POSITIVE ENERGY
THE IMPACT ON THE COMMUNITY, ECONOMY AND ENVIRONMENT OF THE REGENERATION OF BATTERSEA POWER STATION
For many people, the restoration of Battersea Power Station after thirty years of dereliction tells its own story. As the roof is reinstated, the west wall rebuilt and the doors opened to the public for the first time that, in itself, is case proven for the redevelopment taking place at the site of the former Power Station. But to focus solely on the restoration is to overlook the transformational impact the wider redevelopment project is having on people, businesses, infrastructure and the economy.

The purpose of this document is to start telling the story of the wider impact the redevelopment of Battersea Power Station is having – the jobs, the training opportunities, the new transport connections, the environmental initiatives and the community facilities.

The project will cover many phases and take over a decade to complete, so this is just our first cut at explaining what we are doing and contributing. Whilst this report looks mainly at our commitments to date, it will evolve to report our progress. We will learn from our mistakes and be honest and transparent in how we tell the story of the redevelopment of this iconic site.

At its peak, The Power Station supplied a fifth of the capital’s power and was a beacon of UK industrial strength. That is a mighty legacy to inherit, but we are certain the catalysing economic impact of this incredible regeneration story will more than equal it.

We look forward to receiving feedback on this report and providing updates over the course of the project.

On behalf of Battersea Power Station Development Company and Battersea Power Station’s Shareholders
1. CREATING JOBS AND TRAINING PEOPLE

At its peak Battersea Power Station employed just over 1,000 men and women; as a result of the site’s redevelopment it will employ 17 times as many people. However, it’s not only about the jobs created, it’s just as important to provide people training and learning opportunities so that they are best equipped to do those jobs.

ONE
When complete, the redevelopment of Battersea Power Station will deliver around 10,000 permanent direct jobs and 7,000 indirect jobs.

TWO
During construction approximately 2,250 net direct and indirect construction jobs will be created each year over the 12 year build.

THREE
On the first phase alone around 16 apprentice will be involved with the regeneration of this site and over the course of the project we anticipate creating many more training and apprentice opportunities.

FOUR
Battersea Power Station will be home to a Learning Academy that will provide training and up-skilling opportunities so that local people are equipped to gain employment not just at The Power Station, but anywhere else where their qualifications are recognised.

FIVE
Our aim is to help as many local people as possible get the first opportunity to apply for the jobs we are creating and to that end we recruit through the joint Coordination Unit utilising the WorkMatch scheme which operates in conjunction with our neighbouring developers and actively matches vacancies with suitable local candidates.

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**Case study 1**

THE LEARNING ACADEMY

Battersea Power Station will establish an innovative and market leading learning institution.

Using the experience and learning from development projects from across the UK, this learning, skills and enterprise academy will set out to achieve European exemplar status in delivering community and social benefits through regeneration. The Learning Academy will build links with recognised training providers in the local area, to focus on both creating employment and up-skilling opportunities for those in our community. The Learning Academy will focus not only on creating a knowledgeable and engaged workforce during the construction period, but through early engagement with future occupiers and landowners, Battersea Power Station will enable the Learning Academy to become the “go to” facility for recruitment within the Nine Elms area. Through links with education facilities, including for example South Thames College, the Learning Academy will endeavour to secure long term course accreditation and provide opportunities to link course theory with practical application through the provision of pop up space for hire, as part of a community social enterprise strategy.

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1 New Scientist, London’s Surplus Power Stations, 1982
2 Battersea Power Station, Phase 3 Amendment E1 Addendum, Chapter 7 Socio-Economics, 2014
3 Battersea Power Station, Phase 3 Amendment E1 Addendum, Chapter 7 Socio-Economics, 2014
4 Contractual agreement with Carillion, 2013/2014
5 Battersea Power Station; Learning Academy Strategy Objectives
6 Battersea Power Station; Learning Academy Strategy Objectives
7 Contractual agreement with Carillion, 2013/2014
8 The Fulbright Commission

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FACTS

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2 Positive Energy – Battersea Power Station
Case study 2
APPRENTICESHIP PROGRAMME

On Phase 1 our main contractor will employ 86 apprentices. An apprenticeship is a great way to start a career in the construction industry and provides the opportunity to choose from a number of trades including bricklaying, carpentry, painting, plastering and dry lining. Battersea Power Stations will ensure all contractors maximise the offer of apprenticeships across future phases.

