

WANDSWORTH

Site Allocations Methodology Paper

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1. Introduction and Purpose

Purpose

1. This paper:
 - Sets out the methodology for determining site allocations for the Wandsworth Local Plan.
 - Presents the assessment of proposed site allocations and establishes an appropriate list.
 - Determines the appropriateness for site allocation of proposals presented through Regulation 18 consultation on the Wandsworth Local Plan.

Local Plan and Site Allocations' Role

2. The sites identified as site allocations will play a key role in delivering Wandsworth's Local Plan. Consistent with the National Planning Policy Framework (NPPF), the site allocations will help to meet the borough's identified development needs alongside the infrastructure required to support growth, renewal and regeneration. Site allocations bring increased certainty about what development needs come forward on different sites.
3. Site allocations are key opportunity sites that particularly benefit from site-specific policy (in addition to borough-wide policy) to promote investment, optimise capacity and secure the best development outcome. Site allocations require additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met. The guidance builds on the design policies in the Local Plan and the place based policies to help sites achieve their potential. The development considerations and design principles should be considered at the outset of a development proposal and should guide the whole process of development. Importantly, other sites, that are not allocated, will continue be guided by the development plan and its policies.
4. The Wandsworth Local Plan identifies priority areas where growth, renewal and regeneration will be accommodated. Area Strategies are presented that include the majority of site allocations. The Area Strategies are:
 - Wandsworth Town (including the Wandle Delta Area)
 - Nine Elms
 - Clapham Junction and York Road/Winstanley Regeneration Area
 - Putney
 - Tooting
 - Roehampton and Alton Estate Regeneration Area
 - Balham

In addition, covering broader areas, Area Strategies have also been prepared for:

- Wandsworth's Riverside
 - Wandle Valley
5. Each Area Strategy includes a policy setting out the key considerations and requirements for site allocations. Site Allocations are also identified outside of the Area Strategies. These are considered likely to make a significant contribution towards meeting the borough's development needs.

Addressing Priorities

6. Paragraph 11 of the NPPF requires plans to apply a presumption in favour of sustainable development through seeking “opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change.” The site allocations set out the land uses that the Council deems necessary to meet Wandsworth’s development needs. Development considerations and design requirements are established for each allocation. Policy SDS1 - Spatial Development Strategy 2023 - 2038 - establishes that the Local Plan will promote growth to deliver the Council’s vision by directing new development including new homes, shops, economic activity, facilities, services and infrastructure to site allocations¹ that will accommodate development whilst protecting and enhancing the existing neighbourhood character of the area.
7. Further, Policy PM1 - Area Strategy and Site Allocations Compliance – sets out that development proposals must accord with site allocations and positively address the Placemaking, Smart Growth and People First principles and the detailed requirements and considerations set out.

Identifying Site Allocations

8. As part of the preparation for the Local Plan, a 'Call for Sites' was undertaken from December 2018 to March 2019. This invited individuals, developers, landowners, agents and others to submit details of sites within the borough that may be available for redevelopment over the lifetime of the Local Plan.
9. The 19 responses received were supplemented by a review of the Site Specific Allocations Document 2016 Sites; Local Plan Employment and Industry Document sites; London SHLAA 2017 sites; HELAA 2017 sites; Battersea Design and Technology Quarter Economic Appraisal and Design Framework; Brownfield Land Register and from officers’ knowledge in the course of their development management, planning and regeneration duties. This review included sites which were on the list as they had a planning application attached to them. If they were not also represented on one of the above lists as well, they were not considered as site allocations. 271 sites were identified as having potential as site allocations.
10. The sites were analysed to establish their capacity, availability and deliverability and a decision was taken on inclusion within the draft Local Plan. This is consistent with the National Planning Policy Framework (NPPF) as the proposed site allocations will help to meet the borough’s identified development needs alongside the infrastructure required to support growth.
11. This report explains the methodology used for site allocation selection providing a justification for inclusion of each site.

¹ As well as Wandle Delta, Nine Elms and main town centres

2. Assessment Methodology and its Application

11. The first step was to identify those sites that could be defined as large – i.e. over 0.25ha or with a capacity to deliver 10 or more houses. Generally, sites less than 0.25ha were discounted; unless the site was within a master planned area (eg. Nine Elms, Wandle Delta) or presents a particular opportunity for intensification. Smaller sites that would particularly benefit from site-specific policy to promote investment, optimise capacity and/or secure the best development outcome were retained. This included sites that were part of a public sector estates strategy (e.g. NHS) to secure community infrastructure. Further, small sites that required additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met were also allocated. Locations identified as Metropolitan Open Land (MOL) and/or Sites of Importance to Nature Conservation (SINC) were also not included for site allocation. The first step related to site area removed 102 sites.
12. Six smaller sites retained were:

Site	Size	Justification
65-71 Wandsworth High Street incl. Spread Eagle Public House; Wandsworth High Street and 5 Garratt Lane	0.144ha	Prominent location (including Grade II listed building) that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification.
Middle Wharf, Nine Elms	0.08ha	Location that would benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met whilst safeguarding the wharf's functionality.
50-56 Tooting High Street, Tooting	0.183ha	Prominent location that would benefit from site-specific policy to promote investment, optimise capacity and secure the best development outcome with a particular opportunity for intensification. Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met.
The Chopper Public House, 58-70 York Road, Battersea	0.08ha	Vacant site that would benefit from site-specific policy to promote and secure the best development outcome as set out in the Lombard Road/York Road Riverside Focal Point Supplementary Planning Guidance (2015). Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met.
Bridge Lane Medical Group Practice, 20 Bridge Lane, Battersea	0.2ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification retaining health services. Part of NHS estate.

Hazel Court, Haydon Way, Battersea	0.2ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification. Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met. Part of NHS estate.
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13. The remaining 169 sites were assessed for location. Sites located within an Opportunity Area; Thames Policy Area; Focal Points of Activity; Town Centre; Regeneration Area or Economic Use Intensification Areas were taken forward.
14. This removed a further 89 sites from consideration. 80 sites were short-listed.
15. Six of the 80 sites were outside the defined areas and were retained for consideration:

Site	Size	Justification
Balham Health Centre, 120 - 124 Bedford Hill, Balham	0.25ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification that retains health services.
259-311 Battersea Park Road, Battersea	0.08ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification whilst retaining retail and community services. Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met
ASDA, Roehampton Vale	0.183ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification that retains retail.
Wandsworth Prison, Heathfield Road	8ha	Prominent location that would benefit from site-specific policy to optimise capacity and secure the best development outcome that retains or expands prison facilities. Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met; particularly around heritage.
Bridge Lane Medical Group Practice, 20 Bridge Lane, Battersea	0.2ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification retaining and expanding health services. Part of NHS estate.

Hazel Court, Haydon Way, Battersea	0.2ha	Location that would benefit from site-specific policy to secure the best development outcome with a particular opportunity for intensification. Also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met. Part of NHS estate.
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15. The 80 short-listed sites were qualitatively assessed with regards to:

- Context - to understand the prevailing urban character (including heritage) to ensure the sites would not be unduly constrained in their development potential. This sensitivity assessment drew upon the Urban Design Study (UDS) and its assessment of the Borough’s capacity for growth; particularly with regard to sensitivity to tall buildings (see Section 4.2 of the UDS).
- Development Capacity - with an understanding of sensitivity combined with probability of change areas (the likelihood of areas coming forward for development) identify sites within zones with higher development capacity (see Section 4.4 of the UDS).

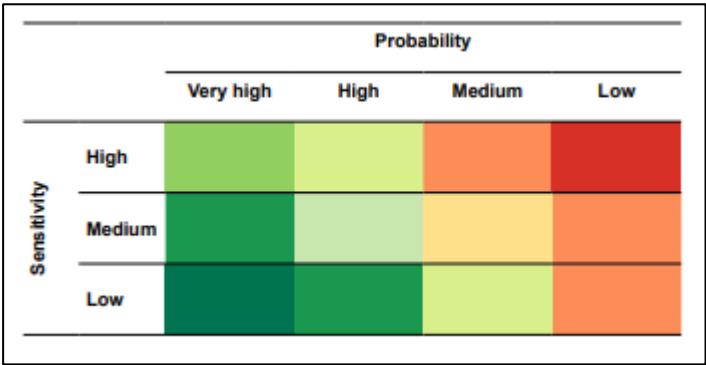


Figure 1 - Development Capacity Matrix

- Potential to address the Sustainability Appraisal (SA) - scoped sustainability objectives; particularly
 - Conserve and where appropriate enhance heritage assets and their settings, and the wider historic environment.
 - Enhance the benefits to all from biodiversity and ecosystem services and establish and retain inter-connected multifunctional green infrastructure.
 - Minimise the generation of waste in accordance with the principals of the resource efficiency hierarchy.
 - Minimise flood risk in the borough and elsewhere and promote the use of SuDS.
 - Provide more housing opportunities for Wandsworth residents and workers.
 - Ensure people have access to essential community services and facilities, including open space.
 - Address Council aspirations within priority neighbourhoods.
 - Protect and improve public health.
 - Encourage the growth of sustainable transport².

² This was reflected in a high PTAL score or through a masterplan/Supplementary Planning Guidance that promoted sustainable travel.

- Reduce the need to travel.
 - Provide employment space to meet the borough's needs.
 - Availability - no legal or ownership impediments to development and/or full planning permission made.
16. Qualitative considerations (presented in Section 3 below) resulted in the identification of 71 site allocations to be included for the Regulation 18 Local Plan consultation. Heritage considerations for each site were considered and (final list of all sites) are set out in a table in Appendix 1.

