

WANDSWORTH

DRAFT LOCAL PLAN

Wandsworth Town Area Strategy



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)



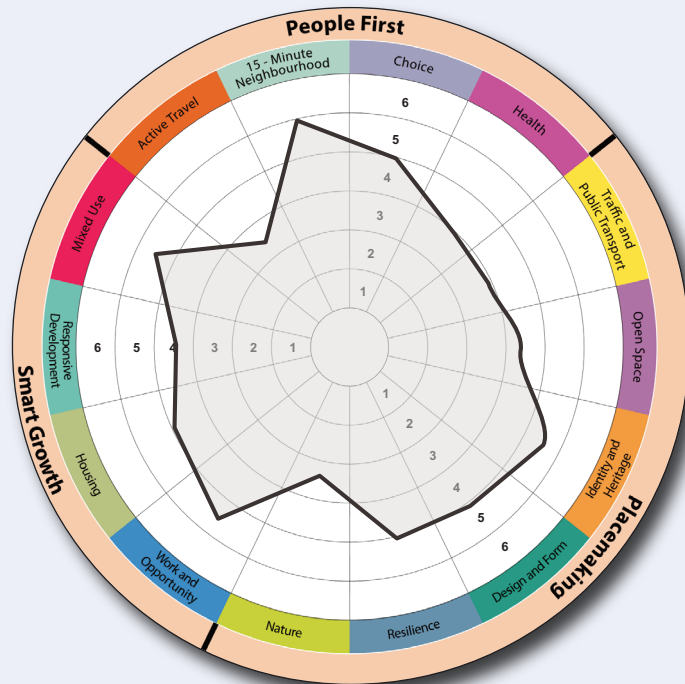
An Area Strategy for Wandsworth Town

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.

Wandsworth Town performs well against our criteria for 'Placemaking'. Access to health and services (15-minute neighbourhood) and access to Work and Opportunity (Smart Growth) score well. However, choice can be limited in relation to housing and active travel requires improvements. Opportunities lie in Smart Growth where local jobs for residents are important through mixed use development. As Wandsworth Town covers a wide area there is varied character and the issues identified around traffic, health and open space are to be expected.

To find out more about the Wandsworth Area Strategy, the place performance criteria and definitions please see section 4 of the draft Local Plan.



See page 51 of the draft Local Plan.

Character and Opportunity



The Town Hall and nearby South Thames College mark the transition from East Hill to the High Street. Book House/Mount Nod triangle on East Hill and St Thomas's Church (grade II listed) on West Hill form gateway markers to the town (and the Wandsworth Town Conservation Area). Other historic landmarks include All Saints Church and Church Row, the Brewer's Inn, with its distinctive turret, and the Spread Eagle public house.

The Southside Shopping Centre and the associated residential tower blocks form a distinctive feature to the northern end of Garratt Lane and its junction with Wandsworth High Street.

Wandsworth Town has a rich townscape and a distinctive and varied character that reflects the area's position as the centre of civic life

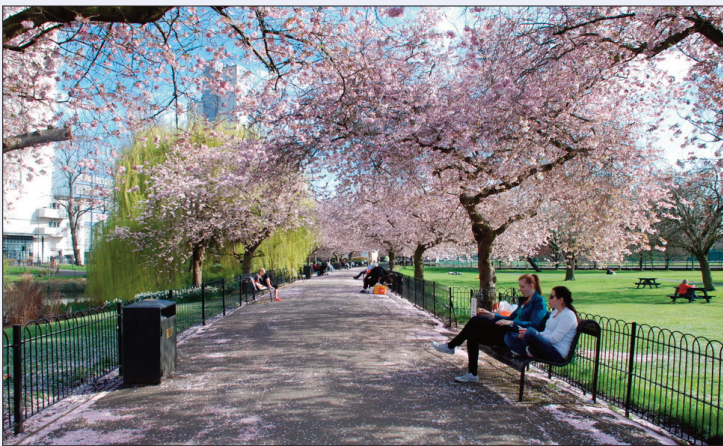
The area has many heritage buildings including Church Row, Ram Brewery, those in the Putney Bridge Road area, the Arts and Crafts group in Oakhill Road, and Wandsworth Bus Garage. The Ram Brewery complex, with its distinctive chimney, serves as a prominent feature, as do the civic buildings of Wandsworth Town Hall.