Case study 3
INTERNATIONAL LEARNING

We support the development of global best practice in regeneration and architecture through our support of the UK Fulbright Scholar Programme. Annually a Battersea Power Station Fulbright Scholarship is awarded for study in the US. The 2013 Battersea Power Station Fulbright scholar is studying urban planning at Harvard and the 2014 nominated candidate will complete their Masters in Architecture at the Massachusetts Institute of Technology.
**2. GENERATING WORK FOR BUSINESSES LOCALLY AND NATIONWIDE**

Battersea Power Station is one of the defining features of the London skyline, but the effects are being felt throughout London and beyond. When complete and fully occupied, the regeneration of The Power Station is estimated to contribute just under £15 billion to the UK economy in its first twenty years of operation. Meanwhile, as construction takes place, initial predictions suggest just under £2 billion of additional benefits will make its way through the economy, helping to safeguard businesses up and down the country.

**ONE**
During the first 20 years in operation the Battersea Power Station redevelopment will generate £8.7 billion in direct Gross Value Added (GVA) and £6.1 billion in indirect GVA.

**TWO**
Construction workers are predicted to spend an average of £1 million per year locally.

**THREE**
Through a series of supply chain workshops, one-to-one support, networking and Meet the Buyer events – and working in conjunction with Wandsworth Chamber of Commerce and Supply Nine Elms – we make every effort to make sure local, small and medium enterprises are helped to secure work and contracts. We plan for such events to occur once a month on average.

**FOUR**
The workforce in the completed development are estimated to contribute an extra £2.12 million in local spending per year.

**FIVE**
The new residents of the development are forecasted to contribute around £53 million of spend in Greater London.

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**Case study 1**

**NORTHCOT BRICKS**

Gloucestershire-based Northcot Bricks is a family-owned business which has been making bricks for nearly a century, having been founded by a cousin of Sir Winston Churchill. At the time Battersea Power Station was built, Northcot Bricks was chosen to supply the 8m bricks needed. Now, as restoration of The Power Station gets underway, Northcot Bricks has once again been called to supply the bricks required for the extensive repairs taking place.

**Case study 2**

**HOLMES WOODS**

Holmes Wood is a locally based designer of directional and information schemes including print, signs and maps. Based near Battersea Park, this close-knit team has been given the sizable task of creating a world class way-finding template for a project that is on the doorstep of their design studio.

**Case study 3**

**THE FARM**

Just over eight years ago husband and wife team Lee Mayor and Louise Richards left London to set up their own marketing and communications business run from their home in Devon. As part of a wide range of suppliers, The Farm has become a core part of the supply chain for Battersea Power Station, regularly designing and producing booklets, brochures, stationery and marketing materials. Their latest work has been the completion of an extended print run of 4,000 Community Charter books, setting out the commitment being made to creating a real and lasting community at The Power Station.

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**FACTS**

9 URS, Outline Economic Impact Assessment, 2014
10 URS, Outline Economic Impact Assessment, 2014
11 URS, Outline Economic Impact Assessment, 2014
12 Battersea Power Station, Phase 3 Amendment ES Addendum, Non Technical Summary, 2014
13 Nine Elms Vauxhall Partnership website, May 2014
14 Battersea Power Station, Phase 3 Amendment ES Addendum, Non Technical Summary, 2014
15 Battersea Power Station, Phase 3 Amendment ES Addendum, Non Technical Summary, 2014
As part of the proposals, every mode of transport will benefit from significant enhancement, including an extension to the London Underground and two new stations. This will support mobility for existing residents as well as creating a new destination for Londoners. The Northern Line Extension will be the first part-privately funded extension to the London Underground and is an exemplar of public and private sectors working together.
Case study 1
NORTHERN LINE EXTENSION

The development of Battersea Power Station is facilitating the first ever privately funded extension to the London Underground. The 3.2km Northern Line Extension (NLE) will run from Kennington to two new stations, one at Nine Elms by the US Embassy and one at Battersea Power Station, which will open in 2023. Upon completion, the NLE will provide 38% and 25% increased capacity to the Bank and Charing Cross branches of the Northern Line respectively. Linking Battersea to Kennington will provide fast and frequent access to Central London. Travel time to Tottenham Court Road will reduce to 13 minutes and Bank will be accessible in 15 minutes. Transport for London (TfL) estimates that the NLE facilitates over £4 billion of benefits in net present value terms to the wider Vauxhall Nine Elms Opportunity Area. TfL has stated that the NLE has a benefit to cost ratio (BCR) of over 8:1, meaning that every £1 spent will deliver at least £8 in benefits.

