Welcome to the consultation on the redevelopment of Keybridge House, Vauxhall.

Keybridge House is owned by BT and the planning application process is being managed by their property partner Telereal Trillium.

The purpose of this exhibition is to show local residents the proposals for the redevelopment of the site before the submission of a planning application to Lambeth Council this summer.

This is an opportunity for residents to provide comments and feedback, which will be considered as the scheme is worked up in detail.

BT’s intention is to leave a positive legacy for Vauxhall and Lambeth. However BT is not a property developer, so will not be undertaking the redevelopment itself. Instead it is intending to sell the site on the open market in 2014/15 with the benefit of detailed planning permission.

Background

Keybridge House is now oversize for modern requirements and is in the process of being decommissioned and partly relocated.

The current building does not respond in any way to its local context and is a monolithic structure which presents the same exterior on every side.
Keybridge House occupies a location between two contexts.

1. It is located within the Vauxhall, Nine Elms, Battersea (VNEB) Opportunity Area, which has been identified an area of major regeneration by the GLA and Lambeth and Wandsworth Councils. It will include the regeneration of the whole area from Battersea to Lambeth Palace and includes a cluster of tall buildings at Vauxhall.

2. It is located adjacent to the Vauxhall Conservation Area, which includes Vauxhall Park, a number of listed buildings, and generally a lower scale of building.

The scheme has therefore been developed to act as a link between the future context of the VNEB Opportunity Area and the existing context of the conservation area.
The current proposals are for a mix of new dwellings supported by other uses including small local shops and work units.

The scheme being consulted on includes:

- 379 apartments & maisonettes with sizes varying from studio and 1 bed flats to 4 bed maisonettes across the site
- 5 new shops on South Lambeth Road and 26,400 sq ft of new work space
- As well as providing the new homes, the scheme will provide space for approximately 250 full time retail and office jobs
- 49,126 sq ft of open space

The Masterplan for the site also proposes to make the area more accessible by improving the connections through the site. It will also create greater activity on the street, particularly along South Lambeth Road.

At the outset, consideration was given to whether the existing structure could be re-used. However, it soon became clear that as Keybridge House was built to house specialist equipment, it would be extremely difficult and expensive and would result in a very compromised building which presents the same exterior on every side.
This part of the scheme responds to the existing local context of the conservation area, and in particular a number of local brick built buildings such as Park Mansions, Victoria House and Victoria Mansions along South Lambeth Road, along with the surrounding shops and Wyvil Primary School.

The proposal is therefore for mansion blocks along South Lambeth Road which will complement the existing.

There will be terraced houses on Wyvil Road to respond to the school on the other side and to provide a more appropriate context for the Griffin pub.

The scheme will also include some small ground floor level shops and cafes along South Lambeth Road, to complement and enhance the existing shops on the other side.
Responding to the emerging context

The new development also needs to recognise and respond to the emerging high rise context of the VNEB Opportunity Area.

Acting as a link between the scale of the tallest buildings in the Vauxhall cluster, and the lower scale of the Vauxhall Conservation Area to the East of the railway, the tallest element of the scheme will be comparable with the intermediate sized buildings proposed at Vauxhall Sky Gardens and 30-60 South Lambeth Road.

Employment

At ground level, the area nearest the railway archways will provide further employment opportunities, responding to the commercial uses within the existing arches. A series of two storey employment use spaces are proposed in a mews arrangement with the existing arches. These have a dual aspect into the central garden area of the scheme.
Central to the success of the new development will be the new public and private outside spaces and the way they are linked internally and with the rest of the community.

The site will be opened up by a series of pedestrian routes crossing through the site with new spaces created including:

- A new public square alongside St Anne and All Saints Church
- A new publicly accessible garden area through the centre of the site
- Raised communal courtyard gardens and terraces for the mansion blocks

As St Anne and All Saints Church is sometimes overshadowed by the existing building, one of the objectives is to provide the church with its own space in order to allow it to have a stronger presence within the local area.
The London Borough of Lambeth recently identified in the draft Vauxhall SPD a need for a new two form entry primary school within the local area.

As a result BT instructed the team to explore the possibility of providing a site for the school as part of the redevelopment.

If permission is granted, a cleared site will be handed over to Lambeth Council for future use as a primary school, to provide the education authority with as much flexibility as possible.

The images shown in the exhibition and those that will be submitted with the application are to demonstrate that a school, which meets all the space and design standards required, could be delivered on the site. The images are therefore for illustrative purposes only.
Transport

The impact the proposed scheme will have on transport in the local area is being carefully assessed by the team. The scheme will include a new vehicular access into the basement via a ramp off Wyvil Road, which will accommodate both car parking spaces and delivery bays. The basement area will also include cycle parking, as well as 5% disabled car parking in line with the current design standards. Cycle access to the basement will be located next to the main access off Wyvil Road.

Consideration for school parking will be made once the school’s requirements are known.

Sustainability

A detailed sustainability strategy is being prepared in order to make sure the proposed scheme meets the strict sustainability standards set out by the Department for Communities and Local Government with the support from the Building Research Establishment.

Some of the main principles of the wider strategy are set out below:

- Ensure a good internal environment in the residential units in terms of acoustics, daylight and air quality;
- Follow Secured by Design and Lifetime Homes principles, where appropriate;
- Create public realm and private amenity spaces;
- Provide facilities to recycle waste in line with current local targets.
- The proposals would include measures to reduce potable water demand and improve water conservation.
- The materials specified would be carefully considered to ensure that their environmental impact is as low as possible and the materials would be locally sourced, where feasible.

Peregrine Falcons

The site is used by peregrine falcons and is actively monitored by London Peregrines and the London Peregrine Partnership.

Key stakeholders, such as Natural England, RSPB, London Peregrines and the London Peregrine Partnership, are being consulted in order to determine the best way to retain the value of the site for the peregrine falcons.

As a result, replacement opportunities are being considered within the new buildings, to provide perching and nesting opportunities.

Demolition works to the tower will commence outside of the peregrine falcons breeding season (between September and January) when the birds are unlikely to be present.
09 Programme / Your views

Programme
• Public exhibition
   20th March & 23rd March 2013
• Feedback deadline
   10th April 2013
• Application submission
   July 2013

The view from inside the scheme towards the listed building on the other side of South Lambeth Road

The team
Architects
Allies and Morrison

Planning & Communications Consultants
GL Hearn

Structural, Transportation, Sustainability
Watermans

Rights to Light & Daylight / Sunlight
GVA Schatunowski Brooks

Marketing Agents
CBRE

Your views
To ensure we understand the views of the local community, we would be grateful if you could take a few minutes to fill in a questionnaire and provide your views.

You can either hand it in today or send it back to us at the Freepost address (envelopes are provided).

Alternatively you can log on to www.keybridgehouse.co.uk and fill in the online form and where you will also be able to keep up to date with progress.

If you have any further questions about this site or any issue raised during this exhibition please contact us using the methods below:

Email: keybridge@glhearn.com

Telephone Thomas Whiffen on:
0844 225 0003
Community Engagement on behalf of BT/Telereal Trillium

As more information becomes available it will be posted on the new project website:
www.keybridgehouse.co.uk