

Vauxhall, Nine Elms and Battersea offers mixed-use urban development on an unprecedented scale in Central London, opening up new public spaces and creating diverse opportunities for people to make their home, build their business or enjoy the best of London's shopping, entertainment and culture.

Stretching across the two central London boroughs of Lambeth and Wandsworth and strategically positioned on the River Thames opposite Westminster, 25,000 new post-construction jobs and up to 20,000 new homes are transforming this dynamic district which is becoming a magnet for growth.

Already open for business, the district offers over 6.5m sq ft of commercial space and high quality locations to accommodate new and existing businesses in the heart of London's Central Activities Zone - one of the most productive commercial areas in the world. With access to London's highly skilled workforce and a package of transport investment including two new Tube stations, Thames riverboat piers,

new pedestrian and cycle routes and road improvements, this growing neighbourhood is connected and accessible.

A vibrant cultural agenda which celebrates the area's rich history and heritage, is securing Vauxhall, Nine Elms and Battersea on the capital's arts map. A year round programme of events, exhibitions and installations from British and internationally renowned artists is attracting and engaging visitors and residents alike.

Home to iconic buildings, innovative enterprise and with a real vitality throughout the day and night, Vauxhall, Nine Elms and Battersea are at the heart of the story of the world's greatest city.



Presented by
Wandsworth Council & Lambeth Council

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Vauxhall & Nine Elms

A dynamic living and working district in the heart of London

Vauxhall & Nine Elms

Development map



Complete

- 06 Embassy Gardens Phase 3 – One Embassy Gardens
- 07 US Embassy
- 09 Embassy Gardens – Phase 2
- 10 The Residence
- 14 Embassy Gardens – Phase 1
- 18a New Covent Garden Market – Temporary Flower Market
- 20b New Covent Garden Market – Food Exchange and IDU
- 24 Battersea Exchange
- 27 Nine Elms Point
- 28 Wendle Court
- 29 Sky Gardens
- 31 Keybridge
- 33 Vista
- 36a Battersea Power Station – Phase 1
- 36b Battersea Power Station – Phase 2
- 43 Riverlight
- 47 St George Wharf
- 49 South Lambeth Place
- 54 Aykon
- 56 Urbanest Vauxhall
- 57a Atlas
- 57b Rudolf Place
- 61a Spring Mews – Phase 1
- 61b Spring Mews – Phase 2
- 62 Merano Residences
- 63 The Dumont
- 64 The Corniche
- 66 10 Albert Embankment
- 67 81 Black Prince Road
- 75 Chelsea Bridge Wharf
- 76 Tintagel House
- 77 Mount Carmel

Under construction

- 01 One Nine Elms
- 02 One Thames City
- 11 Lexington Gardens
- 15a Nine Elms Park – Plot A
- 15b Nine Elms Park – Plot B
- 15c Nine Elms Park – Plot D
- 17a Nine Elms Park – Plot C1
- 17c Nine Elms Park – Plot E
- 17d Nine Elms Park – Plot F
- 17e Nine Elms Park – Plot G

- 19 New Covent Garden Market – Apex site
- 20a New Covent Garden Market – Market Site
- 23 Battersea Power Station – Phase 4a
- 34 Prince of Wales Drive
- 35& Battersea Power Station Phase 3
- 36c – Prospect Place & Battersea Roof Gardens; Electric Boulevard and Koa; and The Flower and Prospect Place
- 38, 46 & 58 Thames Tideway Tunnel site ★
- 55 Vauxhall Square
- 73 Palace View
- 74 Palmerston Court
- 78 London South Bank Technical College
- 79 The Patmore Centre

Application approved

- 05 Embassy Gardens – Phase 3
- 17b Nine Elms Park – Plot C2
- 18b New Covent Garden Market – Entrance site
- 21 BMW Garage
- 22 Booker
- 25 New Covent Garden Market – Thessaly Road site
- 26 Nine Elms Overstation Development
- 30 Grand South (12–20 Wyvil Road)
- 36d Battersea Power Station – Phase 6
- 36e Battersea Power Station – Phase 4
- 37 Battersea Power Station – Cringle Dock
- 39 Battersea Power Station – Phase 5
- 41 Battersea Power Station – Phase 7
- 42 Battersea Power Station – Phase 5
- 60 36–46 Albert Embankment
- 72 Westminster Tower
- 81 Dominvs site

Pre-development

- 12 Metropolitan Police Warehouse
- 50 Vauxhall Cross/Island site
- 70 London Fire Brigade HQ
- 80 6–10 Ingate Place