Case study 2
CYCLE AND PEDESTRIAN ROUTES

The development includes significant investment in new pedestrian and cycle routes around The Power Station that connect the 200 acres of recreational land at Battersea Park into the new Linear Park through Nine Elms to Vauxhall – opening a network of gрин spaces and riverside amenities for community leisure activities. The development supports cycle usage, with 2.25km of pedestrian/cycle lanes and around 8,000 secure and convenient cycle parking spaces for residents and visitors. The development will widen cycling access in this area of London by facilitating the extension of the London cycle hire scheme.

Case study 3
RIVERBUS SERVICE

A new riverbus service will function from a dedicated jetty linked to the Riverside Park, providing workers, shoppers and residents with an alternative way of accessing a range of other riverside locations, from Putney to the West and Blackfriars to the East. This new stop is an important part of TfL’s 2013 River Action Plan and when complete, is estimated it will transport at least 250,000 people a year to Battersea in its first years.
The regeneration of Battersea Power Station will contribute to local and national government income through the construction and operational activities that the development enables. The construction of the new development is estimated to generate an additional £53 million net direct income tax and corporation tax contributions per year. When fully occupied, an additional £176 million is estimated to be received by central and local government each year.

**ONE**
The construction phase is broadly estimated to deliver around £11 million of additional income tax contributions per year to central government.

**TWO**
Post-completion, around £153 million of additional tax contributions to central government will continue to be generated annually from the companies and permanent jobs created at Battersea Power Station.

**THREE**
The development is also estimated to contribute over £3 million annually to the London Borough of Wandsworth via council tax.

**FOUR**
Businesses attracted to the development could be expected to contribute over £20 million per year in business rates.

**FIVE**
The sale of residential properties is estimated to yield £183 million to central government via Stamp Duty, when initially sold. Assuming around 10% of the properties are then sold each year, a further £20 million could be realised each year.

32 – 38 URS, Outline Economic Impact Assessment, 2014

Figures relate to annual contributions when the development is fully occupied.
Battersea Power Station are taking care to maintain the heritage of this iconic London landmark. To us, maintaining heritage is not just about conserving buildings, but also about documenting the history and operation of The Power Station to ensure this isn’t lost. This is one of the most important restoration projects underway in London and it’s with pride that we are taking on that responsibility.

ONE
Logging every element of The Power Station as it is, in situ – Heritage specialists Purcell have compiled a 100 page* gazetteer which captures photographically the detail, location and provenance of every historically important element of The Power Station.

TWO
As a result of the precise methodology and meticulous testing, we uncovered the correct brick foundry and tracked down the original brick supplier to make sure the new bricks were identical. They will now be cast using the same mould that was used for the originals.

THREE
Painstakingly restoring the rare ceramic tiles – the interior of two turbine halls are world famous for the faience tiles which line them.

FOUR
One of the distinctive elements of The Power Station design is a subtle, but important, concrete band which decorates the building at the lower level. Working with English Heritage we are developing a sensitive, documented approach to restoring this important feature.

FIVE
Fixing the mistakes of previous repairs – following the famous Control Room being struck by a WWII bomb – the ornate glazed ceiling was heavily damaged and the subsequent repair introduced asbestos to the ceiling structure for the first time. As part of the forensic restoration, that element will be removed and replaced with the materials used when it was first constructed.

Case study 1
THE CRANES
The cranes themselves are not only listed, they are of historic industrial importance to the UK more widely, with it being the proud boast that at one time cranes of this sort could be found in every port around the world under British sovereignty. The rusted cranes are being taken away to specialists for restoration and will be restored to the jetty in time for The Power Station to be opened to the public permanently in 2019.

Facts

39 Purcell, Elements of Power – Gazetteer of Historic Fixtures and Fittings, 2014
40 Battersea Power Station, Chimneys rebuild programme – temporary information banner installed on Power Station, 2014
41 Battersea Power Station, Chimneys rebuild programme – temporary information banner installed on Power Station, 2014
The reconstruction of the iconic chimneys is an essential part of the refurbishment and will be undertaken with great care and precision so that they remain a landmark on the London skyline for decades to come.