3. Site Allocations

17. The following provides an overview of the qualitative assessment of the 80 sites. This allows the 71 site allocations and their supporting justification to be clearly presented. Development considerations and design requirements pertaining to these allocations are set out in the Local Plan and proposals will be assessed through the submission of an appropriate planning application. The allocated sites are presented in black font. Rejected sites are presented in red font.

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
WT1	Chelsea Cars and KwikFit, Armoury Way	1.13ha	High	6a	✓	Private, willing	Conservation area setting, greenspace provision, residential potential, workspace intensification, support sustainable travel
WT2	Ram Brewery/Capital Studios/Former Dexion/Duvall site, Ram Street/Armoury Way	1.43ha	High	5	✓	Full planning permission	Continuing mixed use development, conservation area setting, heritage assets, exemplar design, support sustainable travel, greenspace provision, biodiversity enhancement
WT3, WT5, WT6, WT7	Frogmore Cluster (Causeway Island including land to the east; Keltbray site, Wentworth House and adjacent land at Dormay Street; Frogmore Depot, Dormay Street; Panorama Antennas, 61 Frogmore)	4.01ha	Very High	5	✓	WBC, private, willing	Masterplan required, greenspace provision, residential potential, workspace intensification, support sustainable travel; heritage impacts
WT4	Hunts Trucks, adjoining sites including gasholder, Armoury Way	2.81ha	Very High	5	✓	Private, willing	Masterplan required, greenspace provision, residential potential, workspace intensification, support sustainable travel; biodiversity enhancement; recognise constraints of utilities infrastructure

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
WT8	Ferrier Street Cluster (Ferrier Street Industrial Estate, Ferrier Street)	1.9ha	Very High	6a	✓	Full planning permission (part)	Residential potential, workspace intensification, support sustainable travel; conservation area setting
WT9, WT10	Feather's Wharf/ Smugglers Way Cluster (Feather's Wharf, The Causeway; Land at the Causeway)	2.57ha	Very High	4	✓	Mixed tenure + Network Rail	Residential potential; workspace replacement; support sustainable travel; contamination anticipated; biodiversity enhancement
WT11	Western Riverside Waste Transfer Station	2.49ha	Very High	3	N/A	WRWA	Safeguarded wharf, mixed use
WT12, WT13	Swandon Way Cluster (Homebase, Swandon Way; B&Q, Smugglers Way)	3.1ha	Very High	5	✓	Full planning permission	Residential potential; workspace provision; support sustainable travel
WT14, WT15, WT17	Wandsworth Bridge Cluster (McDonalds, Swandon Way; Mercedes Benz and Bemco, Bridgend Road; Wandsworth Bus Garage, Jews Row)	2.25ha	Very High	4	✓	Mixed ownership	Masterplan required, greenspace provision, heritage impacts, residential potential, workspace intensification, support sustainable travel
WT16	Wandsworth Bridge Roundabout	0.7ha	Very High	4	✓	WBC	Residential potential; workspace provision; support sustainable travel; technical challenges
WT18	65-71 Wandsworth High Street incl. Spread Eagle Public House; Wandsworth High Street and 5 Garratt Lane	0.14ha	High	6a	✓	Full planning permission	Heritage impacts; mixed use; prominent location.
WT19	Wandsworth Town Hall, Wandsworth High Street	2.3ha	Very High	6a	✓	WBC	Masterplan; residential potential; workspace replacement; support sustainable travel; conservation area setting; heritage impact

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
WT20	Southside Shopping Centre, Wandsworth High Street	5.39ha	High	5	✓	Private, willing	Residential potential; leisure and retail replacement; support sustainable travel
WT21	70-90 Putney Bridge Road and 1-2 Adelaide Road	0.64ha	High	4	✓	WBC Private	Residential potential; workspace replacement; support sustainable travel
WT22	Pier Wharf	0.28ha	High	4	N/A	Private	Masterplanned, Safeguard wharf, mixed use
NE1, NE3, NE5, NE9, NE11	Kirtling Street Cluster (Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road; Securicor Site, 80 Kirtling Street; Brooks Court, Kirtling Street; Kirtling Wharf, Nine Elms; Cringle Dock, Nine Elms)	5.52ha	Very High	3	✓	WBC Waste Authority Private, willing	Masterplanned, residential led mixed use, greenspace provision; support sustainable travel; safeguard wharfs.
NE2	41-49, Nine Elms Lane, and 49-59 Battersea Park Road	0.42ha	Very High	4	✓	Full planning permission	Masterplanned, residential/commercial mixed use, support sustainable travel
NE4	Metropolitan Police Warehouse Garage, Ponton Road	0.55ha	Very High	1b	✓	Public	Masterplanned, residential led mixed use, support sustainable travel; community infrastructure requirement;
NE6; NE7; NE8	Battersea Design and Technology Quarter (Havelock Terrace; Ingate Place; Silverthorne Road)	11.82ha	Very High	5	✓	WBC Public Mixed tenure	Masterplan; workspace intensification; greenspace provision; support sustainable travel
NE10	Middle Wharf, Nine Elms	0.08ha	Very High	0	✓	Private	Masterplan; safeguarded wharf; residential led mixed use development
NE12	New Covent Garden Market – Entrance Site	1.43ha	Very High	3	✓	Outline planning permission	Masterplan; residential-led mixed use; support sustainable travel; greenspace provision

