

# FLEXIBLE OFFICE ACCOMMODATION

## 4 Ingate Place Battersea

JANUARY 2017

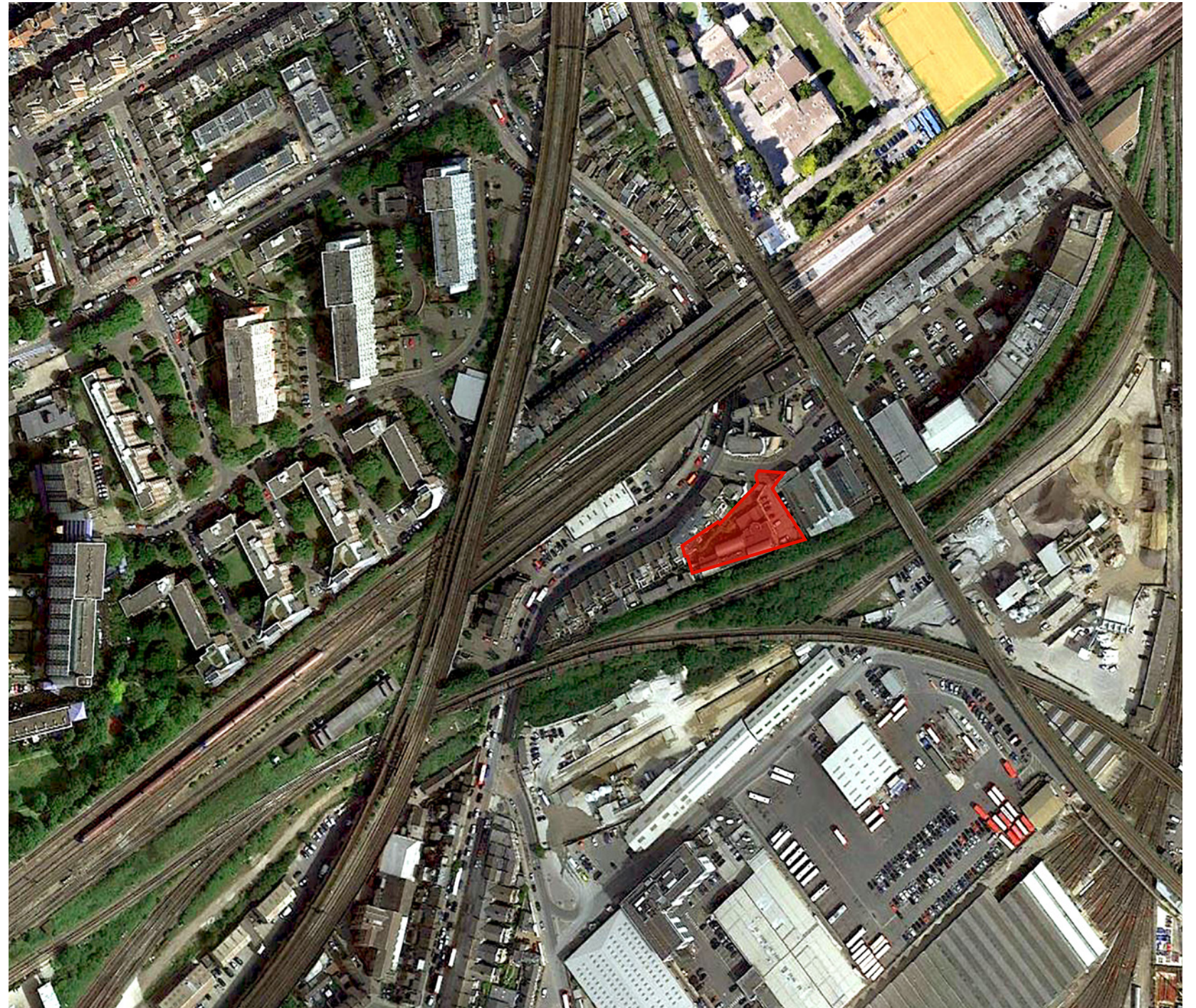
### Introduction

Welcome to this Public Exhibition on behalf of Clowes Developments (MFDS) Limited, a wholly owned company of the CWC Group. The owner is consulting on the emerging proposals for extending and refurbishing the existing building at 4 Ingate Place, Battersea.