ROB TINCKNELL, CHIEF EXECUTIVE OFFICER OF BATTERSEA POWER STATION DEVELOPMENT COMPANY

Case study 2
THE CHIMNEYS

The chimneys are one of the defining features of the London skyline and the two year replacement programme will see them painstakingly dismantled and then rebuilt, using the same materials and techniques as the originals. Such is the attention to detail, that paint matching research has taken place to ensure the new chimneys are the same colour and the only structural difference between the new chimneys and the originals is a change to the pattern of the internal steel reinforcement, so that the replacements are less prone to the deterioration which has marred the existing chimneys. A financial bond has been put in place so that this vital chimney replacement programme is guaranteed.

1. Circular platform ascends chimney to enable dismantling works to begin at the top.

2. Hydraulic breakers are used to dismantle the concrete.

3. The chimney is dismantled down to its foundation in the wash-tower and then re-built.

4. The chimney is fully rebuilt in the same materials as the originals and re-painted.
6. CREATING ACRES OF PARKLAND AND PUBLIC SPACE FOR EVERYONE TO ENJOY

New open space is at the heart of the 2011 Rafael Viñoly masterplan. The vision is to create a series of high quality interconnected spaces and places for our thriving mixed used neighbourhood to use at their leisure. Some of these will meet the amenity needs of residents, office workers and shoppers, but there will be new routes and spaces for everyone to explore and enjoy.

ONE
Around 20 acres of the overall development area will be devoted to new open space. This equates to over 50% of the total site footprint.

TWO
The completed development will have around 450m of revitalised river Thames frontage.

THREE
At the point where the new Nine Elms linear park opens up to The Power Station site, we are creating a signature community centre and a children’s play area designed by Gehry Partners.

FOUR
The Power Station itself will be set within a large, circular water pool which will not only be a focal point for the public space, but will double the visual presence of the building by creating a reflection.

42 Battersea Power Station, Phase 3 Amendment EA Addendum, Non Technical Summary, 2014
43 Battersea Power Station, Phase 3 Amendment EA Addendum, Non Technical Summary, 2014
44 Battersea Power Station, Community Charter – Connectivity & Access, 2014
45 Battersea Power Station, Community Charter – Connectivity & Access, 2014
46 Battersea Power Station, Phase 3 Amendment EA Addendum, Non Technical Summary, 2014
47 Battersea Power Station, Phase 3 Amendment EA Addendum, Non Technical Summary, 2014

FACTS

Case study 1
THE RIVERFRONT PARK

The Riverfront Park, located to the north of The Power Station, will be a new 6 acre local park providing a large green link connecting the development with the river and jetty, including the new riverbus service. The Thames Path will be extended through the park to connect Battersea Park through to Nine Elms Lane. It will be actively curated with a calendar of events.
PROSPECT PARK AND COMMUNITY HUB

Walking up The Prospect will provide a spectacular landscaped entry to the site from Battersea Park Road. The views of Sir Gilbert Scott’s monumental architectural vision will be framed by the buildings around The Power Station, enhanced by a series of reflecting pools, trees, lawns, a lake and public art. The arrival experience is designed to be both welcoming and breath-taking. The Prospect will also contain a central public amenity area, featuring soft landscaped areas (lawn, shrubs and trees) a children’s play area and a community hub. The community hub is proposed to be two storeys in height and provide multi-purpose community hub and library space.

TOWN SQUARE

All through the day, people will be moving through the High Street and The Prospect to the Town Square to work in the offices, visit the shops, attend an event in The Power Station, or dine in one of the cafes carefully positioned throughout the development. The Town Square will have the feel of a European plaza and all day long there will be a fluid movement of people in and out of the shops, cafes and businesses. Town Square is located to the north of the High Street and south of The Power Station. Town Square will be a flexible public space, surrounded by terraced seating to facilitate temporary events.
As you’d expect, we spend a lot of time thinking about the needs and ambitions of the community we are creating a home for here at The Power Station. Just as importantly, we are working with the community around us and making sure they are every part as much of the journey as those people who will live and work here when the regeneration is complete.

One
The team developing Battersea Power Station have hosted six public consultations lasting 32 days,48 to make sure the ambitions and priorities for the local community are a fundamental part of the redevelopment.

Two
Before putting pen to paper, we encapsulated all the ideas and aspirations people expressed for the way in which this building and this site would be used and compiled them in a 200 page Placebook, which forms the manifesto for how we are to go beyond expectations in delivering this project.