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
NE13	Battersea Park Road (between Stewarts Road and Thessally Road)	1.06ha	Very High	1a	✓	Mixed tenure/ ownership	Masterplan; residential potential, heritage impact; sustainable travel;
NE14	Sleaford Street	0.51ha	High	4	✓	Full planning permission	Construction commenced during appraisal process
CJ1	ASDA, LIDL and Boots sites, Falcon Lane	3.67ha	Very High	6b	✓	Full planning permission	Residential/commercial mixed use; workspace intensification; support sustainable travel
CJ2	Clapham Junction Station Approach	1.28ha	Very High	6b	✓	Private	Maintain workspace, support rail investment; support sustainable travel
CJ3	Land on the corner of Grant Road and Falcon Road	0.9ha	High	6b	✓	Mixed tenure	Residential-led mixed use; support sustainable travel;
CJ4	Land at Clapham Junction Station	3.07ha	Very High	6b	✓	Network Rail	Residential/commercial mixed use; support sustainable travel
CJ5	Winstanley / York Road Regeneration Area	17ha	Very High	6b	✓	Full planning permission	Masterplan; residential provision, greenspace provision, community infrastructure, support active travel; Address Council aspirations within priority neighbourhood
CJ6	Peabody Estate, St Johns Hill	2.28ha	High	6b	✓	Full planning permission	Construction commenced during appraisal process
CJ7	Falcon's Estate	2.72ha	High	6b	✓	WBC Mixed tenure	Fragmented ownership, mixed tenure
CJ8	Falcon Lane	1.28ha	High	6b	✓	TfL	Unwilling owner; infrastructure constraints
PUT1	Wereldhave site, 56-66 Putney High Street	0.31ha	High	6a	✓	Full planning permission	Mixed use; workspace retention; support sustainable travel; open space provision

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
PUT2	Jubilee House and Cinema, Putney High Street	0.31ha	High	6b	✓	WBC Private	Mixed use; workspace retention; support sustainable travel; open space provision
PUT3	Corner of Putney Bridge Road and Putney High Street	0.38ha	High	6b	✓	Mixed tenure	Mixed use; workspace retention; support sustainable travel; open space provision
PUT4	Putney Telephone Exchange, Montserrat Road	0.28ha	High	6a	✓	Private, willing	Residential led mixed use; support sustainable travel
PUT5	Sainsbury's, 2-6 Werter Road	0.28ha	High	6a	✓	Private, willing	Mixed use; workspace retention; support sustainable travel; open space provision
PUT6	Gemini House and Royal Mail, Burstn Road	0.4ha	High	6b	✓	Mixed tenure	Unwilling owners
PUT7	8-10 Chelverton Road	0.52ha	High	6a	✓	TfL	Unwilling owner
TO1	Market Area, Tooting High Street	2.09ha	High	6a	✓	Private, willing	Mixed use, retaining market and Royal Mail workspace; residential provision; support sustainable travel; open space provision
TO2	St Georges Hospital Car Park and adjoining land on Blackshaw Road, Maybury Street	2.8ha	High	3	✓	NHS	Mixed use, retain institutional residential and healthcare; support sustainable travel; open space provision
TO3	50 – 56 Tooting High Street	0.18ha	High	6b	✓	Private, willing	Residential-led mixed use
TO4	Car park (behind Sainsbury's)	0.58ha	High	6a	N/A	Private	Cross Rail 2 safeguarding zone
RO1	Alton West Intervention Areas	12.5ha	Low	3	✓	WBC	Masterplanned; regeneration; retain and increase affordable housing; community infrastructure improvement; sustainable travel;

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
							open space provision; biodiversity sensitive
RO2	Mount Clare, Minstead Gardens	1.57ha	Low	2	✓	WBC	Masterplanned; regeneration; residential-led mixed use; heritage asset; biodiversity sensitive
RO3	Queen Mary's Hospital car park	1.63ha	High	2	✓	NHS	Mixed use; reprovion of parking; heritage asset
BA1	Sainsbury's Car Park, Bedford Hill	0.63ha	Medium	6a	✓	Private	Mixed use; reprovion of parking; open space provision
BA2	147-151 Balham High Rd	0.62ha	Medium	6a	✓	WBC	Leaseholder (Sainsbury's) unwilling
RIV1	Former Prices Candles Factory, 110 York Road, Battersea	0.79ha	High	6b	✓	Full planning permission	SPD prepared; residential-led mixed use; heritage asset; sustainable travel
RIV2	Dovercourt site, York Road	0.78ha	High	3	✓	Full planning permission	Residential-led mixed use; sustainable travel; open space provision
RIV3	41-47 Chatfield Road	0.31ha	Medium	3	✓	Private, willing	SPD prepared; residential-led mixed use
RIV4	Gartons Industrial Estate, Gartons Way	0.36ha	High	2	✓	Private, willing	SPD prepared; mixed use; workspace retention
RIV5	York Road Business Centre, Yelverton Road	0.7ha	High	2	✓	Full planning permission	SPD prepared; residential-led mixed use; workspace retention.
RIV6	36 Lombard Road	0.3ha	High	3	✓	Private, willing	SPD prepared; residential-led mixed use; workspace retention.
RIV7	Travis Perkins, 37 Lombard Road, SW11	0.61ha	High	3	✓	Mixed tenure	SPD prepared; residential-led mixed use; workspace retention; open space enhancement;
RIV8	19 Lombard Road, 80 Gwynne Road	0.3ha	High	3	✓	Mixed tenure	SPD prepared; residential-led mixed use; workspace retention