These plans will transform the outdated building to enhance the external appearance of the existing building whilst sensitively adding additional floorspace in areas that do not impact on adjacent residents and occupiers amenity.

Wandsworth Council are of the view that the policy requires the building to be in industrial use. The owners wish to use the building for office purposes.

We would like to hear your views and we hope you find this exhibition informative. Please do ask any questions. Thank you



Site Location of 4 Ingate Place Battersea Shown in Red



Aerial View of the Site at 4 Ingate Place Battersea and the Existing Two Storey Commercial Office Building with Vaulted Roofs and Entry Parking Open Canopy



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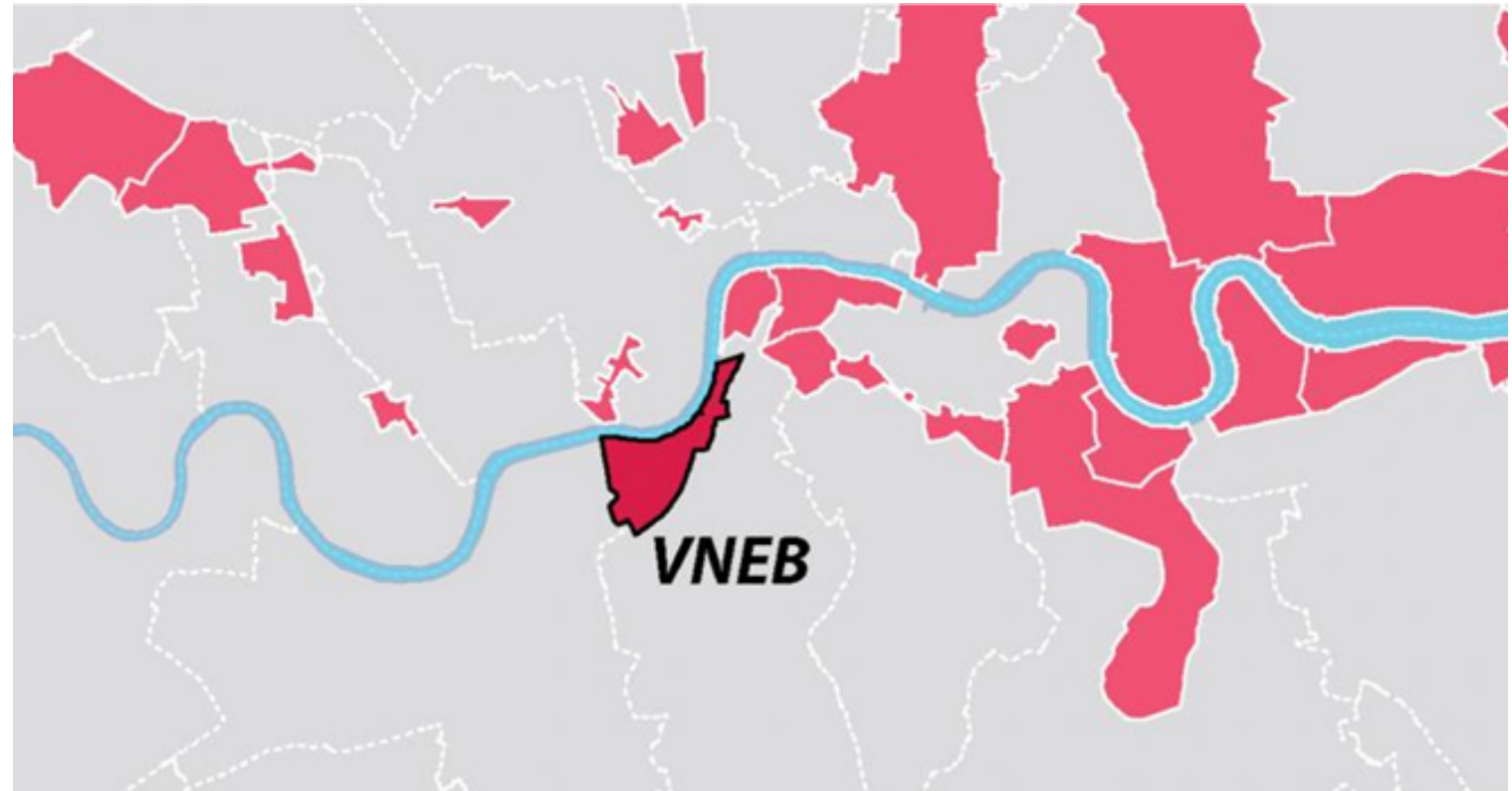
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### Planning Context