Three
We have created our own Community Charter, in which we have set out our intention to support local charities that run programmes of action, based on youth training and employment and projects that aim to reduce crime and increase community safety in the surrounding areas.49

Four
Battersea Power Station supports local charities and good causes, not only financially, but by hosting events, such as the STORM film night and a fundraising quiz night for Battersea Dogs and Cats Home.

Five
We have set up the Building Battersea Neighbourhood Group50 and the Battersea Power Station Community Forum.

Case study 1
Consultation Approach
From the earliest stage possible, we established and expanded community involvement using a range of methods, including the development website, exhibitions and talks and presentations on and off site to give local residents and stakeholders the opportunity to register their views, both positive and negative, on the proposals as they become available for each phase of the development.51 From the consultation on the masterplan through to the latest exhibition on the proposals for Phase 3, we estimate we have consulted with nearly 100,000 people and have hosted 32 formal days of public consultations. In addition, presentations with question and answer sessions are taken out into the community to local groups such as the Wandsworth Older Peoples Forum and Battersea Park Rotary Club.52
Case study 2
CHARITABLE DONATION PROGRAMME

Many local charities have been supported over the years by Battersea Power Station. The fundraising party held in April 2014 benefited four local charities: STORM, Battersea Summer Scheme, Casax House and Battersea Dogs and Cats Home, through a fund raising silent auction. We have also been able to help in other ways, for example offering free use of venues, such as a STORM film night to raise awareness of gender based violence, to a fund raising quiz night for the Dogs and Cats Home. We also work closely with local charity and youth groups ensuring that they receive free tickets to events held at Battersea Power Station. In July, all members of the immediate community were invited to enter a ballot to win one of 600 tickets to a temporary outdoor cinema, plus a programme of family friendly activities and cinema snack vouchers.

Case study 3
COMMUNITY FORUM

The Battersea Power Station Community Forum includes representatives from local community groups, resident associations, local councillors, vicars, teachers and charity workers. Founded in 2003 by previous owners of the site, meetings continue to be held at The Power Station offices four times a year. The meetings are chaired by the retired headmaster of a local primary school, with Battersea Power Station acting as the clerk of the meetings. By asking a local stakeholder to act as chair, there is no conflict of interest over the structure of the meetings or topics discussed. The meetings discuss the wider Nine Elms area, often with guest speakers attending to share information on different sites or topical subjects relating to either Battersea Power Station or the local area.

Meetings take place quarterly to which over 70 people are invited each time.
8. PIECING TOGETHER ALL THAT’S NEEDED FOR A REAL SENSE OF PLACE

Battersea Power Station is committed to developing safe, secure and accessible environments and neighbourhoods for all and to strengthening the sense of community, place and civic pride.

Case study 1
COMMUNITY CHARTER

The Community Charter is a 90 page book, written by the Battersea Power Station Chief Executive Officer in 2014, which sets out clearly the commitments we are making to ensure that living and working at Battersea Power Station is part of being a real community – village living in an urban context. The Charter addresses the three fundamental aspects of what defines a community, starting with the very basic question of getting the right mix of uses in one place – offices, shops, homes, arts space, green space and communal space. The second thing the Charter does is it looks at how those different uses are designed and what needs to be put in place to stimulate socialising and neighbourliness – things like finely-designed shared gardens, lift foyers and hallways with areas set aside for impromptu coffees and apartments that are family-size rather than the bare minimum. Finally, it looks at what the people actually living and working at The Power Station need to support a community – that means giving people a direct say in things like the cultural and environmental strategy, funding a rolling programme of community events and using bespoke new apps, portals and online networks to put people directly in touch with one another and the events going on around them.

Case study 2
AFFORDABLE HOUSING

Our commitment to a mix of uses includes the provision of 517 affordable housing units, which is the largest single delivery of affordable housing in London. The first 103 affordable units are being delivered within Phase 3 in a spectacular Foster + Partners designed building. Discussions are ongoing with the London Borough of Wandsworth and the GLA concerning early delivery of the remainder of affordable housing ahead of our approved Planning Agreement timetable.

ONE
From the moment pen was put to paper on the Masterplan the intention was to shape the buildings, avenues, elevations and public space in such a way that it was at one with the existing community and made The Power Station a focal point for the entire Nine Elms area.

TWO
In addition to the public space, events and visitor appeal The Power Station will hold for people living locally, it will also include key facilities such as a new health care facility, nursery accommodation, library, community police office and play spaces.