Open spaces

Strategic links

Roads

Railway Lines

Completed

Site No.	Site and Phase	Use Class	Floor Space (m ²)	Finish Date
6	Embassy Gardens Phase 3 – One Embassy Gardens	B1	17,637	Complete
7	US Embassy	B1	51,350	Complete
9	Embassy Gardens – Phase 2	A1–A5	1,120	Complete
		B1	1,718	
		D1	750	
10	The Residence	A1–A5	1,014	Complete
		B1	338	
		D1–D2	1,122	
14	Embassy Gardens – Phase 1	A1–A5	4,412	Complete
		B1–D2	1,497	
18a	New Covent Garden Market – Temporary Flower Market	Sui Generis	5,574	Complete
20b	New Covent Garden Market – Food Exchange and IDU	B1, Sui Generis	9,886	Complete
24	Battersea Exchange	A1–A3, B1, D1	6,992	Complete
27	Nine Elms Point	A1	13,624	Complete
		B1	1,075	
29	Sky Gardens	B1	2,219	Complete
31	Keybridge	A1	789	Complete
		B1	3,517	
		TBC	4,505	
33	Vista	A1–A3, B1	1,100	Complete
34	Prince of Wales Drive – Phase 1	A1	1,097	Complete
		A3	310	
		B1	3,016	
36a	Battersea Power Station Phase 1 – Circus West Village	A1–A2	1,964	Complete
		A3–A5	3,261	
		B1	2,822	
		D1–D2	1,615	
36b	Battersea Power Station Phase 2 – Battersea Power Station	A1–A5	41,158	Complete
		B1	61,154	
		D1–D2	4,725	
		Sui Generis	5,798	
43	Riverlight	A1–A4, B1, D1	2,192	Complete
54	Aykon	A1	1,043	Complete
		B1	6,023	
57a	Atlas	D2 Leisure	1,831	Complete
		Student Accom...	19,459	
57b	Rudolf Place	B1	3,583	Complete
		D2 Leisure	435	
		Student Accom...	26,678	
61a	Spring Mews – Phase 1	B1, C1, C2	18,000	Complete
61b	Spring Mews – Phase 2	B1, C2/C3	2,414	Complete
62	Merano Residences	A3–A5	116	Complete
		B1	686	

(Continued)

Site No.	Site and Phase	Use Class	Floor Space (m ²)	Finish Date
63	The Dumont	A3–A5	367	Complete
		B1	765	
64	The Corniche	A3–A5	440	Complete
		B1	1,016	
66	10 Albert Embankment	A3–A5	TBC	Complete
		D2	1,678	
67	81 Black Prince Road	B1	1,770	Complete
		B1	994	
73	Palace View	A1, A2, B1,	711	Complete
76	Tintagel House	A1	28	Complete
		A3	154	
		B1	805	

Completing 2022 and beyond

Site No.	Site and Phase	Use Class	Floor Space (m ²)	Finish Date
1	One Nine Elms	A1–A3	437	2023
		C1	22,783	
2	One Thames City	A1	1,758	TBC
		B1	11,423	
5	Embassy Gardens - Phase 3	E	859	TBC
11	Lexington Gardens	A1–A5	369	TBC
		B1	123	
		D1	433	
15a	Nine Elms Park – Plot A	A1–A5	7,213	TBC
		D1–D2	2,886	
		E	21,446	
15b	Nine Elms Park – Plot B	A1–A5	190	TBC
		D1–D2	381	
15c	Nine Elms Park – Plot D	D1–D2	320	TBC
17a	Nine Elms Park – Plot C1	D1	6000	TBC
17b	Nine Elms Park – Plot C2	A1–A5	840	TBC
		D1–D2	334	
17d	Nine Elms Park – Plot F	A1–A5	225	TBC
		D1–D2	88	
17e	Nine Elms Park – Plot G	A1–A5	320	TBC
		D1–D2	130	
18b	New Covent Garden Market - Entrance Site	A1–A5	438	TBC
		B1a	158	
19	New Covent Garden Market – Apex site	A1–A5	3,924	TBC
		B1	1,042	
20a	New Covent Garden Market – Market Site	Sui Generis	47,134	TBC

(Continued)

Site No.	Site and Phase	Use Class	Floor Space (m ²)	Finish Date
23	Battersea Power Station Phase 4a – New Mansion Square	B1	952	2022–23
		D1–D2	1,847	
		A1, A3, B1	312	
		B1, D1	153	
26	Nine Elms Overstation development	C3	39,695	TBC
		A1/A2/A3/A4/D1	108	
34	Prince of Wales Drive – Phase 2	A2, A3	924	TBC
		B1, D1	1,754	
34	Prince of Wales Drive – Phase 3	B1	1,213	2024
35 & 36c	Battersea Power Station Phase 3 – Prospect Place & Battersea Roof Gardens; Electric Boulevard and Koa; and The Flower and Prospect Place	A1–A2	22,874	2022-28
		A3–A5	4,768	
		B1	22,874	
		C1	10,750	
		D1–D2	5,598	
36d	Battersea Power Station – Phase 6	A3–A5	1,797	2023
		B1	47,596	
		C1	9,872	
		D1–D2	3,155	
36e	Battersea Power Station – Phase 4	A1–A2	6,682	2030
		A3–A5	577	
		B1	39,791	
		D1–D2	3,297	
39	Battersea Power Station – Phase 5	D1–D2	1,565	2032
41	Battersea Power Station – Phase 7	A3–A5	852	2032
50	Vauxhall Cross/Island site	B1a	19,695	TBC
		C1	45,940	
		C2	26,337	
		A1/A2/A3/A4/D1	687	
55	Vauxhall Square	A1–A5	3,697	2020–23
		B1	32,820	
		C1	6,952	
70	London Fire Brigade Headquarters	A1	696	TBC
		B1	8,554	
72	Westminster Tower	B1	1,440	2023
74	Palmerston Court	A1–A4	1,088	TBC
		B1	5,138	
		Sui Generis	390	
78	London South Bank Technical College	D1	25,000	TBC
		B1	4,570	
		C2	8,321	
80	6–10 Ingate Place	B1	11,039	TBC
81	Dominvs site	C1	27,521	TBC
		A3	1,220	

Floor space figures taken from planning consents.

Vauxhall & Nine Elms

Commercial map



Spatial distribution by use class

- | | |
|---|---|
| Retail (A1-A2, E) | Flexible retail |
| Office (B1, E) | Leisure/student accommodation (D2, Sui generis) |
| Food & drink (A3-A5, E, Sui generis) | Residential |
| Hotel (C1) | Wholesale |
| Learning and Non-residential institutions (D1, E, F1) | Thames Tideway Tunnel |
| Flexible commercial | |