

CASE STUDY | RESIDENTIAL

SCOTT BROWNRIGG⁺

VISTA CHELSEA BRIDGE, BATTERSEA

'An intrinsic sense of place and identity'



OVERVIEW

Project name: Vista Chelsea Bridge

Address: 348 Queenstown Road, Battersea SW8 3QQ

Borough: Wandsworth

Project value: £160m

Site size: 1.2717 hectares / 456 units

Tenure mix: 403 units are private ownership, 53 units are shared ownership

Completion date: July 2018

Client: Berkeley Homes (Central London) Limited

Architect: Scott Brownrigg

Structural Engineer: O'Connor Sutton Cronin

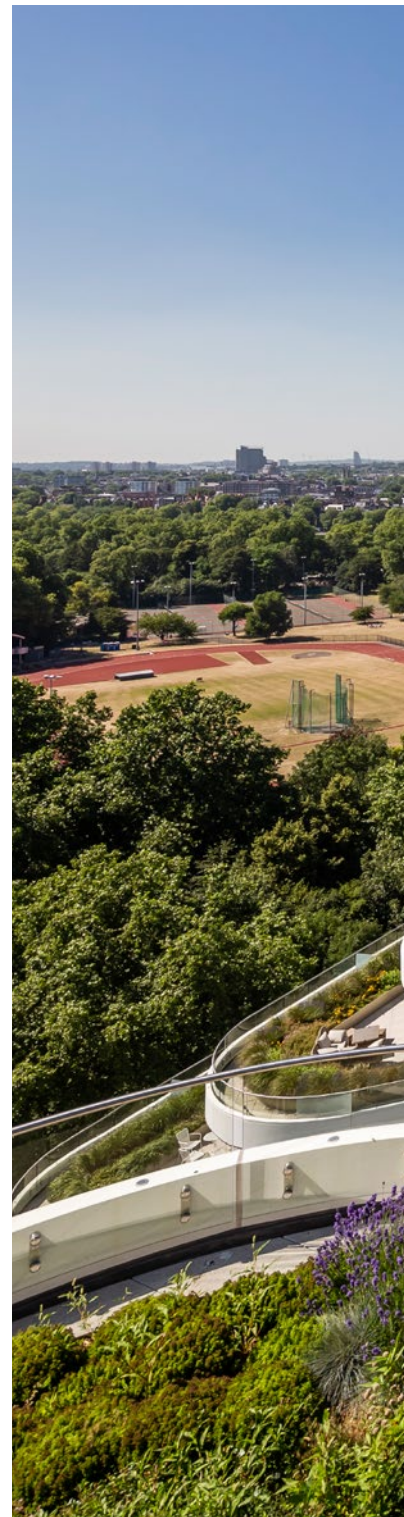
Planning Consultant: Scott Brownrigg Planning (DP9 original consent)

Project Manager / Cost Consultant: Berkeley Homes (Central London) Limited

Contractor / Construction Management: Berkeley Homes (Central London) Limited

Developer: Berkeley Homes (Central London) Limited

Landscape Designer: Barton Wilmore





VISTA, CHELSEA BRIDGE

Vista Chelsea Bridge comprises of two contemporary buildings of six storeys - 16 storeys in height. Situated directly opposite the Grade II Listed Battersea Park, and adjacent to Chelsea Bridge Wharf, the development forms part of Nine Elms Regeneration.

The development provides 456 residential units consisting of one, two and three bedroom apartments, duplexes and penthouses many of which are dual aspect. The development also includes 1,300 sq m of commercial space, located at ground and first floor level along Queenstown Road and the railway viaduct.