THREE
A Community Support Team will help resident groups devise, organise and run a programme of community events.

FOUR
We aim to create a close knit business community involving a range of retailers, creative institutes and office occupiers within the overall tenant mix.

FIVE
We have published our own Community Charter which makes 10 clear commitments to specific measures we are putting in place to ensure Battersea Power Station creates a genuine and lasting sense of community for the people living and working here.

53 Battersea Power Station, Community Charter, 2014
54 Battersea Power Station, Community Charter, 2014
55 Battersea Power Station, Community Charter, 2014
Case study 3
THE PLACEBOOK

Creating a unique place requires a unique approach. Following months of workshops, expert discussions, urban research and study tours, The Battersea Power Station Working Group have authored The Placebook, which launched in 2014. The Placebook lays out the strategic thinking behind creating an exciting and authentic new urban destination and community at Battersea Power Station. The book takes a close look at mixed-use development and explores how people will want to live, work, shop, play, learn and connect, while presenting an original take on how to evolve a derelict piece of industrial infrastructure into a flagship piece of placemaking fit for the twenty-first century. The Placebook serves not only as a foundation for everyone involved in the development project but also as a commitment to the future and the people and community of Battersea Power Station and the surrounding area.

Case study 4
MEANWHILE USES AND POP-UPS

Many people want the opportunity to get close to The Power Station and every effort has been made to enable everyone to get as up close and personal as possible. Pop ups, during the construction phase of a development, allow the public early engagement with the long term vision for the project. For example, the collaboration in July and August 2014 with Everyman Cinema and Street Feast allows everyone to experience a part of the vision for Battersea Power Station, once complete. Establishing a new community that builds on the existing one is a key objective and we hosted exclusive days for members of the local community to come and spend time at the cinema, take part in workshops or just hang out. The engagement has not only been through magnificent ticketed events such as the Freeze Festival, or sporting events such as Survival of the Fittest but also the opening of the Pop Up Riverfront Park in summer 2013 and the unbelievable 40,000 people who queued for London Open House in September 2013, to see inside The Power Station and learn about its history. The use of pop ups and opening up the site are a much more meaningful way of communicating the end vision, rather than using generic marketing brochures, and helps build on the community aspirations for the development as a real place. Once the first phase is opened up in 2016, we will continue to curate a series of pop ups throughout the life of the development, offering visitors something different every time they visit to ensure that The Power Station remains a fresh and varied experience long into the future.
ONE
The main Energy Centre building will be over 50,000 square feet in size making it one of the largest in the UK.

TWO
The combined heat and power plant will provide a local source of heating, hot water and cooling to the entire development.

THREE
Battersea will produce an estimated 6MW of electrical power and 6MW of heating from its CHPs.

FOUR
Thermal storage of some 600,000 litres will be provided for the efficient operation of the Combined Heat and Power plant.

FIVE
The vapour from the Energy Centre will be routed using two of the four iconic chimneys.

SIX
Electric vehicle charging points will be provided for 20% of the retail and 10% of the residential vehicle spaces.

SEVEN
We estimate our Energy Strategy could deliver an overall emissions reduction of 40% from our buildings in comparison to Part L of the 2010 building regulations.

86 Vital Energi, 2014
87 Vital Energi, 2014
88 Battersea Power Station, Phase 3 Amendment ES Addendum, Sustainability and Energy Statement, 2014
89 Battersea Power Station, Phase 3 Amendment ES Addendum, Sustainability and Energy Statement, 2014
90 Battersea Power Station, Phase 3 Amendment ES Addendum, Sustainability and Energy Statement, 2014

Case study 2
THE DISTRICT NETWORK

The Energy Centre has been designed with future flexibility in mind. Adjacent developments will be able to connect into it for their hot water, heating and cooling requirements as the facility to provide extra capacity has been planned into the overall scheme, including the CHP engines. The district heating and cooling network infrastructure is also being designed and constructed to facilitate these future capacities and connections. Each building will be connected to the Energy Centre via heat interface units with heating or cooling delivered through the network. Individual buildings will not contain their own conventional boiler or chiller plant as this is all provided by the central Energy Centre. When the Energy Centre is combined with the District Heating Network and cleverly designed efficient buildings it will provide a platform for a truly sustainable development.
10. Valuing Ecology and wildlife

Battersea Power Station’s respect for the natural environment is at the heart of this development. It has influenced the design from the incorporation of green roofs, to the development of black redstart and peregrine falcon management strategies.

