will be offered long term agreements of up to five years, with an automatic right to renew.

Should personal circumstances change, residents will also have the flexibility to move within the existing building or across our wider portfolio of sites.

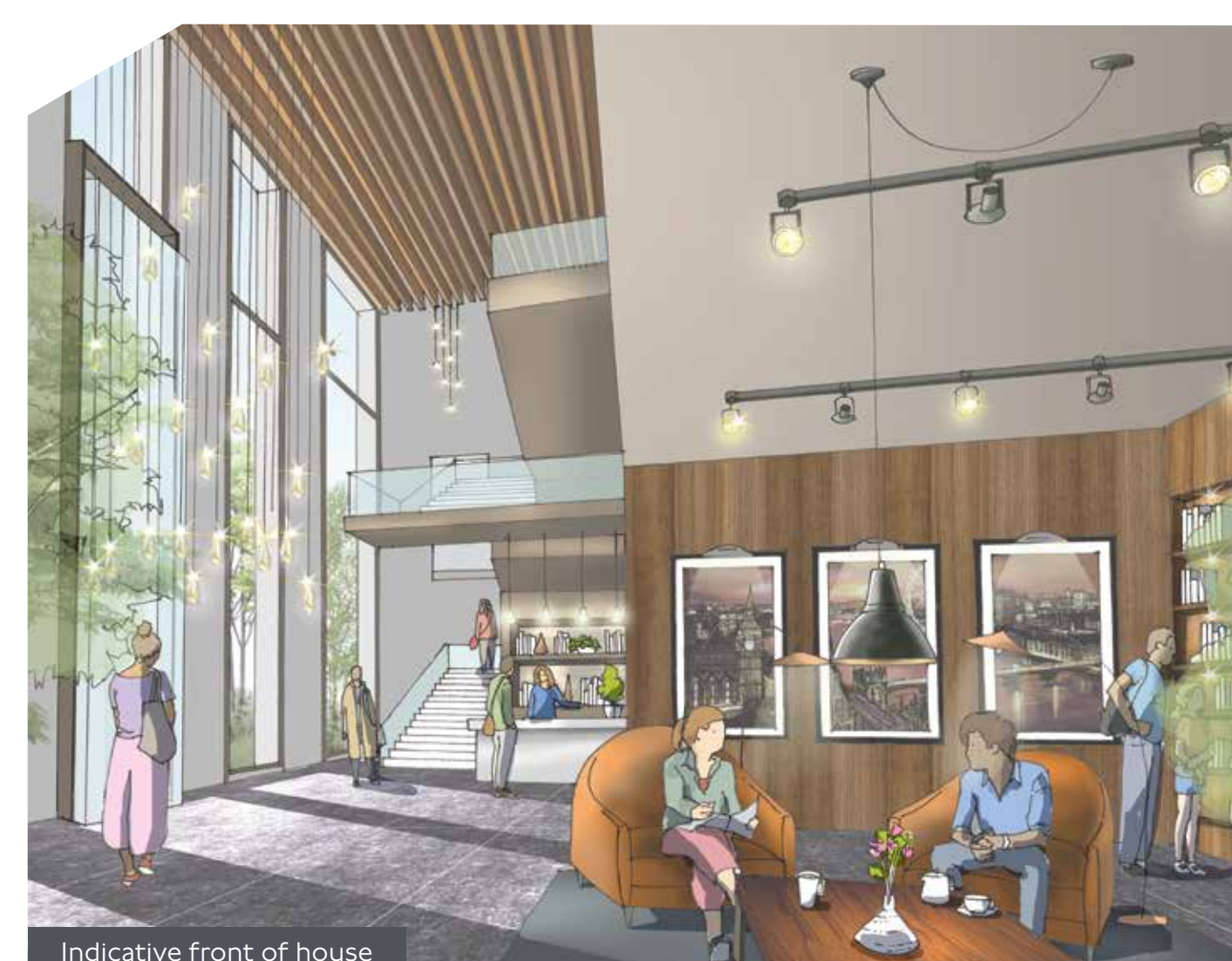
We'll also be looking to provide our customers with an on-site management team, access to high speed Wi-Fi, shared workspace and a gym for all residents.