Vista is the key stepping stone linking the main Nine Elms development area with Battersea Park via a pedestrian route through the site. The innovative design approach responds to the views across the park, embracing them and incorporating soft landscape wherever possible within the design. The unique design ensures that with increased height the buildings step back to create an organic and curvilinear built form, sensitive in scale and massing to the setting. This helps minimise their bulk and mass particularly when viewed from Battersea Park and responds to the conservation area setting. This stepped articulation allows for generous terraces and private amenity spaces, rarely found within London; challenging the ubiquitous nature of London residential developments, where residents benefit from spectacular views over Battersea Park and towards the River Thames. Each private terrace incorporates an infinity style planted edge treatment, creating a strong connection with the park.





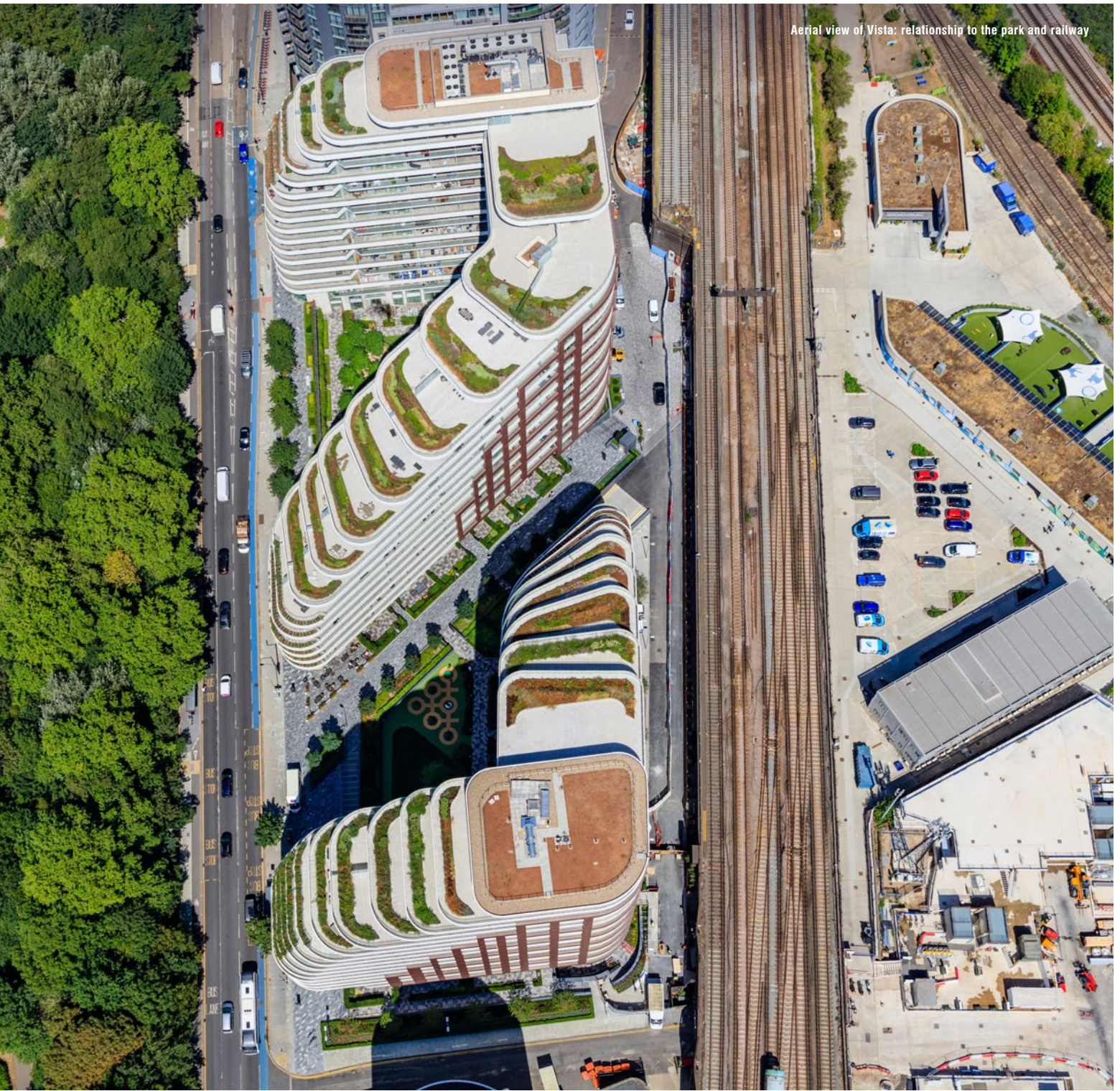
VISTA, CHELSEA BRIDGE

The architectural masterplan and the landscape design visually extend the park into the development through the use of mature tree planting, together with the creation of attractive public spaces and visually stimulating recreational space.

The building footprints and their arrangement on the site open the development to the park while protecting the communal space from the railway. This approach also allows for glimpses into the development from Queenstown Road. Residents are provided with unique and high quality amenity space, with extensive outdoor landscaping, feature terraces and two new landscaped gardens, including a tranquil private sunken garden below road level that also provides enjoyable views for pedestrians. A public pedestrian route through the site links it to its surroundings. A clearly identified linear park ties the separate Nine Elms sites together.



Aerial view of Vista: relationship to the park and railway







VISTA ARTWORK STRATEGY