Case study 1
 PEREGRINE FALCONS AND BLACK REDSTART MANAGEMENT PLAN

Battersea Power Station is home to a pair of breeding peregrine falcons and breeding black redstarts, both schedule one birds, and despite the construction work already underway both species continue to flourish. Management plans have been put in place to mitigate impacts on both species during construction, for example through the establishment of alternative nesting sites – such as nest boxes or specially designed ledges or recesses – and prior to construction. The creation of new habitats as part of landscaping including green and brown roofs, provides additional habitats for birds and insects on site.

To make way for construction, a ‘peregrine tower’ with a new style nest box was erected in February 2013 however, as in previous years the falcons nested within The Power Station. Before the 2014 breeding season started, mitigation measures, with guidance from Natural England and Wandsworth Council, were put in place to deter nesting on The Power Station. This included closing off the Wash Towers to restrict access, mannequins placed at strategic spots and nest ledges made unsuitable. The falcons bred successfully in the tower and three juveniles fledged.

The others were both seen and located, released back up high and have now fledged. The black redstarts have always nested on The Power Station. Exclusion zones are set up around the nest site and a specialist foraging habitat has been set aside and provided for them and their dependent young. Other bird life taking advantage of the foraging areas includes linnet, goldfinch, house sparrow, dunnock, grey wagtail, blackbird, robin, wren, great and blue tit, kestrel, moorhen, coot, greylag and Egyptian geese, starling and pied wagtail. All are or have been annual breeders on site and it is the sheer diversity of species that gives The Power Station a unique place in London construction sites.

Case study 2
 PLANTING ON SITE

The planting strategy for Battersea Power Station has been developed to be not only a vibrant, exciting and horticulturally rich network of gardens, open glades and tree filled copses, but also to work on numerous levels enhancing biodiversity and habitat creation.

Planting used on roof terraces and exposed parts of the site has been deliberately chosen to adapt to and thrive in and, water deficient climates. Whilst this reduces the quantity of water required for the site, it also creates a new type of landscape for the Battersea area.

Seasonality has been central to overall scheme design at Battersea. The planting palate will ensure there is colour, texture and structural planting form throughout the year including winter time. Early flowering bulbs will be used to brighten late winter days, whilst swaths of perennials will sit amongst herbaceous borders adding height.

Tree selection across the site has been made mindful of the requirements for native species, yet with an eye on the future climate of central London. Species have been selected which will thrive in the increasingly warm and wet conditions London enjoys.

FACTS

60 Battersea Power Station
61 Battersea Power Station

Goldfinch in wild flowers on-site
Developing a site like Battersea brings with it a deep sense of responsibility, attention to detail and an obligation to leave a positive legacy. We have a mission to make this regeneration project one of London’s signature achievements of the 21st century. We require our contractors and sub-contractors to commit to our values as well; by working safely, being good neighbours during construction and seeking to use recycled materials where possible and transporting them with minimal impact on London.

### One
To date, over 7,000 cubic meters of excavated material was moved by barge; this saved around 750 return lorry loads.

### Two
Approximately 95% of our construction waste from the ongoing Phase 1 works is diverted from landfill.

### Three
Our principal contractors are required to hold HGV Cycle Awareness days. For one held in February over 100 cyclists, including school children, attended and received a safety briefing to ensure both pedestrians and cyclists are aware of HGV blind spots.

### Four
Since starting work on site, we have had no reportable health and safety accidents.

### Five
We are playing our part in ensuring the overall wellbeing of our workforce; we have an on-site occupational health nurse, a work-related ill-health prevention programme and are running on-site healthy living events and fairs.

### Case Study 1
**Construction Worker Wellbeing**

The construction industry is known for its high risk work activities and its prevalence of work related ill-health. Battersea Power Station recognises the importance of providing a safe and healthy work environment that actively promotes the health and wellbeing of the workforce at Battersea Power Station. To achieve this, Battersea Power Station has created an Occupational Health Service that actively focuses on three key elements:

- the workplace, to ensure that work is designed in order to reduce its impact on health;
- the worker, to reduce the impact of poor health on work;
- wellbeing, to encourage employee general health and wellness.

Staffed by a dedicated team with extensive experience of construction, the service available includes fitness to work, health checks, ill-health prevention, a ‘walk-in treatment centre’ for minor illnesses and site-wide emergency response. Workers have access to a team of trained health and hygiene professionals on site, so that their work is managed to prevent exposures to health hazards that could cause illness in later life.