The high-quality spaces within the scheme are divided into four 'zones':



## Zone 1: Front of house

- Publicly accessible and visible from street level
- Linked to high-quality public realm
- Double height entrance foyer with concierge desk
- Access to cores and residential amenity zones
- Access to loading and back of house areas



## Zone 2: Residents' shared areas

- Accessible for residents only
- A variety of internal and external shared amenity spaces, including gym, lounge area and courtyard gardens
- Suitable for local pop-up events e.g. wine tasting, quiz night



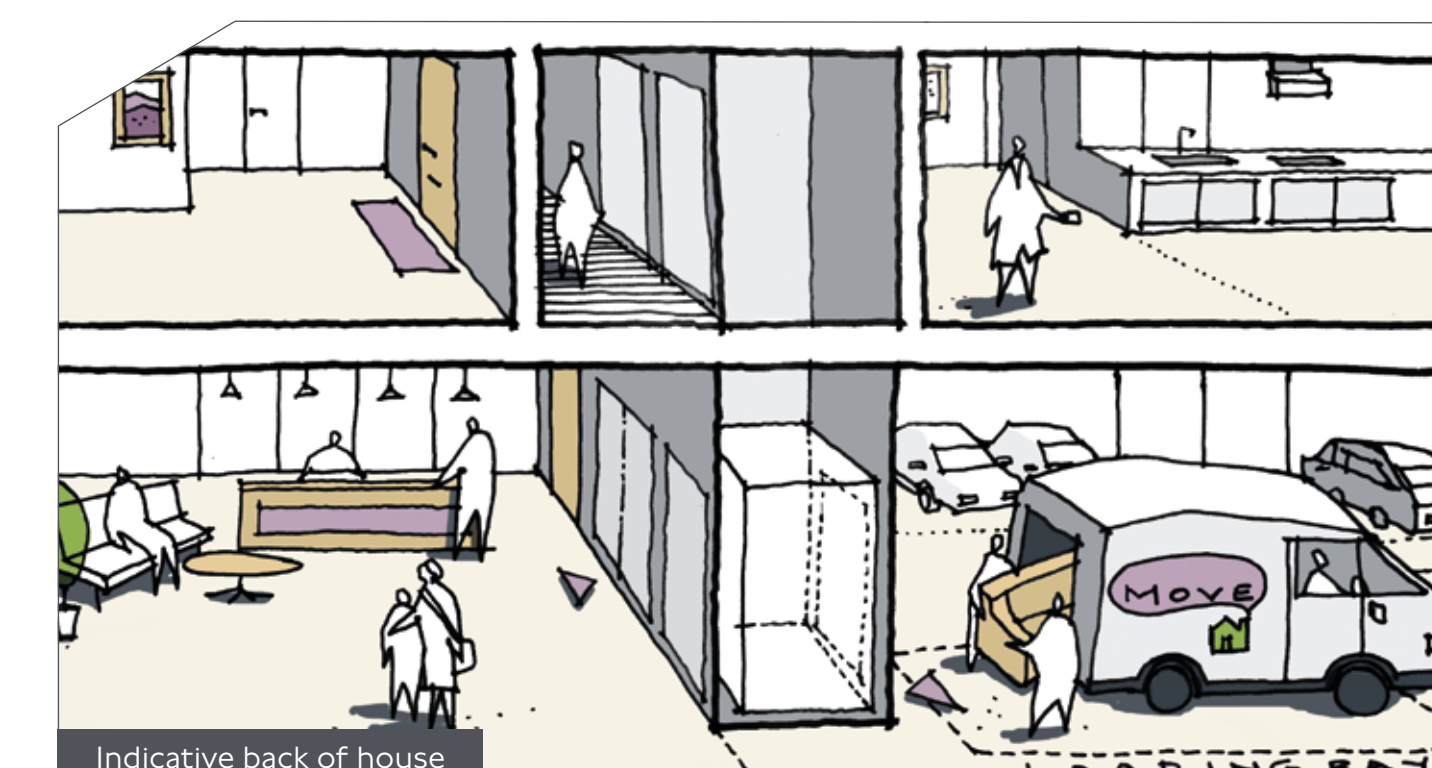
## Zone 3: Private residents' areas

- Designed to maximise key views
- Designed to maximise dual aspect and mitigate single aspect homes
- Minimal overlooking to neighbours
- Neutral palette with opportunity to personalise



## Zone 4: Back of house

- Clearly separated from public-facing area, and easily accessible from concierge for deliveries
- Routes designed specifically for ease of servicing
- Easy access to all homes
- Dedicated management service for the entire development