#### Opportunity Area

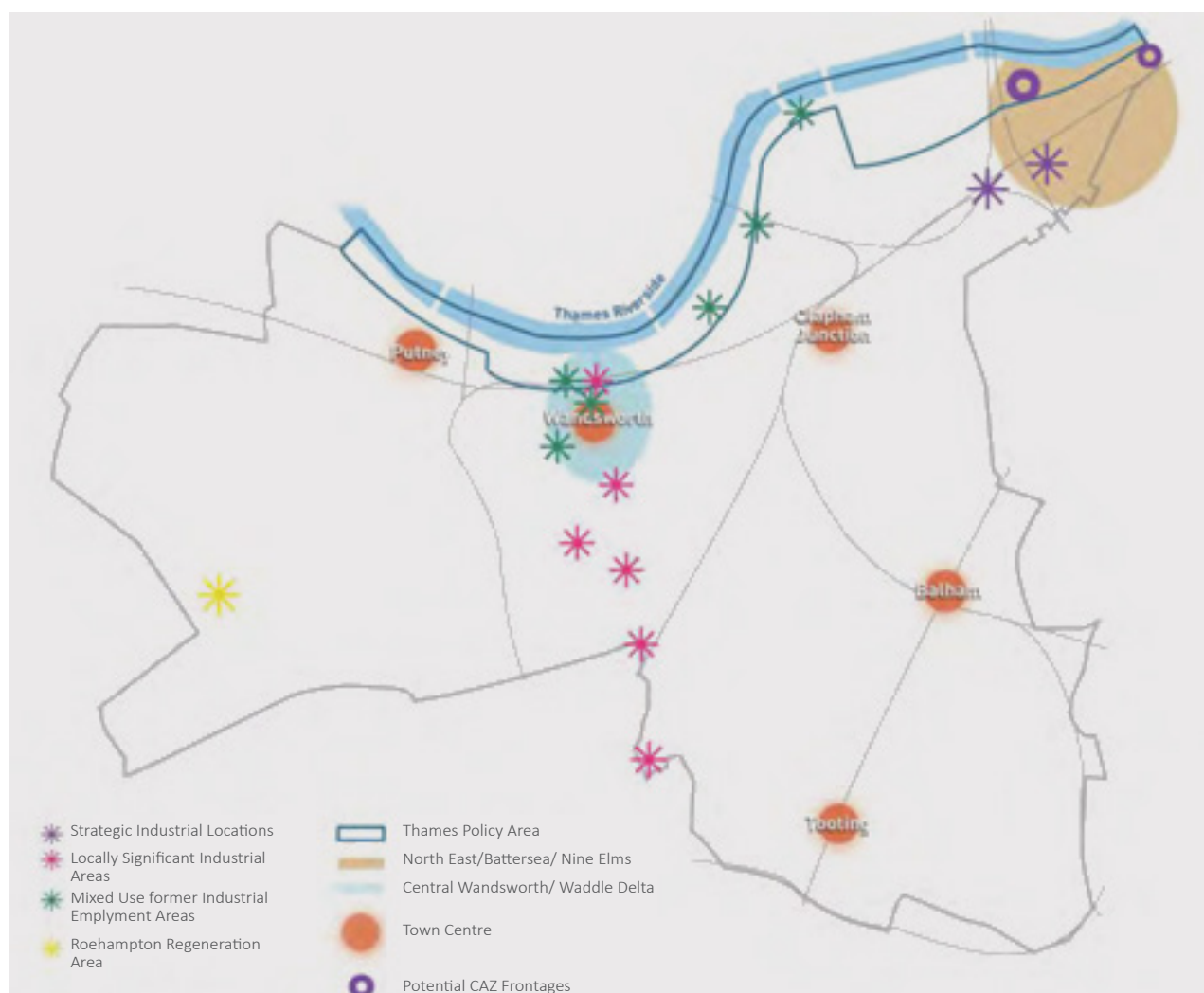
4 Ingate Place falls within the Vauxhall, Nine Elms, Battersea Opportunity Area, an area designated by the Mayor of London to promote regeneration and growth. Under London-wide and Wandsworth Borough planning policies development is sought in the Opportunity Area at increased densities, aiming to provide 200,000 sqm of employment floorspace.