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
RIV9	The Chopper Public House, 58-70 York Road	0.08ha	High	3	✓	Full planning permission	SPD applies
RIV10	200 York Road, Travelodge Hotel	0.25ha	High	6b	✓	Private, willing	Mixed use
RIV11	Battersea Church Road/ Crewkerne Court Garage, Somerset Estate	0.36ha	High	2	✓	WBC	Residential-led mixed use
RIV12	Randall Close Day Centre and adjacent Surrey Lane Estate Car Park	0.92ha	High	3	✓	WBC	Residential-led mixed use; open space provision
RIV13	Ransomes Dock Business Centre, 35-37 Parkgate Rd, Battersea	0.25ha	High	3	✓	Private	Construction commenced during appraisal process
WV1	Riverside Business Centre and Former Bingo Hall, Bendon Valley	2.19ha	High	4	✓	Full planning permission	Residential-led mixed use; workspace intensification; open space provision; sustainable travel; biodiversity sensitive
OUT1	Balham Health Centre, 120 - 124 Bedford Hill	0.25ha	Low	6a	✓	NHS	Residential potential
OUT2	259-311 Battersea Park Road	1.25ha	High	6a	✓	Full planning permission	Residential-led mixed use
OUT3	ASDA, Roehampton Vale	1.95ha	Medium	2	✓	Private	Community services; biodiversity sensitivity
OUT4	Wandsworth Prison, Heathfield Road	8ha	Medium	0	N/A	Private HMP (lease)	Community services; heritage assets
OUT5	Bridge Lane Medical Group Practice, 20 Bridge Lane, Battersea	0.2ha	Medium	3	✓	NHS	Residential-led mixed use; healthcare intensification/ community services;

Ref	Name	Area	Development Capacity	PTAL	Yield Compliant	Availability	SA Objective Response and Other
OUT6	Hazel Court, Haydon Way, Battersea	0.2ha	High	6b	✓	NHS	Mixed use, open space provision

36-46 St John's Road and 17 Severus Road, Clapham Junction

21. The site extends to approximately 0.23ha. Despite this, its prominent location within the town centre and close proximity to the nascent Opportunity Area suggests the site would benefit from site-specific policy to promote investment, optimise capacity and secure the best development outcome with a particular opportunity for intensification. It would also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met.
22. The site is located within a town centre and has a PTAL rating of 6b. It has a high development capacity with a compliant yield.
23. 36-46 St John's Road and 17 Severus Road, Clapham Junction should be included as a site allocation.

Springfield Hospital, Burntwood Lane/Glenburnie Road

24. A large site (of over 33ha) with the potential to deliver over 500 dwellings. Despite its low development capacity and low PTAL rating, the site is in a prominent location and benefits from a masterplan. It would benefit from site-specific policy to optimise capacity and secure the best development outcome that retains or expands health facilities. A site allocation would facilitate the completion of the approved masterplan that allows for the optimisation of housing delivery. It would also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met; particularly around Metropolitan Open Land and heritage.
25. Springfield Hospital, Burntwood Lane/Glenburnie Road should be included as a site allocation.

The Glassmill, 1 Battersea Bridge Road

26. The site extends to approximately 0.23ha and has a PTAL of 3 which does not place it in a highly sustainable location. Due to the recency with which the existing building was developed it is considered to be unsustainable to allocate the site for redevelopment.
27. As well, it is considered that the Local Plan policies provide sufficient guidance if any proposals were to come forward.
28. The Glassmill, 1 Battersea Bridge Road does not require a site allocation.

Territorial Army Centre, 27 St Johns Hill, Clapham Junction

29. There is no evidence of a willing owner. Consequently, the site at the Territorial Army Centre, 27 St Johns Hill, Clapham Junction does not require a site allocation as it can be adequately brought forward for development against the policy framework of the Plan.

Nightingale House, 105 Nightingale Lane

30. Nightingale House is a Grade II listed building. The site is not located within an opportunity area; Thames Policy Area; Focal Points of Activity; Town Centre; Regeneration Area or an Economic Use Intensification Area. Further, the prevailing urban character (including its Grade II listing) ensures the site would be constrained in its development potential.