# Design approach and development

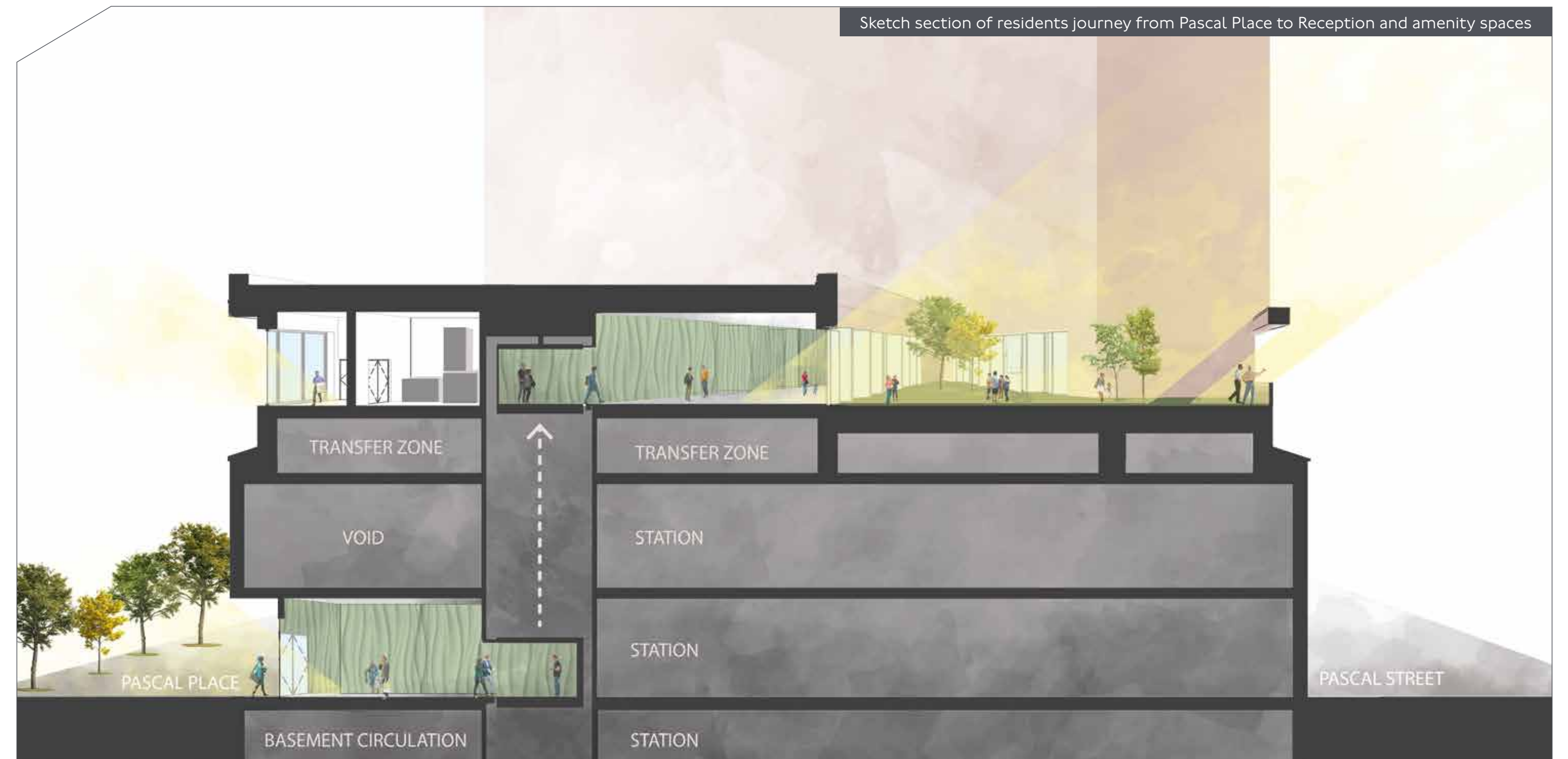
## Design considerations

Connected Living London's vision is to take forward the approved design principles for the site while optimising the proposals for Build-to-Rent.

The Build-to-Rent design at Nine Elms is concentrated around the residents' experience and opportunity for interaction, whilst creating a space that facilitates seamless operation and management.

The development will be divided up into four key zones:

- Reception, concierge and communal internal and external amenities, including podium and roof level gardens and play areas
- Private apartments
- Private outdoor amenity, with each home featuring a balcony
- Service, utility, waste and cycle storage areas







# Next steps

Thank you for attending the first stage of our public consultation.

We hope to work closely with you throughout the consultation period to ensure that local needs are being addressed and incorporated into the emerging plans.