Old York Road forms a 'mini high street' with its parade of shops and restaurants creating a lively street scene with a distinctive and pedestrian-friendly character

Roads and rail have shaped the area's character. This includes the ancient main road (the current A3), alongside the historic road layout. The Waterloo to Reading railway line, which is elevated above railway arches, bisects the area from east to west. This and the Wandsworth Gyratory road system form physical barriers that discourage active travel and restrict connectivity. The proposals to reconfigure the Wandsworth Gyratory provide a real opportunity to support ambitions for positive placemaking.



Vision

- Maximise the opportunities to enable people to live and work in the area through mixed use developments.
- Provide an inclusive, connected and enhanced public realm that puts people first. This should deliver enhancements to the pedestrian environment, building on the benefits that the changes to the Wandsworth Gyratory could offer.
- Create a safe and coherent pedestrian and cycling network.
- Deliver improvements to the River Wandle and Bell Lane Creek to support the health and wellbeing of residents and to enhance local biodiversity.
- Support town centre vitality and viability by enhancing the role of Southside and embracing redevelopment opportunities, especially which improve the connectivity of Wandsworth Town Hall and provide modern office facilities.
- Enhance and celebrate local heritage.
- Support responsiveness and resilience by using urban spaces flexibly.

The River Thames creates a sense of openness. The development of the Wandsworth Riverside Quarter has created a place which has supported greater public access. The River Wandle, running north to south, is also a contributor to the local character, but is underutilised as an asset.



The industrial role of the Thames is also present in the contemporary landscape, with two protected wharves. To the north of the town centre lies the Wandle Delta, which currently forms an extensive industrial hinterland. Development should respect this heritage, while creating modern opportunities for employment.

King George's Park lies to the south west of the town centre and forms a significant asset which extends southward toward Earlsfield. The town centre is also served by the Garratt Lane Old Burial Ground which is located opposite Southside and links to St Ann's Hill, providing an important green lung within the town centre. Large parts of the area benefit from good access to public transport; it is served by Wandsworth Town Rail Station, as well as being easily accessible to East Putney and Clapham Junction Stations, as well as a number of bus routes, which offer access to a wide range of destinations across London. There are a number of existing local and strategic cycle routes that cross the area. However, these are currently fragmented and do not form a cohesive network.



Anchor for Change - Changes to the Wandsworth Gyratory



Proposals for East Hill, before and after (TfL)



The TfL proposals for the Wandsworth Gyratory, including its associated public realm improvements, provide an anchor for change. Its implementation will provide a range of benefits including:

- Removing the dominance of vehicles providing the opportunity to create a more 'people' friendly environment including between the Ram Quarter and Southside, and along Wandsworth High Street and East Hill.
- Providing new opportunities for safe crossing points allowing for better pedestrian and cycle links.
- Significant improvement to the public realm at key locations supporting enhancement to historic character and place attractiveness.
- A healthier environment through improvements to air quality.
- Improvements in accessibility for all.

The council has a strong ambition to secure delivery, recognising the wider placemaking, economic regeneration and health benefits that the scheme will provide. To this end, the council has committed to partially fund the scheme and will continue to work with TfL.



Wandsworth Town Area priorities

People First

- Implementation of the Wandsworth Gyratory scheme and its supporting public realm improvements.
- Promote the development of a new public square and pedestrian access routes within Wandsworth Town Hall proposals.
- Promote pocket and linear parks and more natural green spaces along the River Wandle and Bell Lane Creek.
- Improve connectivity and permeability for pedestrians and cyclists.
- Safeguard cultural, creative and arts uses and encourage these within the town centre.
- New development proposals will contribute towards providing jobs, training and apprenticeship places.
- Development proposals at growth locations will need to provide flexibility to accommodate community facilities related to health and education.