31. Consequently, the site at Nightingale House, 105 Nightingale Lane does not require site allocation.

Wimbledon Park Golf Club, Church Road

32. Wimbledon Park Golf Club is located immediately to the east of the main All England Lawn Tennis Club (AELTC) site along Church Road. The northern element of the site is within the administrative boundary of the London Borough of Wandsworth (LBW), with the remaining within the London Borough of Merton (LBM). The current existing use of the site is for a golf course. The LBM has allocated the Wimbledon Park Golf Club, in combination with the main AELTC site, to support it as a sporting venue of national and international significance.
33. Site allocations in LBW are not intended for the promotion of sporting venues. Consequently, it would be inappropriate to designate the site as such. However, proposals for the area within LBW will be assessed against the development plan.
34. Wimbledon Park Golf Club, Church Road does not require site allocation.

Marks and Spenser, 59 Putney High Street, Putney

35. The site's prominent location within the town centre suggests it would benefit from site-specific policy to promote investment, optimise capacity and secure the best development outcome with a particular opportunity for intensification. It would also benefit from additional site-specific guidance to ensure the placemaking aims and objectives of the Local Plan are met.
36. The site is located within a town centre and has a PTAL rating of 6a. It has a high development capacity with a compliant yield.
37. Marks and Spenser, 59 Putney High Street, Putney should be included as a site allocation.

RSPCA Animal Hospital and Eileen Lecky clinic, Clarendon Drive, Putney

38. Although the site is appropriate in size and is yield compliant, it is not an Opportunity Area; Thames Policy Area; Focal Points of Activity; Town Centre; Regeneration Area or Economic Use Intensification Areas.
39. RSPCA Animal Hospital and Eileen Lecky clinic, Clarendon Drive, Putney does not require site allocation.

Griffon Studios, Winstanley Road,

40. While the site is located adjacent to two site allocations, the Winstanley/ York Road Regeneration Area and Clapham Junction Station, and has a PTAL of 6b, the existing development was built too recently and would generate too much waste to be in accordance with the Sustainability Appraisal objectives.
41. Griffon Studios, Winstanley Road does not require a site allocation.

Peabody Estate, St John's Hill

42. The is within the Town Centre Boundary for Clapham Junction and was previously included in the SSAD. The site was considered at an earlier stage of the site allocation sifting process but considered to be under construction. It has since been confirmed

that Phase 3 has not been completed and still requires guidance through a site allocation for any future planning applications.

43. Peabody Estate, St John's Hill should be included as a site allocation.

Bank of England, Roehampton

44. The site is not within any of the designations that were considered at the initial phases of the sifting process. No developer or site owner has expressed an interest in developing the site to Wandsworth Council.
45. The Bank of England Site should not be included as a site allocation.

5. Regulation 18 Review of Site Allocations

46. All existing sites were reviewed as part of the Regulation 18 Consultation and the following two sites were considered to not be required.

OUT3 ASDA, Roehampton Vale

47. This site was removed due to a lack of developer interest and a low PTAL.

OUT4 Wandsworth Prison, Heathfield Road

48. This site was removed due to a lack of developer interest and a low PTAL.
49. All sites were reviewed and the following site was considered to be in the incorrect spatial area.

RIV12 Randall Close Day Centre and adjacent Surrey Lane Estate Car Park

50. It was identified that this site was not within the Thames Policy Area or any designation that would justify it being included in the Riverside Overarching Spatial Area Boundary and it would be best included in the Outside of Spatial Area Site Allocation group as OUT6.

NE12 New Covent Garden Market – Entrance Site

51. Following consultation with members of the strategic development team it was agreed that the remaining three phases of the NE12 New Covent Garden Market - Entrance Site would be included as one site allocation with three parts, the Entrance Site, the Thessaly Road Site, and the Apex Site.

6. Conclusion

52. In addition to the 71 site allocations established in the Regulation 18 Local Plan, four further sites have been confirmed, and two have been removed resulting in a total of **73**. The four additional sites that were put forward through Regulation 18 representation and included are:
- 36-46 St John's Road and 17 Severus Road, Clapham Junction
 - Springfield Hospital, Burntwood Lane/Glenburnie Road
 - Marks and Spenser, 59 Putney High Street, Putney
 - Peabody Estate, St John's Hill
53. The two removed sites are:
- OUT3 ASDA, Roehampton Vale
 - OUT4 Wandsworth Prison, Heathfield Road
54. As established in paragraph 17, considerations and requirements pertaining to all allocations are set out in the Local Plan and proposals will be assessed through the submission of an appropriate planning application.

