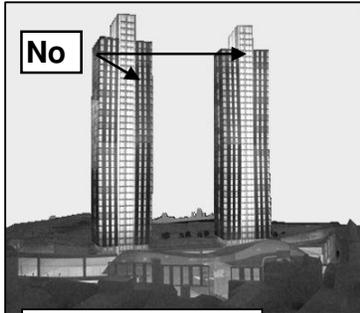
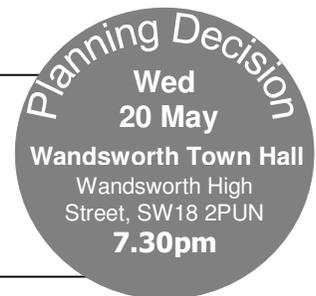




TWIN TOWERS FOR CLAPHAM JUNCTION



Developer's scale model

Following protests by local residents, Wandsworth Council has delayed its decision whether to approve a scheme to develop the site of Clapham Junction station. The application will now be decided in Committee Meeting on May 20th. Although the plans have been revised since the original application, they still include proposals to build **TWO 42 STOREY STAINLESS STEEL TOWER BLOCKS** together with a new **23,000M² SHOPPING CENTRE** to compete with local shops

The Clapham Junction Action Group aims to inform you about this plan and show how this scheme will put at risk the whole future of Clapham Junction.

Please join us in objecting to these plans and attend the Planning Committee meeting on 20 May.

WANDSWORTH'S PLANNING OFFICER SHOWS CONCERN

The Planning Officer sent a substantial letter to developers in January 2009, raising many concerns about the Scheme and warning that it would not be approved unless changes were made. Many of these concerns were generated by your letters – **the Council is listening!**

Key aspects of the Planning Officer's letter include:

- Value of Station Improvements – MSF to explain what proportion of the £39.5 million set aside for the station will be spent on improvements instead of land acquisition and a temporary station
- Transparency of Network Rail's role.
- Lack of Affordable Housing.
- Design of the 'tall buildings'.
- Station congestion and reduction in number of station entrances.
- Traffic and Lack of provision for an integrated bus interchange.



Developers' image showing one tower only

THE DEVELOPERS' RESPONSE

Metro Shopping Fund ("MSF") took two months to reply, submitting their response on 26th March.

Although substantial new material has been submitted, not much has changed:

- No change to the proposed height of the towers.

NETWORK RAIL'S RESPONSE

Network Rail 's main justification is: too bad, we have not planned any funding before at least 2014, so you MUST accept the proposal!

However, it is clear that funding levels for 2006 to 2014 have not yet been finally allocated and that the only obstacle to further funding being made available is the promise of certain works being carried out by MSF.

If these proposals are rejected, the case for Network Rail Funding becomes unanswerable. In any event, key works to provide a third station access from Brighton Yard and lifts to platforms are all currently underway – without any private developer involvement!

- MSF clarify that £39.5m is the total current cost of delivering station improvements. *"It has not been suggested that every element is necessarily a public benefit."*
- Cost of keeping the station open during the 3-year construction period is a major part of the £39.5m.
- Land will be made available by Network Rail for an integrated bus interchange: the costs of developing it must be met by the Council and Transport for London
- Negative comments from CABE (the government design watchdog) and English Heritage are dismissed as "inconsistent". Few design changes are proposed.
- Lack of affordable housing is a political decision - efforts have concentrated on station 'improvement'
- Car parking spaces are **reduced** from 239 to 228.
- **No comment:** on traffic and congestion impact of 1000 new residents.
- **No comment:** on whether the economic climate will allow development to start in the next 3 yrs.
- **"No need"** for any further consultation – "this is now the Council's responsibility, not the developers"!

Read more on our campaign's website: <http://towerscj.wordpress.com>

Artificial support orchestrated by the developers?

