

WANDSWORTH

DRAFT LOCAL PLAN

Clapham Junction Area Strategy

including York Road & Winstanley Regeneration Area



Wandsworth Council are in the process of completely updating the borough's Local Plan. The Plan sets out a strategic vision and objectives to guide the next 15 years of development in the borough (2023-2038), ensuring that growth and renewal happens in a sustainable and co-ordinated way.

The new Local Plan will shape and guide decisions on the location, amount and type of development the borough requires to meet local needs. This includes buildings and how they're used, as well as supporting infrastructure and accessibility. The Local Plan is the most important document used to determine planning applications.



Area Strategies - a place-based approach

Wandsworth's draft new Local Plan places a greater emphasis on how places are designed. Area strategies have been developed to guide the growth of different parts of the borough in a sensitive and tailored way. Each area strategy is based on an integrated approach which combines three themes:

- **People First:** Prioritising people to create more sustainable, sociable and healthier communities that maximise wellbeing and quality of life. A people first approach allows meaningful choices in how people travel, the housing they can access, the way they work, for play and across all aspects of day-to-day life.
- **Placemaking:** Recognises that buildings, roads, parks and spaces all blend to create something called 'place'. This must be managed to mitigate climate change, support nature, value heritage, manage traffic and secure resilience. It is through the combination of management and design that place identity is established.
- **Smart Growth:** Concentrates on managing development to deliver economic, social and environmental outcomes. It supports a vibrant local economy that creates jobs and opportunity, and emphasises the provision of inclusive, affordable housing. Smart Growth promotes developments that are fit for purpose, responsive to the local context, and which recognise that mixed use supports sustainable places.

Have your say on the development of the borough up to the year 2038 - take part in the public consultation to shape Wandsworth's draft Local Plan until 1 March 2021.

For details please visit:

[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



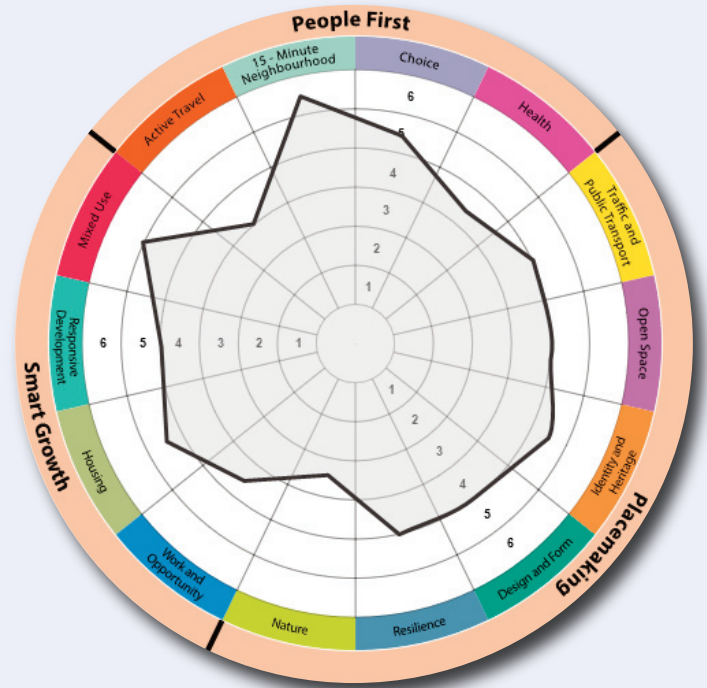
An Area Strategy for Clapham Junction and York Road & Winstanley Regeneration Area

Area Performance

Area performance considers the 14 elements that make up the People First, Placemaking and Smart Growth criteria to provide a simple framework to help guide placemaking objectives as set out in the Area Strategies of the Plan. There's no *right* outcome for area performance as each place is unique. However, it allows you to think about the 14 elements of a place and the complex issues within places, allowing local people, decision-makers and others a common platform to assess needs and potential. The 14 elements are highlighted in the diagram and explained further in the draft Local Plan.