Placemaking

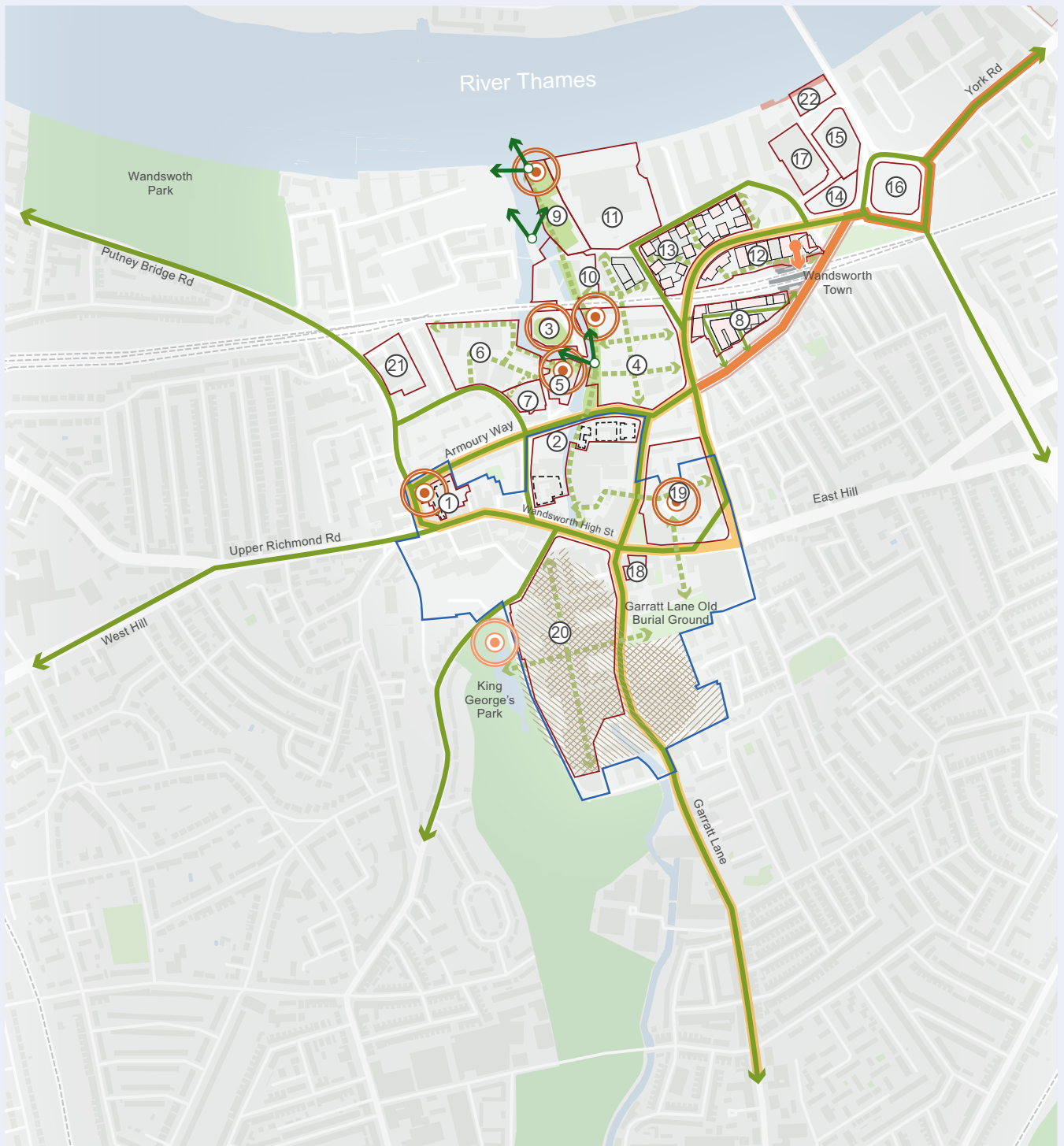
- Support mixed use development with an emphasis on residential and commercial uses that can provide services and amenities locally to reduce unnecessary journeys.
- Enhance local heritage.
- Incorporate green features into new developments.
- Development proposals within the Wandle Delta should create opportunities to embrace the Wandsworth Gyratory proposals in terms of connectivity, in particular linking the town centre with the Delta.
- The next stages in the Ram Quarter redevelopment should continue enhancement of the River Wandle, acting as a catalyst for further regeneration and improved connectivity.
- Development proposals should provide opportunities to reveal the River Wandle.
- Development proposals for Wandsworth Town Hall should enhance the setting of the Town Hall and provide pedestrian routes connecting Fairfield Street and the Ram Brewery.