Location of Vauxhall, Nine Elms, Battersea (VNEB) Opportunity Area, The London Plan (2016)

#### Strategic Industrial Location/ Industrial Business Park

4 Ingate Place is also within an area designated as a Strategic Industrial Location by the Mayor of London and an Industrial Business Park by Wandsworth. The planning authorities seek to safeguard these areas for employment uses (business, general industrial and storage and distribution). The existing building is in office use, which is appropriate within the industrial designations.



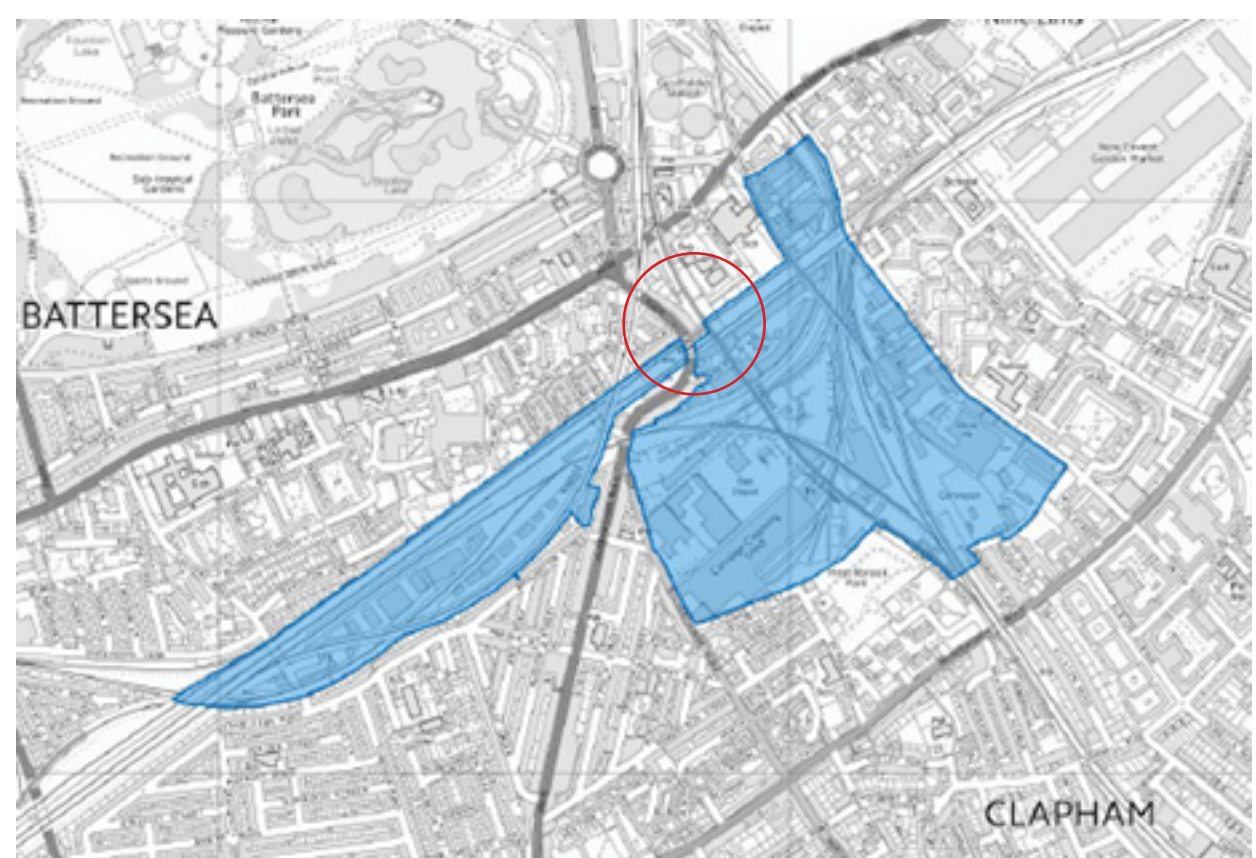
Map of Employment Areas, Wandsworth Core Strategy (2016)

#### The Proposal

The proposed development of the site aims to increase the density of the development by increasing employment floorspace in accordance with the strategic aims for the Opportunity Area.