7. Appendix 1: Heritage Assets

Ref	Name	Area	Heritage Assets within 100m	Commentary
WT1	Chelsea Cars and KwikFit, Armoury Way	1.13ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Buildings: - 20-22 Putney Bridge Road, London, SW181HS (LB/129/1) - 24 Putney Bridge Road, London, SW181HS (LB/129/2) - Spencer Court, 140 - 142 Wandsworth High Street, London, SW18 4JJ (LB/240) - All Saints Church, Wandsworth High Street, London (LB/197) - Listed Building Historic England - CHURCH OF ALL SAINTS (1357684)	The site is located on a prominent corner within the setting of two small clusters of listed buildings; 20-24 Putney Bridge Road to the North and Spencer Court, 140-142 Wandsworth High Street to the South West. More importantly, however, is the fact that the site sits within the setting of the Grade II* listed Church of All Saints, making this site a very sensitive one to tall buildings. Proposals will have to carefully consider scale and form of buildings that will appropriately co-exist with the church as a backdrop, and therefore the South-Eastern approach to the site is particularly sensitive. The site is also located within the Wandsworth Town Conservation Area which includes Wandsworth High Street to the South of this site. The scale, character and materiality of the high street buildings, as well as the listed clusters of residential buildings surrounding the site should inform proposed designs.
WT2	Ram Brewery/Capital Studios/Former Dexion/Duvall site, Ram Street/Armoury Way	1.43ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Building: - 70 Wandsworth High Street, London, SW18 4LB (LB/195) - Ram Brewery (Young's Brewery, adjoining No. 70), Wandsworth High Street, London, SW18 4JD LB/196) - Stables at Ram (Young's Brewery Complex), Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/288) - The Brewery Tap, Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/289) - The Grapes public house, 39 Fairfield Street, London, SW181DX (LB/060) - Wentworth House, forecourt wall, gate and gatepiers, B L M Girdler Ltd, Dormay Street, London, SW18 1EY (LB/053) Locally Listed Buildings –	This is a large, complex and sensitive site, having three heritage assets located within the site boundaries including: Church Row (Grade II*), 7-9 Church Row (Grade II) and the Stables at Ram Brewery Complex (Grade II). These unique and significant listed heritage assets enhance local character and should be maintained and preserved. Part of the complexity of the site will be the appropriate incorporation of these listed assets into the overall scheme. Special consideration must be given to the height and scale of proposed buildings in this site as they will be in close proximity to the listed heritage assets within the site, as well as being situated within the setting of the Grade II* Church of All Saints. Proposals must carefully consider not only the scale of heritage assets within and around the site, but materiality should also be an important consideration. Proposed buildings should enhance the existing heritage assets rather than detract from or overshadow them. Being located within the Wandsworth Town Conservation Area means proposals must demonstrate that local character is at the forefront of design considerations, and will be enhanced by new development.

			Grand Union, 94-96, Wandsworth High Street, London, Wandsworth, SW18 4LB (206) - Public House, 14 Armoury Way, London, Wandsworth, SW18 1EZ (159) - 26-30, 43-49 Fairfield Street, London, Greater London, SW18 1DX (35)	
WT3, WT5, WT6, WT7	Frogmore Cluster (Causeway Island including land to the east; Keltbray site, Wentworth House and adjacent land at Dormay Street; Frogmore Depot, Dormay Street; Panorama Antennas, 61 Frogmore)	4.01ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Building: Wentworth House, forecourt wall, gate and gatepiers, B L M Girdler Ltd , Dormay Street, London, SW18 1EY (LB/053) Locally Listed Buildings: - Public House, 14 Armoury Way, London, Wandsworth, SW18 1EZ (159)	Proposals must carefully consider the setting of Wentworth House (grade II listed) in Dormay Street. Both Dormay Street (formerly Bell Lane) and The Causeway are historic streets, the character and appearance of which it is important to conserve within this part of the Wandsworth Town Conservation Area. The proximity to Bell Lane Creek and the River Wandle makes this a unique location. The site also lies within the Wandsworth Town Archaeological Priority Area where an appraisal will need to be carried out. The Crane (PH) represents an important locally listed building at the junction of Armoury Way & Dormay Street. A full THVIA will be required.
WT4	Hunts Trucks, adjoining sites including gasholder, Armoury Way	2.81ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Old York Road Cons Area Listed Building: - Wentworth House, forecourt wall, gate and gatepiers, B L M Girdler Ltd , Dormay Street, London, SW18 1EY (LB/053) - 70 Wandsworth High Street, London, SW18 4LB (LB/195) - Ram Brewery (Young's Brewery, adjoining No. 70), Wandsworth High Street, London, SW18 4JD (LB/196) - Stables at Ram (Young's Brewery Complex), Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/288) - The Brewery Tap, Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/289) - The Grapes public house, 39 Fairfield Street , London, SW181DX (LB/060) Locally Listed Buildings:	This site adjoins the Wandsworth Town Conservation Area to the south and is adjacent to the Old York Road Conservation Area. Any development proposals will need to examine the impact on these heritage assets informed by a full THVIA analysis. An assessment of important views will be required. An assessment of the impact on other heritage assets adjacent to the site will be required notably Wentworth House (grade II), Ram Brewery (grade II*), Brewery Tap (grade II), Stables to Ram Brewery (grade II), Wandsworth Town Hall (grade II), The Grapes PH (Grade II), All Saints Church (Grade II*), 1-6 Church Row (grade II*), 7-9 Church Row (Grade II). In addition there are a number of locally listed buildings including the Crane PH, and 43-49 Fairfield Street. The site also lies within the Wandsworth Town Archaeological Priority Area where an appraisal will need to be carried out. The setting of heritage assets will be sensitive to the impact from proposals for tall buildings.