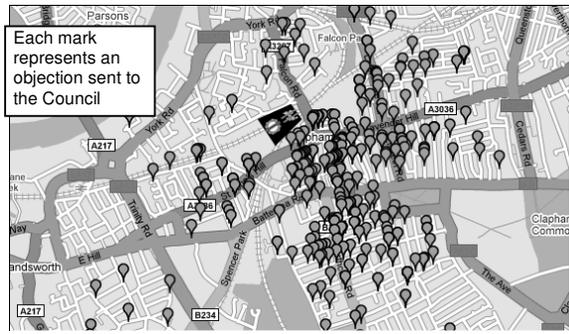
Up to 23 April 2009 we counted 615 objections on the Council's website. Most of the representations are detailed, with arguments to express opinions on the plan. Local people overwhelmingly reject the towers, saying they are "two monstrosities", "hideous, overpowering and totally out of keeping with their surroundings", "alien", "obscene", "out of scale, out of character", "overwhelming", "inappropriate", "eyesore", "aggressive/confrontational", etc. This is definitely the number one objection and case for rejection.

On the other hand, the vast majority of support letters are in response to the developers' postcard campaign, with addresses listed as far a-field as Brighton and Liverpool! All but a handful of e-mails are in identical terms and copied to the developers' PR agents!

It is clear that local people overwhelmingly reject the proposals and that the developers' PR agents are having to work hard to generate support from people with no real interest in the proposals.

Even if you have written already, please write again saying that the revised proposals change nothing. Otherwise your objection may not count.

Level of objection around Clapham Junction station:



Your decision: the case for no towers!

It appears that certain members of the Council envisage a new heart for Battersea centred around 'iconic' towers. We disagree. Here are some comments from e-mails received so far:

This is Battersea, not New York. We are a fairly homogenous community of low-rise, mostly brick-built and frequently Victorian or Edwardian buildings.

*Yet Metro wishes to inflict two monstrosities on us, bang in the centre of Battersea, that at 42 stories are roughly twice the height of the tallest Winstanley tower. They are also to be covered in stainless steel blue and yellow cladding which will make them stand out even more - if that's possible. Even in the developers' own flatteringly constructed mock-ups, these towers look hideous, overpowering and totally out of keeping with their surroundings. Cutting them down a few floors - a favourite developer's trick - is not an option. At 21 floors they'd still be an eyesore. **No towers. Period.***

[...] With the cafés, bars and small shops around Battersea Rise, Northcote Road and St John's Hill, and Clapham Common nearby we have a village feeling, and you do encounter local friends in the street. It is a comfortable, human-scale place to be - and a Conservation Area. Those alien towers overshadow everything, with no way to avoid seeing them.

[...] The scheme completely fails to take an unmissable opportunity to take full advantage of the site location [as a well-linked centre for business and employment]. I object on grounds that the scheme will fail to maximise the regeneration potential of the town and in doing so represents an irreversible blight on this opportunity.

[...] Residents have been sent questionnaires asking for views on the improvements needed at the station. I do not recall one asking for confirmation of agreement to a 42 storey tower. It is therefore misleading to state that there has been meaningful consultation

Wednesday 20 May 2009

Planning Decision on the Clapham Junction planning proposal.

Everybody's welcome: for the community, for the future of Clapham Junction, and to preserve the attractiveness of living in a high quality neighbourhood, **please come along. Battersea needs you!**

Venue: Wandsworth Borough Council, The Town Hall, Wandsworth High Street, London SW18 2PU

Time: 7.30pm (we advise you to come earlier, possibly 7-7.15pm)

It is not too late to let the Council know your views again!

e-mail to:

Council: Planning Application/Mark Hunter [Ref: 2008/4488]
planningapplications@wandsworth.gov.uk

Battersea MP: martinlintonmp@parliament.uk

or write to:

Planning Service – Technical Services Department
Town Hall, Wandsworth High Street
London SW18 2PU

Regular news on the campaign: <http://towerscj.wordpress.com>