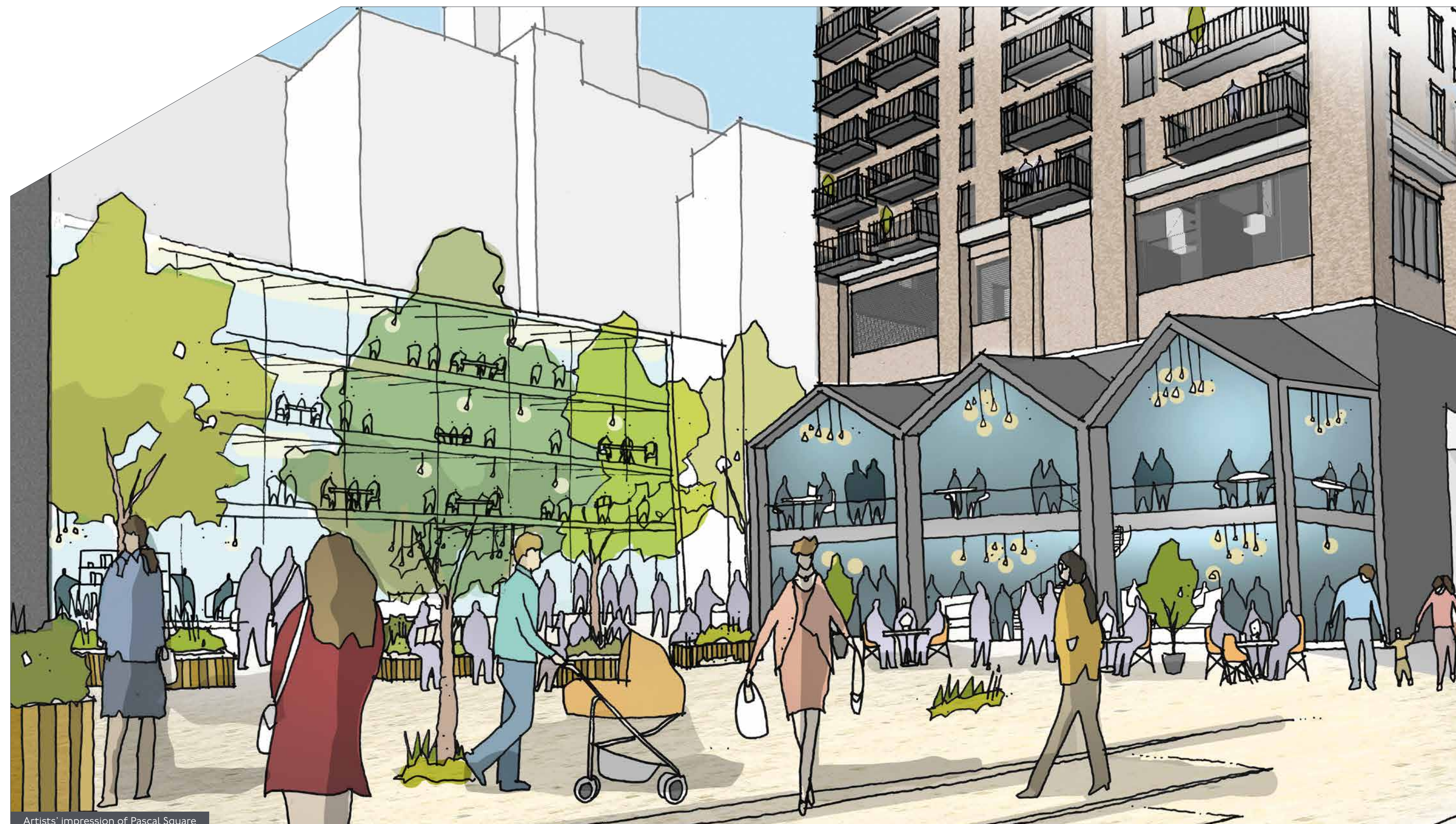
We value your feedback and welcome your suggestions in relation to our scheme. We would be grateful if you could take a few moments to complete our feedback form, sharing your views on our proposals.

Alternatively, please take a feedback form away and return it via Freepost or complete it online via our website.

If you would like further information, or if you have any questions, please do not hesitate to get in touch.

Website: [www.givemyview.com/nineelms](http://www.givemyview.com/nineelms)  
Email: [consultation@cascadepr.co.uk](mailto:consultation@cascadepr.co.uk)  
Phone: 020 7871 3565

Please share our plans with your neighbours and encourage them to get in touch or visit our website.



Artists' Impression of Pascal Square

## Timeline

**October 2019**  
First stage of public consultation

**October 2019**  
Door knocking engagement with neighbouring community

**Early 2020**  
Second stage of public consultation

**Q1 2020**  
Anticipated submission of planning application

**Q2 2020**  
Anticipated determination of planning application

**Q1 2021**  
Works start on site, subject to planning





Nine Elms site outlined in red