- Development proposals for Southside should support the creation of greater links between King George's Park and Garratt Lane, as well as improving its relationship with the public realm.
- The council supports the provision of enhanced public realm or parklet provision within the town centre on private plots.
- Increase the quantity of street trees along Armoury Way, Swandon Way and Garratt Lane.
- Proposals to reinstate traditional shop fronts, particularly along Wandsworth High Street, will be supported.

Smart Growth

- Provide at least 4,199 homes between 2023 and 2038, in addition to those already completed and those which will be completed prior to 2023.
- Proposals for larger format retail and leisure should be prioritised in Southside. Smaller-scale retail should be focused on Wandsworth High Street and Old York Road.
- Growth locations will deliver new flexible economic floorspace, including affordable workspace.
- New development should connect to a future district heating network and development at growth locations should include sustainable urban drainage.

Wandsworth Town Area Strategy Map



Public realm and active travel

- Suggested location for new public open space
- Open space enhancement
- 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
- Valued view and vista
- Main shopping area

Transport infrastructure

- Wandsworth Town Station
- Potential access improvements to Wandsworth Town Station

Growth location

- Site Allocation Boundary
- ① Chelsea Cars and KwikFit, Armory Way, SW18 (Ref: WT1)
- ② Ram Brewery/Capital Studios/Former Dexion/Duval site, Ram Street/Armory Way, Wandsworth, SW18 (Ref: WT2)
- ③ Causeway Island including land to the east, SW18 (Ref: WT3)
- ④ Hunts Trucks, adjoining sites including Gasholder, Armory Way, SW18 (Ref: WT4)
- ⑤ Keltbray site, Wentworth House and adjacent land at Dormay Street, SW18 (Ref: WT5)
- ⑥ Frogmore Depot, Dormay Street, SW18 (Ref: WT6)
- ⑦ Panorama Antennas, 61 Frogmore, SW18 (Ref: WT7)
- ⑧ Ferrier Street Industrial Estate, Ferrier Street, SW18 (Ref: WT8)
- ⑨ Feather's Wharf, The Causeway, SW18 (Ref: WT9)
- ⑩ Land at the Causeway, SW18 (Ref: WT10)
- ⑪ Western Riverside Waste Transfer Station, SW18 (Ref: WT11) (Safeguarded Wharf)
- ⑫ Homebase, Swandon Way, SW18 (Ref: WT12)
- ⑬ B&Q, Smugglers Way, SW18 (Ref: WT13)

- ⑭ McDonalds, Swandon Way, SW18 (Ref: WT14)
- ⑮ Mercedes Benz and Bemco, Bridgend Road, SW18 (Ref: WT15)
- ⑯ Wandsworth Bridge Roundabout, SW18 (Ref: WT16)
- ⑰ Wandsworth Bus Garage, Jews Row, SW18 (Ref: WT17)
- ⑱ 65-71 Wandsworth High Street incl. Spread Eagle Public House; Wandsworth High Street and 5 Garratt Lane, SW18 (Ref: WT18)
- ⑲ Wandsworth Town Hall, Wandsworth High Street, SW18 (Ref: WT19)
- ⑳ Southside Shopping Centre, Wandsworth High Street, SW18 (Ref: WT20)
- ㉑ 70 - 90 Putney Bridge Road and 1-2 Adelaide Road, SW18 (Ref: WT21)
- ㉒ Pier Wharf, SW18 (Ref: WT22) (Safeguarded Wharf)

Background information

- Metropolitan Open Land
- Other open space
- Wandsworth 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 Wandsworth

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)