Under the Council's policies the site could be redeveloped for industrial use. However, Clowes

Developments, have chosen to increase the floorspace in office use in order to preserve the amenity of the neighbouring residential properties.



Strategic Industrial Land designation, Wandsworth Policies Map (2016)



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Elevated View Westwards of the Site as Viewed from Rear Railway Lines



Aerial View of the Site Showing Context with Adjacent Industrial, Commercial and Residential Urban Fabric



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EXISTING SITE PLAN



PROPOSED SITE PLAN



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### Development Proposal

The development proposal is to redevelop the existing two level commercial building including remodelling the building fabric and to also extend the existing building with an additional two floor levels.

The proposed new building will be to a high quality standard to cater to flexible office accommodation aimed at small and medium sized businesses.

The development of the building will deliver an additional 906m<sup>2</sup> (9,752ft<sup>2</sup>) of gross internal area. The total existing gross internal area is 1,280m<sup>2</sup> (13,777ft<sup>2</sup>) and the proposed total gross internal area is 2,186m<sup>2</sup> (23,529ft<sup>2</sup>).



Aerial View Eastwards of the Site as Viewed from Nearby Elevated Railway Bridge



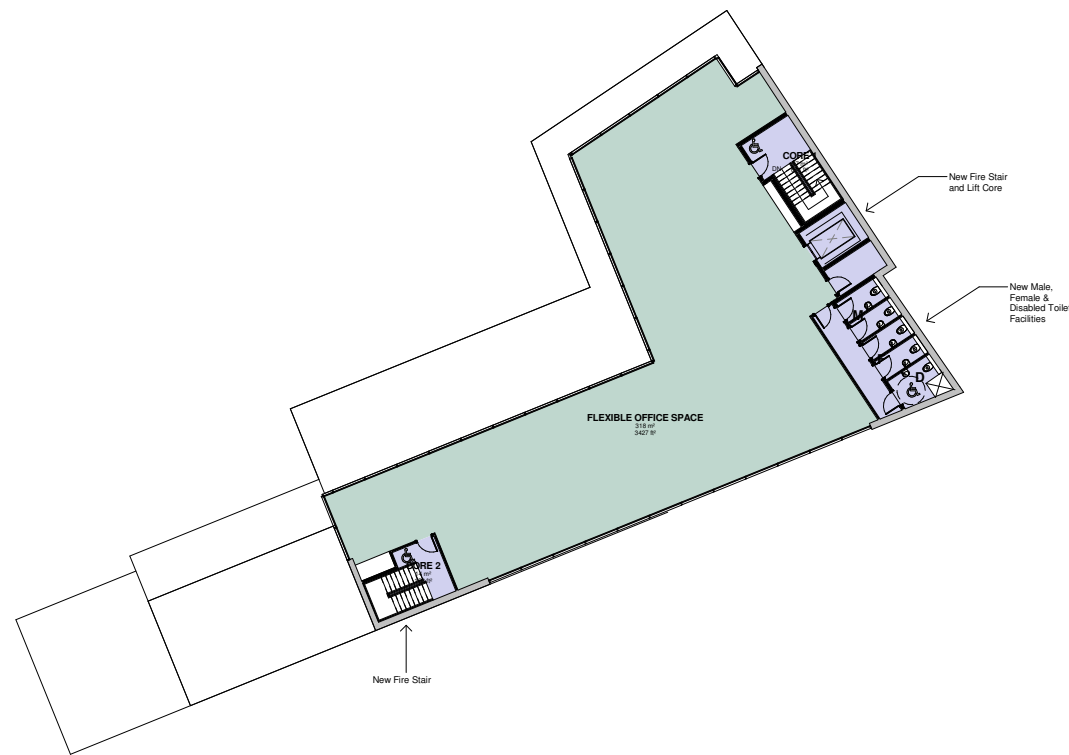
Elevated View of the Site Entry and Proposed New Building Facades from Ingate Place



