STATUTORY INSTRUMENTS

1982 No. 796

TOWN AND COUNTRY PLANNING, ENGLAND AND WALES

The Town and Country Planning (Vauxhall Cross) Special Development Order 1982

Made - - - -	*9th June* 1982
Laid before Parliament	18*th June* 1982
Coming into Operation	*9th July* 1982

The Secretary of State for the Environment, in exercise of the powers conferred on him by sections 24 and 287 of the Town and Country Planning Act 1971 (a) and of all powers enabling him in that behalf, hereby makes the following order:—

1.—(1) This order may be cited as the Town and Country Planning (Vauxhall Cross) Special Development Order 1982 and shall come into operation on 9th July 1982.

(2) This order shall apply to the land described in Schedule 1 hereto; and references in this order to "the land" shall be construed as references to that land.

(3) Where reference is made in this order to "square feet" the area shall be ascertained by external measurement.

(4) Subject to the provisions of this order, the Town and Country Planning General Development Order 1977 (b) shall apply to the land to which this order applies.

2. The carrying out on the land of development comprising:—

(a) the erection of buildings containing not more than 1,150,000 square feet of office floor space and approximately 260,000 square feet of floor space for residential accommodation;

(b) shopping malls, together with approximately 45,000 square feet of floor space for use as shops (which for the purposes of this order may include not more than 15,000 square feet in premises providing banking facilities for the public);

(a) 1971 c.78; section 24 was amended by paragraph 1 of Schedule 15 to the Local Government, Planning and Land Act 1980 (1980 c.65).
(b) S.I. 1977/289; relevant amending orders are S.I. 1980/1946 and 1981/245.

(c) a leisure centre of approximately 15,000 square feet of floor space, and two public houses;

(d) the construction of a retaining river wall and riverside walk;

(e) the construction of roads, car parks, footpaths and a pedestrian bridge; and

(f) the provision of open space,

is hereby permitted subject to the following conditions:—

(1) the development hereby permitted shall be carried out in accordance with the drawings described in Schedule 2 hereto;

(2) the development hereby permitted shall be begun on or before 31st July 1987;

(3) no floor space created in buildings erected pursuant to this permission on that part of the land which lies to the north of Vauxhall Bridge and Bridgefoot shall be used as offices before the date of completion of the construction of that length of the retaining river wall (with the exception of the facing to the river side of the wall, and the parapet) which is to be constructed on that part of the land;

(4) no floor space created in buildings erected pursuant to this permission on that part of the land which lies to the south of Vauxhall Bridge and Bridgefoot shall be used as offices before the date of completion of the construction of that length of the retaining river wall (with the exception of the facing to the river side of the wall, and the parapet) which is to be constructed from the point on the river bank which lies immediately beneath the northern side of Vauxhall Bridge to the southern boundary of the land;

(5) no floor space created in buildings erected pursuant to this permission on any part of the land which falls within one of the zones numbered 1, 3, 4, 5 and 6 shown on drawing No. P5 described in Schedule 2 hereto shall be used as offices before the date of completion of the construction of:—

(i) the residential floor space created in buildings erected in pursuance of this permission on that part of the land which falls within that zone;

(ii) the facing works and parapet to so much of the retaining river wall as is to be constructed within that zone; and

(iii) such part of the riverside walk as is to be constructed on that part of the land which falls within that zone.

(6) no floor space created in buildings erected in pursuance of this permission on any part of the land which falls within zone number 2 shown on the said drawing No. P5 shall be used as offices before the date of completion of the construction of:—

(i) the leisure centre to be erected in pursuance of this permission;

(ii) the facing works and parapet to so much of the retaining river wall as is to be constructed within that zone; and

(iii) such part of the riverside walk as is to be constructed on that part of the land which falls within that zone.

(7) the land within any one of the said zones numbered 1 to 6 (inclusive) shown on the said drawing No. P5 shall be landscaped in accordance with drawing No. P21 described in Schedule 2 hereto before the first date when the use of any of the office floor space created in buildings erected in pursuance of this permission within that zone is begun; and any trees, shrubs or plants which are removed or which die, become seriously diseased or are seriously damaged within the period of 2 years from the date of completion of the landscaping shall be replaced by trees, shrubs or plants of similar size and species to those originally planted.

SCHEDULE 1

Land to which the Order Applies

All that land which lies at the eastern end of Vauxhall Bridge in the London boroughs of Lambeth and Wandsworth, lying between the river Thames to the west, Camelford House and Tintagel House to the north, Albert Embankment and Wandsworth Road to the east and Brunswick House and Nine Elms Road to the south, and which is shown edged with a bold black line on the map prepared in triplicate and marked "Map referred to in the Town and Country Planning (Vauxhall Cross) Special Development Order 1982" of which one copy is deposited in the offices of the Secretary of State for the Environment, one copy is deposited in the offices of the London borough of Lambeth, and the other copy is deposited in the offices of the London borough of Wandsworth.