Culture has a key part to play in creating successful new places. Vista incorporates a public art programme and artwork strategy that builds upon the rich cultural heritage of this important area of London. It ensures that the development has an intrinsic sense of place and identity, whilst also providing valuable spaces which enhance the experience for all those who live and work in the vicinity.

Working with UP Projects the strategy integrates design elements and artworks into the public spaces. These include a playable sculptural garden by Matthew Darbyshire in a public courtyard within the pedestrian route through the site. There is also the opportunity to hold pop up events within these public spaces.

A Pink Floyd song with lyrics that draw upon the historic and cultural references of the area have been integrated into pavement blocks along the walkway, whilst lines from a specially written poem using quotes from local Battersea residents who experienced the Pleasure Gardens and 'Tree Walk', which formed part of the Festival of Britain in 1951 have been engraved in granite slabs and randomly replace concrete slabs. This provides a strong visual experience and a playful sense of moving from one text to the next.

In collaboration with artist Nicky Hirst, we incorporated her artwork, inspired by the bark of the London Plane tree found in Battersea Park, into the glass manufacturing process. This has manifested itself in the fabric of the building through stunning feature cladding panels, reinforcing this intrinsic sense of place and identity at the same time as providing an artistic interpretation of the surrounding landscape.

The wayfinding across the development whilst being smart and informative incorporates short explanations about the art installations and how they relate to the history of the site, providing context to residents and visitors alike. The development and artwork act as a contemporary landmark against the backdrop of the Grade II listed Battersea Power Station and its key position ensures that attracts a wide range of public attention.