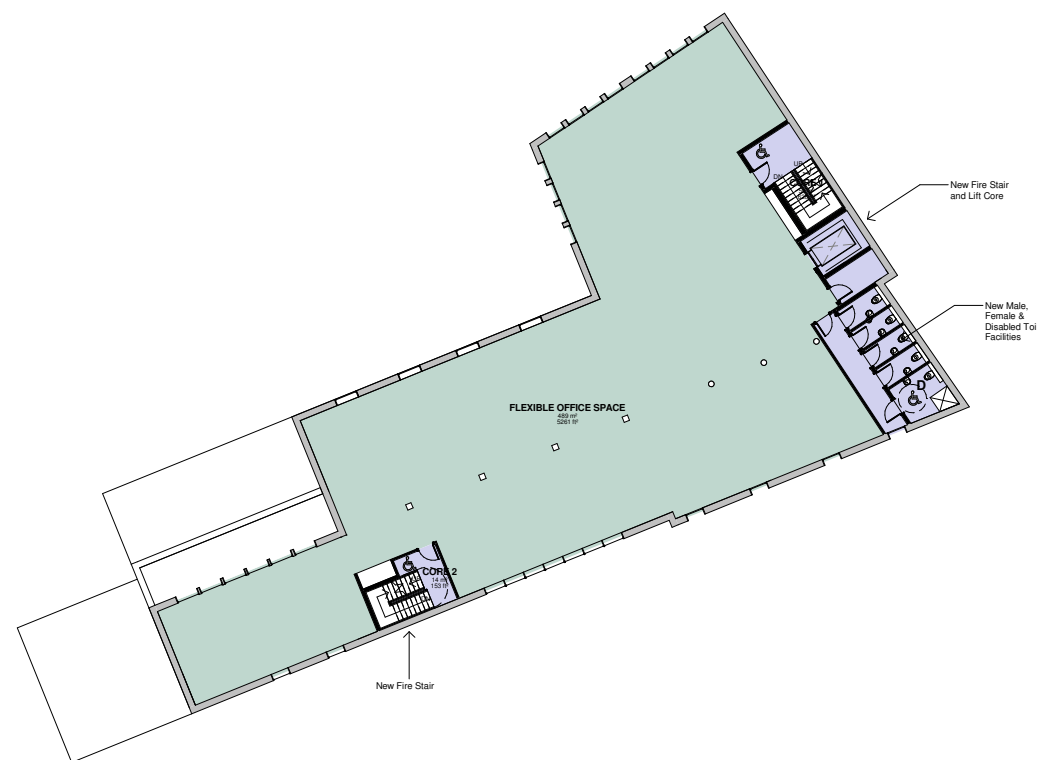
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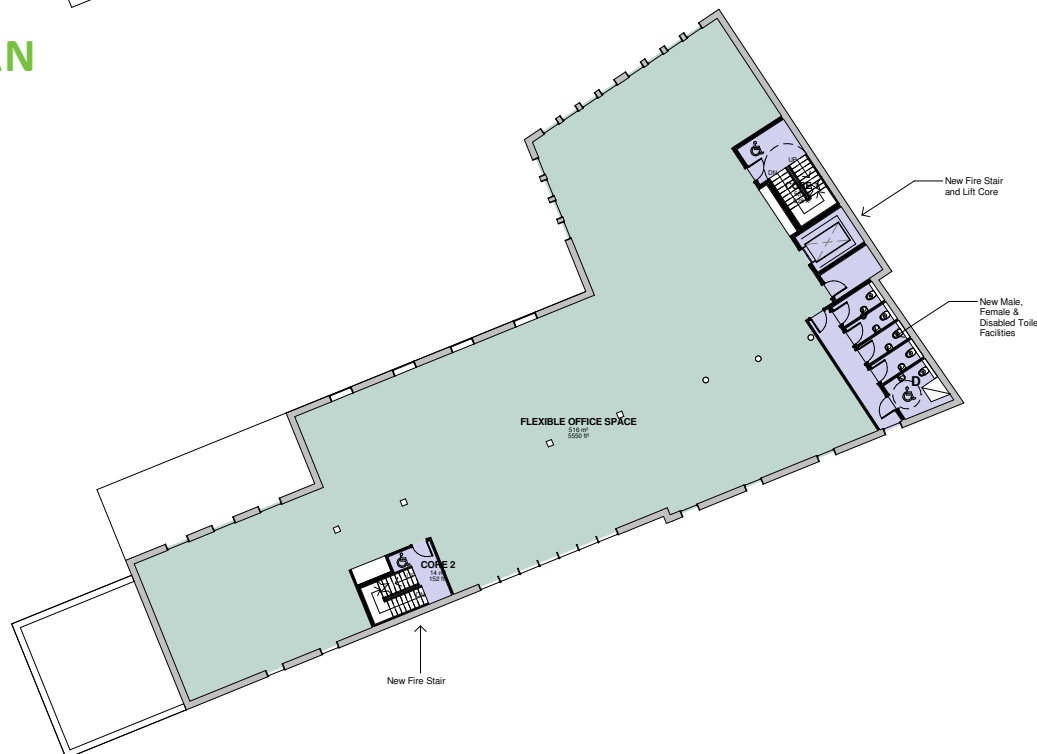
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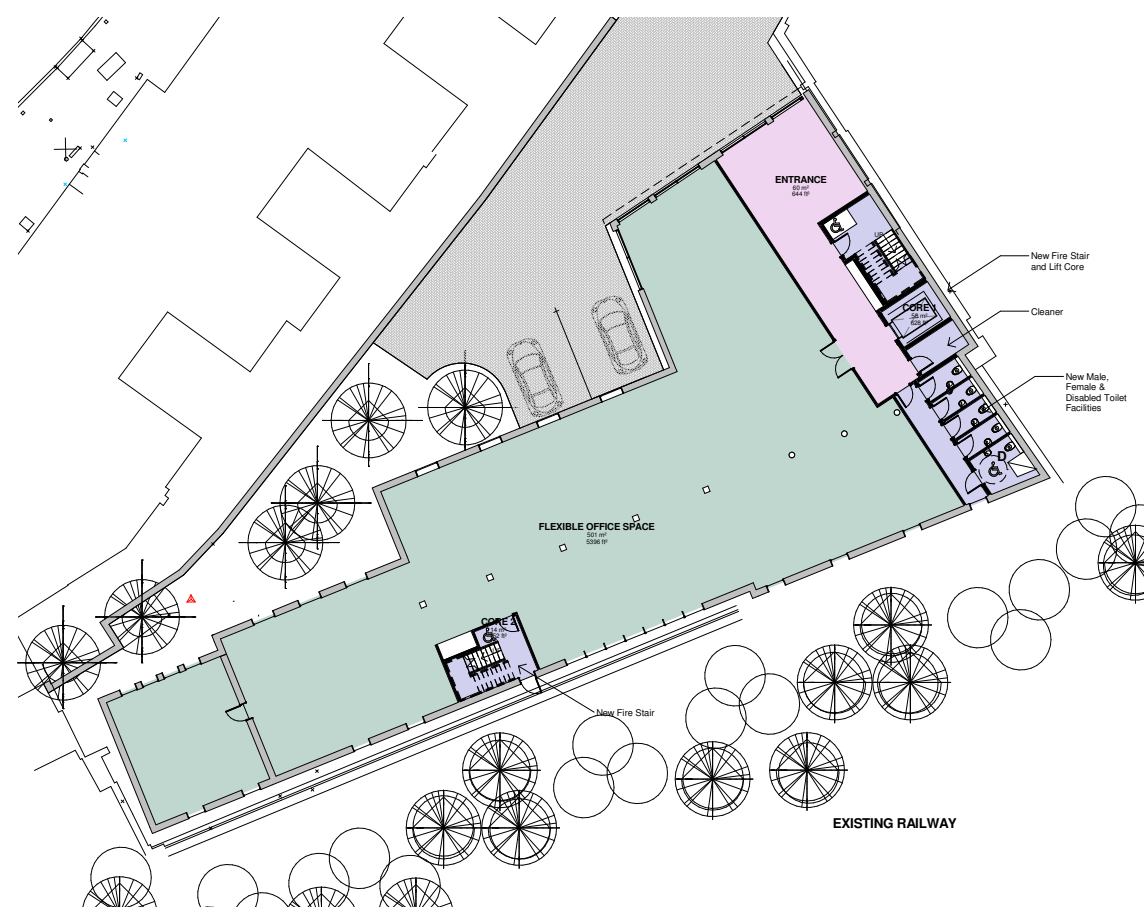
PROPOSED THIRD FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



- CORE
- ENTRANCE
- NEW FLEXIBLE OFFICE SPACE



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JANUARY 2017



Proposed New Front Building Facade



Elevated View Westwards of the Site and Proposed New Building Facades