SCHEDULE 2

Drawings

The following drawings, each of which is prepared in triplicate, marked "Drawing No... referred to in the Town and Country Planning (Vauxhall Cross) Special Development Order 1982", one copy being deposited in the offices of the Secretary of State for the Environment, one copy being deposited in the offices of the London borough of Lambeth and the other copy being deposited in the offices of the London borough of Wandsworth:—

No.	*Title*	*Scale*
P1	Plan: Site area	1:500
P2	Plan: Ground floor	1:500
P3	Plan: Pedestrian concourse	1:500
P4	Plan: Part pedestrian concourse	1:200
P5	Plan: Zoning	1:1250
P6	Plan: Office blocks level 2 Sections: Offices	1:500
P7	Plan: Office blocks (levels 3–13 inclusive)	1:500
P8	Plan: Office Blocks (levels 14 to 19 inclusive)	1:500
P9	Plan: Roof levels	1:500
P10	Plan: Office floor layout	1:100
P11	Plan: Housing blocks	1:500
P12	Plan: Leisure centre Section K: Through leisure centre Elevation: Leisure centre northern	1:200

P13	Plan: Public houses A and B Section L: Through public house A Section M: Through public house B	1:200
P14	Plan: Pedestrian circulation–ground level	1:500
P14A	Plan: Pedestrian circulation–concourse level	1:500
P15	Plan: Riverside walk–south end	1:200
P15A	Plan: Riverside walk–north end	1:200
P16	Plan: Pedestrian link under Vauxhall Bridge Section N: Through underpass Section P: Through underpass	1:100
P17	Plan: Junction of riverside wall/walk at southern and northern site extremities	1:100
P18	Plan: Suspension Bridge Section R: Through bridge tower	1:100
P19	Plan: Vehicle circulation	1:500
P20	Plan: Vehicle access points	1:100
P21	Plan: Landscaping	1:500
P22	Plan and sections: LTE station/subway connections	1:200
E	Key to elevations	1:1250
E1	Elevation: Riverside central section	1:200
E1A	Elevation: Riverside southern section	1:200
E1B	Elevation: Riverside northern section	1:200
E2	Elevation: Wandsworth Road/Albert Embankment	1:500
E3	Elevations: South western from Bridgefoot and Nine Elms	1:500
E4	Elevation: North eastern from Bridgefoot	1:500
E5	Elevations: Parts river wall north and south of Vauxhall Bridge	1:100
E6	Elevations: Housing block 1 and public house B–south western and north eastern	1:200
E7	Elevation: Housing block 5 Section E: Housing block 5	1:200
E8	Elevations: Housing block 6 and public house A–south west and north east	1:200
E9	Elevation: Office block E–south eastern Elevation: Office block E–south western end	1:200
E10	Elevations: Office block D–north eastern and south western	1:200
E11	Elevations: Office block B–north western; and office block C–south eastern	1:200
E12	Elevation: Office block A–south eastern Section H: Office block A	1:200
E13	Elevation: Office block F–eastern Section G: Office block F	1:200

E14	Elevations: Pedestrian concourse–eastern and western sides	1:200
S	Key to sections	1:1250
S1	Sections A and B1	1:500
S2	Section C	1:200
	Section S	1:100
S3	Section D	1:200
S4	Section F–Housing block 6	1:200
S5	Section B2	1:100
S6	Sections T and U	1:100
	Section J	1:200

Michael R. D. Heseltine
Secretary of State for the Environment.

9th June 1982.

EXPLANATORY NOTE

(This note is not part of the Order.)

This order grants planning permission, subject to conditions, for development comprising not more than 1,150,000 square feet of offices, approximately 260,000 square feet of residential accommodation, approximately 45,000 square feet for use as shops (including some banking facilities for the public), a leisure centre, two public houses, a new retaining river wall and riverside walk and open space, together with a pedestrian bridge, ancillary roads and car parks, on land lying at the eastern end of Vauxhall Bridge in the London boroughs of Lambeth and Wandsworth (shown edged with a bold black line on the map forming part of this note).

The site is in two parts lying to the north and south of Vauxhall Bridge and Bridgefoot. These two parts will be linked by a new retaining river wall and riverside walk passing under Vauxhall Bridge.