Clapham Junction town centre performs well with regard to our Placemaking criteria. There is the opportunity to better accommodate the needs of nature, and the mitigation of climate change presents challenges. With regard to People First, the area performs well with good accessibility to services and amenities. This can be enhanced through support for walking and cycling, which will bring health benefits. For Smart Growth, there are opportunities to better support local jobs for residents through responsive, mixed use development.

To find out more about the Clapham Junction Area Strategy, the place performance criteria and definitions please see section 6 of the draft Local Plan.



See page 114 of the draft Local Plan.

Character and Opportunity

Clapham Junction town centre, framed by the two main crossroads of St. John's Hill/St. Johns Road and Northcote Road/Battersea Rise, is at the heart of this Area Strategy. The centre rapidly developed after the opening of the railways in the mid-19th century, growing into a key commercial and cultural destination. Today, it has a bustling and active character.



The character of the area is derived from its Victorian and Edwardian townscape, as exemplified by the terraced shops along St John's Road, St John's Hill and Lavender Hill, which remain the centre's focus for retail. There are a number of cherished landmark buildings, including the Arding & Hobbs building and the octagonal cupola that provide a strong sense of place and contribute distinctive character.

Northcote Road is a distinctive street with a fine grain Victorian built form which, together with the shops and cafés/restaurants, produce a townscape of high quality.

While it enabled the town's growth, the railway presents a major physical barrier which confines the centre largely to its south; fragmenting the area. This is exacerbated by the poor quality appearance and layout of the development around Falcon Lane. In the centre, many of the upper floors suffer from neglect, with some inappropriate shop front alterations. These detract from the sense of place, creating the need for a strategy that will improve this. There is an opportunity to strengthen the overall character by providing new developments of high quality.

Clapham Junction Station is one of Europe's busiest rail interchanges. Parts of it are safeguarded as a Crossrail 2 station site. The council recognises the opportunity to deliver improvements and to bring forward residential and commercial development as part of the rationalisation of surrounding land.

Despite its excellent public transport connections, the area suffers from significant through-traffic, especially east-west on the Lavender Hill - St John's Hill and Battersea Rise corridors. There are a lack of foot/cycle connections within the centre, and to adjacent locations, such as the Thames riverside and to the Winstanley and York Road Estates.



The Winstanley and York Road Regeneration Area will deliver up to 2,550 new homes supported by a new park and a leisure centre. This Area Strategy supports the masterplan for the area.



Vision

- Develop a 21st century urban heart focussed on an improved transport interchange at and around Clapham Junction that delivers homes, offices and an enhanced cultural, leisure and entertainment offer.
- Provide social and community uses as part of new development that meet the needs of the local community.
- Realise the master planned regeneration for York Road/Winstanley to deliver housing (including affordable housing) and improved community facilities.
- Provide inclusive and connected public realm/open space and urban greening for Clapham Junction town centre that puts people first.



Anchor for Change - Clapham Junction Transport Interchange



The redevelopment of Clapham Junction station capitalises on the area's excellent connectivity to catalyse growth and renewal focusing on delivering new homes and creating jobs. This allows for the development of Clapham Junction to incorporate successful placemaking outcomes that can contribute to addressing the wider challenges around housing, employment and resilience. This highly accessible area can accommodate higher density and promote connectivity. The development opportunities offer the prospect for an inclusive public realm and open space provision to reinforce connectivity, support wellbeing and contribute to quality of life.

The Council will work with Network Rail and Transport for London (TfL) to prepare a vision for Clapham Junction Station. This will improve its role as a major rail and public transport interchange, capitalise on the development potential of the station, and better integrate and connect it with the town centre and York Road/Winstanley, respectively.