### Case Study 2
**HGV Cycle Awareness Days**

Battersea Power Station and the main contractors have so far hosted three cycle safety and exchanging places events at Battersea Power Station. Supported by the Metropolitan Police, HaveBike and Wandsworth, the events are intended to have an everlasting impact on the cyclists who attend and help reduce the number of incidents that involve cyclists and road users. 86 cyclists attended the most recent event and at the spring event, 84 local primary school children were also able to sit in a lorry and understand the dangers to pedestrians of HGVs due to limited driver visibility when too close to the vehicle.

### Case Study 3
**Building Battersea Neighbourhood Group (BBNG)**

Building Battersea Neighbourhood Group (BBNG) was set up to provide a forum for close neighbours to discuss issues relating to construction work at Battersea Power Station. The meetings take place on site every two months and started in October 2013. Agendas of the meeting follow a basic format, giving a brief overview of the current works on site and works that are due to commence. The agenda allows for questions and allows local residents to air their views directly to the project team, including questions about dust, lorry movements and late night site works. Five meetings have now taken place, with attendance growing as works on site progress – the most recent meeting had 11 internal attendees.

Information on future construction activities such as late working hours, crane movement and potential road closures is shared through various mediums including Twitter, email, text and telephone message service.

The Building Battersea construction newsletter keeps neighbours updated on construction and building works at Battersea Power Station in the month between the BBNG meetings. The simple two page newsletter is distributed by post to 4,200 households and businesses and to 250 email addresses.
The project is driven by backing from Malaysia’s most well respected and successful property development and investment businesses, S P Setia Berhad, Sime Darby Property and Employees Provident Fund.

S P Setia Berhad
Since its incorporation in 1974, S P Setia has been a household name in Malaysia’s property development industry. The group is recognised as Malaysia’s leading listed real estate player with a portfolio that encompasses new towns, eco sanctuaries, luxury enclaves, high-rise residences, integrated commercial and retail developments.

In 2013, S P Setia was ranked No. 1 in The Edge Malaysia Top Property Developers Awards for the eighth time, the only developer to have achieved this feat since the inception of the awards. S P Setia is also the only Malaysian developer to be recognised five times by the International Real Estate Federation (FIABCI) for three Best Master Plan Developments, one Best Residential (Low-Rise) Development and a Best Purpose-Built/Specialised Project award.

The Group’s strength lies in its prowess in creating meaningful environments based on its development philosophy of Live, Work, Play. Having built a solid base on its development philosophy of Live, Work, Play, S P Setia is committed to building a sustainable future for all its stakeholders.

Sime Darby Property
Sime Darby is a Malaysia-based diversified multinational involved in key growth sectors, namely, plantation, industrial equipment, motors, property and energy & utilities. Founded in 1910, its business divisions seek to create positive benefits in the economy, environment and society where it has a presence. Supported by a workforce of over 100,000 employees in over 20 countries, Sime Darby is committed to developing sustainable communities, in line with Sime Darby’s brand positioning of developing sustainable communities, in line with Sime Darby’s brand positioning of developing sustainable communities.

The Group’s strength lies in its prowess in creating meaningful environments based on its development philosophy of Live, Work, Play. Having built a solid base in Malaysia, S P Setia began spreading its wings overseas in the last six years and is now in Vietnam, Australia, Singapore, China, Indonesia and the United Kingdom.

Employees Provident Fund
Established in 1951, the Employees Provident Fund (EPF) is Malaysia’s premier retirement savings fund serving more than 13 million members and is ranked among the largest sovereign pension funds in the world. The EPF provides retirement benefits for members through management of their savings in an efficient and reliable manner.

Battersea Power Station Development Company
The development will be managed by Battersea Power Station Development Company (BPSDC).

The team of leading professionals at BPSDC bring a huge amount of knowledge to the scheme, together with experience of delivering large-scale developments both in London and around the world.

The creation of a multi-functional, mixed use place that will become an exemplar project in London is the key objective.

This unique UK/Malaysian partnership brings with it the financial strength, expertise and commitment necessary to deliver what is one of London’s most important and iconic development projects that will set new standards for development in the capital.

With the backing of Central Government, the Mayor of London, the London Borough of Wandsworth, English Heritage and the Design Council CABE, prospects for the redevelopment of Battersea Power Station have never looked better.

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