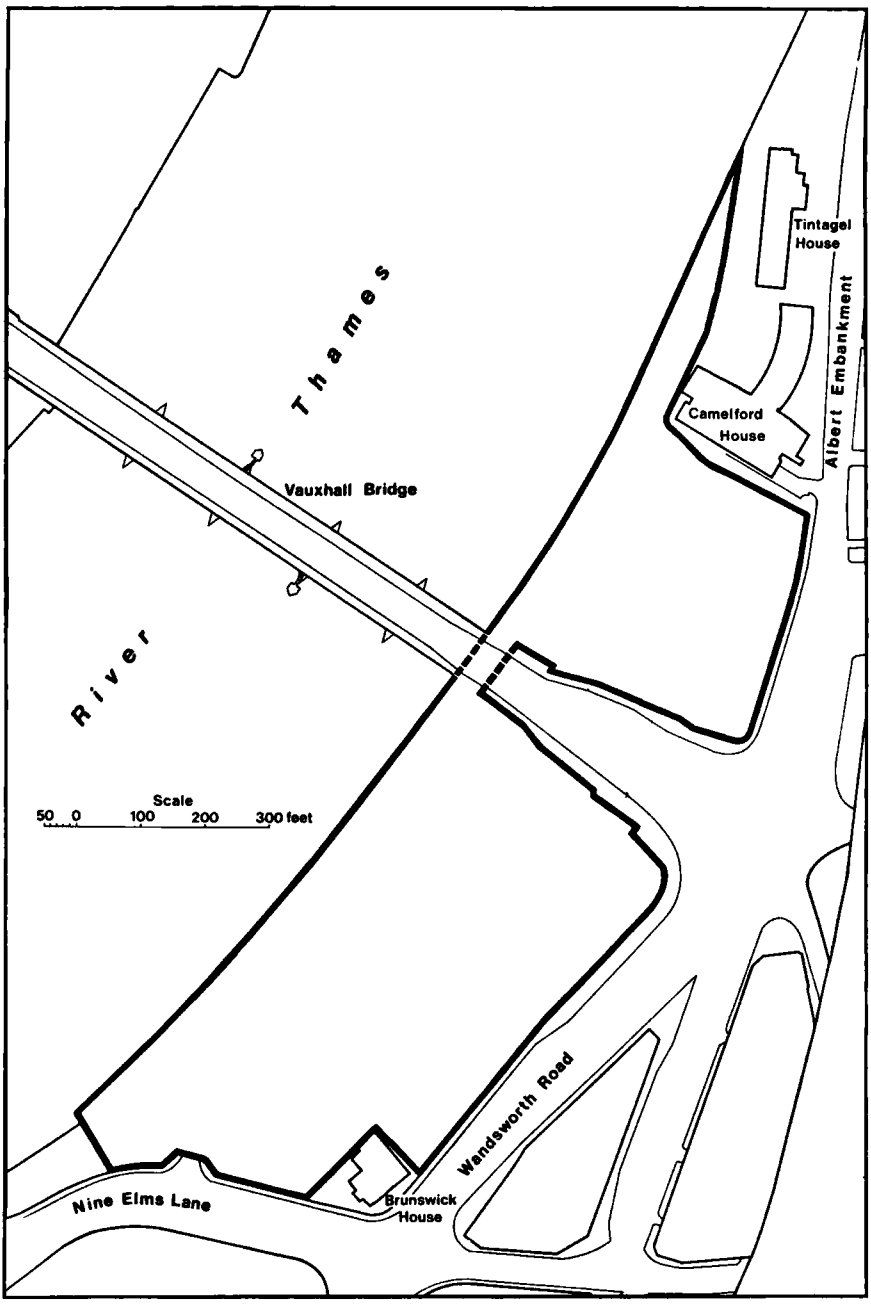
This order grants planning permission for such development subject to conditions. Condition (1) requires that the development be carried out in accordance with the drawings described in Schedule 2 to the order. Conditions (3) to (6) ensure that the construction of the different main types of development (offices, housing, river wall etc) proceed in conjunction with one another. Before any office accommodation on the northern part of the site is occupied, the northern length of the retaining river wall must be constructed. Similarly, before any office accommodation on the southern part of the site may be occupied the southern length of the river wall must be constructed.

The site has been divided into six zones, within five of these (zones 1, 3, 4, 5 and 6 on drawing No. P5 described in Schedule 2 to this order) the conditions imposed require that the office accommodation to be erected on the land within those zones may not be used until those parts of the residential accommodation, riverside walk (including any applied facings to the river wall, and the parapet) which are to be constructed within those zones are completed.

In the remaining zone (zone 2 on the said drawing No. P5), the use of the offices is made dependent upon the prior construction of the leisure centre, and those parts of the riverside walk (including any applied facings to the river wall, and the parapet) which are to be constructed within that zone.

There are also conditions imposing a time limit of five years for commencement of the development (condition (2)) and requiring that the land within any one of the said zones shall be landscaped before any office building erected on the land within that zone is occupied (condition (7)).

The area of land to which this order applies is shown on a map, one copy of which is available for inspection (together with the drawings referred to in Schedule 2 to this order) at all reasonable hours in the offices of the Secretary of State for the Environment, and other copies of which are available for inspection at all reasonable hours in the offices of the London borough of Lambeth, Courtenay House, 9–15 New Park Road, London SW2 4DU, and the London borough of Wandsworth, Town Hall, Wandsworth SW18 2PU, respectively.


River Thames
Vauxhall Bridge
Tintagel House
Albert Embankment
Camelford House
Scale
50 0 100 200 300 feet
Wandsworth Road
Nine Elms Lane
Brunswick House