Clapham Junction and York Road/Winstanley Area Priorities

People First

- Adopt the masterplan for York Road/Winstanley Regeneration Area.
- Improve the cycle route connection running north-south to link with Cycle Superhighway 8 on the Battersea Park Road-York Road corridor, and east-west by improving cycle infrastructure on Lavender Hill-St John's Hill.
- Create more space for pedestrians, particularly on St John's Road and Northcote Road.
- Cultural, creative and arts uses will be safeguarded and encouraged through supporting change of use in the town centre, particularly outside core shopping areas.
- Development proposals at growth locations will need to provide flexibility to accommodate community facilities related to health and schooling.

Placemaking

- Promote mixed use with an emphasis on residential, commercial development and town centre uses.
- Ensure public transport interchange is facilitated and promoted.
- Incorporate heritage buildings into development proposals to enhance their contribution to place identity.
- Ensure new infrastructure takes advantage of district heating, sustainable urban drainage and improves digital connectivity.
- Promote the development of a new public square and entrance to Clapham Junction Station, and a series of pocket parks/parklets within the town centre.
- Take action to reduce the impact of through-traffic in and around the town centre, particularly on and adjacent to Northcote Road.

Smart Growth

- Winstanley and York Road regeneration will deliver up to 2,550 homes.
- Deliver up to 2,550 homes as part of the Winstanley and York Road regeneration, and promote additional growth at locations adjacent to Clapham Junction Station and at Falcon Lane.
- Support proposals that protect and enhance Clapham Junction's existing retail provision.
- New office provision will be supported as part of the mixed use redevelopment of growth sites associated with Clapham Junction Station, including the provision of affordable workspace.

Clapham Junction Area Strategy Map



Public realm and active travel

- Suggested location for new public open space
- Proposed new public open space
- Existing route
- Suggested/ proposed new route
- Active travel enhancement
- Cycle Superhighway
- Suggested public realm improvement
- Suggested building frontage
- Proposed new building frontage
- Proposed active frontage
- Improved pedestrian environment under bridge
- Valued view and vista

Growth location

- Site Allocation Boundary
- ① ASDA, LIDL and Boots sites, Falcon Lane, SW11 (Ref: CJ1)
- ② Clapham Junction Station Approach, SW11 (Ref: CJ2)
- ③ Land on the corner of Grant Road and Falcon Road, SW11 (Ref: CJ3)
- ④ Land at Clapham Junction station, SW11 (Ref: CJ4)
- ⑤ Winstanley / York Road Regeneration Area, SW11 (Ref: CJ5)
- Main shopping area
- Northcote Road (Specialist retail and evening economy)
- Development phasing

Transport infrastructure

- Clapham Junction Railway Station
- Crossrail 2 safeguarding area
- Crossrail 2 Area of Surface Interest

Background information

- Metropolitan Open Land
- Other open space
- Clapham Junction Town Centre

How can you help?

The council is inviting comments from all kinds of local stakeholders, residents, businesses, community and amenity groups, landowners and developers.

As a local expert, we are particularly interested in hearing your thoughts on the Area Strategy for Clapham Junction.

To participate, visit [wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



What happens next?



The council will review all of the feedback submitted as part of the consultation, and this will help to inform a revised version of the draft Local Plan (known as the 'Publication' version). There will then be a further opportunity to provide comments on that version of the Local Plan, which is expected to be held in the autumn of 2021.

Timetable

1. **Monday 1 March 2021** - Public Consultation on the 'Pre-publication' Draft Local Plan (the current version) ends.
2. **Spring/Summer 2021** - The council analyse and consider the responses from the consultation, which are used to inform a revised 'Publication' Draft Local Plan.
3. **Autumn 2021** - Further public consultation on the 'Publication' Draft Local Plan.
4. **Spring 2022** - The Publication Draft Local Plan and representations received in the consultation are submitted to the Secretary of State, who appoints an independent Planning Inspector to examine the Plan for 'soundness'.
5. **Summer / Autumn 2023** - If the Inspector is satisfied with the new Local Plan, it is adopted by the council and comes into force.

See the full plan and comment online:
[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)