Singing The Blues, S. Mark Gubb 2018



Balloons For Sale, S. Mark Gubb 2018



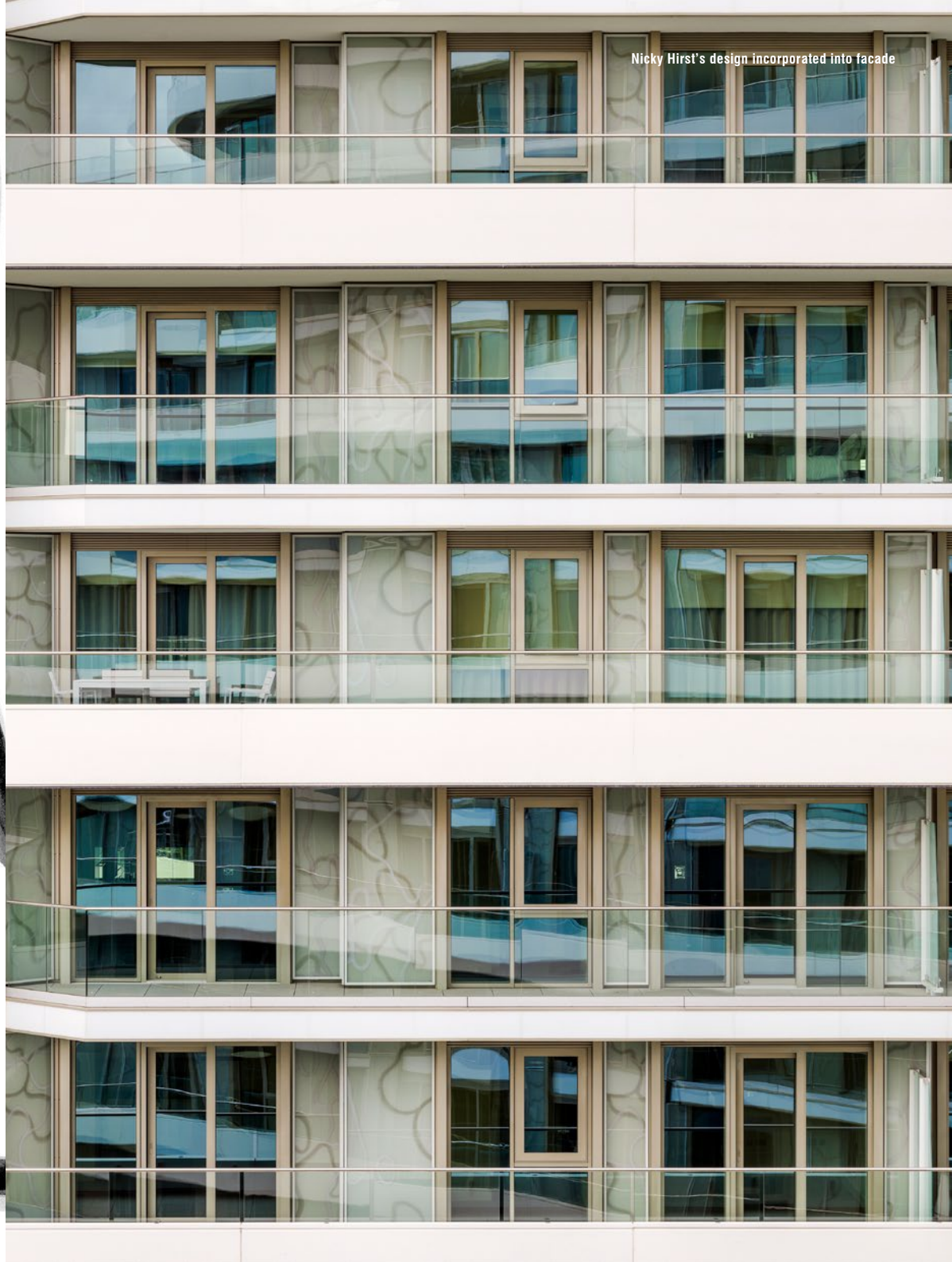
Sculpture Garden, Matthew Darbyshire 2018

All artwork curated and produced by UP Projects for Berkeley Homes VISTA. Photography: Thierry Bal

VISTA by Scott Brownrigg



Nicky Hirst's design incorporated into facade





Completed scheme: Pedestrian street through the development



VISTA, CHELSEA BRIDGE

The façade treatment of the buildings responds to its context, with open glazing to the park side to maximise views, and a more solid and defensive treatment to the railway. A simple palette of high quality materials, including natural stone, zinc and glass, are proposed to allow the building to age gracefully.

The scheme meets the Mayor's London Housing Design Guidance. Peabody provide a shared ownership scheme for 53(12%) of apartments at Vista. These shared ownership homes, known as West View provide studio, 1 and 2 bedroom apartments. Based on a 25% share of the apartments, they provide first-time buyers with the chance to live in a sleek and sophisticated home in one of the most exciting areas south of the river, while also having the serenity of park-side living.









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