			- Public House, 14 Armoury Way, London, Wandsworth, SW18 1EZ (159) - 26-30, 43-49 Fairfield Street, London, Greater London, SW18 1DX (35)	
WT8	Ferrier Street Cluster (Ferrier Street Industrial Estate, Ferrier Street)	1.9ha	Archaeological Priority Areas - DLO37907 Old York Road Cons Area Locally Listed Building: 499 Alma Tavern Public House, Old York Road, London, Wandsworth, SW18 1TF (191)	The site borders Old York Road Conservation Area, and as such, careful consideration must be given to local character, especially in understanding how development on this site can affect the setting of buildings on Old York Road and the character of the street itself. The scale, form and materiality of buildings to the South of this site, along Old York Road, should play a role in informing design decisions. The locally listed Alma Tavern Public House is located on a prominent corner to the SE of the site, so its significance should be enhanced by future development in its setting.
WT9, WT10	Feather's Wharf/ Smugglers Way Cluster (Feather's Wharf, The Causeway; Land at the Causeway)	2.57ha	Archaeological Priority Areas - DLO37907 Listed Building: - Wentworth House, forecourt wall, gate and gatepiers, B L M Girdler Ltd , Dormay Street, London, SW18 1EY (LB/053)	Proposals for this site should consider the impacts taller buildings might have on Grade II listed Wentworth House. Development on these sites could negatively affect this heritage asset's setting.
WT11	Western Riverside Waste Transfer Station	2.49ha	Archaeological Priority Areas - DLO37907	The site is located in an industrial context and should not significantly affect the setting of heritage assets within the region.
WT12, WT13	Swandon Way Cluster (Homebase, Swandon Way; B&Q, Smugglers Way)	3.1ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Old York Road Cons Area Locally Listed Building: - 499 Alma Tavern Public House, Old York Road, London, Wandsworth, SW18 1TF (191) - 1 The Royal Standard, Ballantine Street, London, Wandsworth, SW18 1AL (161)	Out of the two sites in this cluster, site WT12 is the more sensitive one as it borders the Old York Road Conservation Area. Proposals for this site will need to be sensitive to local character. Although still close to Old York Road Conservation Area, WT13 has diminished spatial connections to the area as it is separated by Swandon Way and WT12, creating a physical buffer.
WT14	Wandsworth Bridge Cluster (McDonalds, Swandon	2.25ha	Archaeological Priority Areas - DLO37907 Listed Building:	WT14 & WT15: These two sites are situated within the setting of grade II listed Wandsworth Garage Bus Depot, and as such, development in these locations should be mindful of the effect

WT15 , WT17	Way; Mercedes Benz and Bemco, Bridgend Road; Wandsworth Bus Garage, Jews Row)		- Wandsworth Garage Bus Depot (London Transport Executive), Jews Row, London, SW181TB (LB/079) Locally Listed Building: - 41 The Ship, Jews Row, London, Wandsworth, SW18 1TB (179)	on this heritage asset. Proposals should provide evidence that designs have carefully considered how overdevelopment and tall buildings in these sites can affect this heritage asset. WT17: This site includes the Grade II listed Wandsworth Garage Bus Depot, which takes up most of the site and is to be retained. Proposals for this site must demonstrate that development can preserve and enhance this heritage asset and its historic interest. The low-height, industrial nature of the listed building should inform proposed designs. The listed depot will be surrounded by new development to the East, and it will therefore be important to ensure its significance won't be eroded by overly developed sites and tall buildings. This site
WT16	Wandsworth Bridge Roundabout	0.7ha	Archaeological Priority Areas - DLO37907 Listed Building: - Wandsworth Garage Bus Depot (London Transport Executive), Jews Row, London, SW181TB (LB/079) Locally Listed Building: - 41 The Ship, Jews Row, London, Wandsworth, SW18 1TB (179)	Although the site is situated near the Grade II listed Wandsworth Garage Bus Depot, the relationship with this heritage asset is lessened by the roundabout, and future development on sites 14 and 15. Development on this site is therefore not constricted by existing surrounding heritage assets.
WT18	65-71 Wandsworth High Street incl. Spread Eagle Public House; Wandsworth High Street and 5 Garratt Lane	0.14ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Building: - Wandsworth Museum (Old County Court House), 11 Garratt Lane, London (LB/063) - South Thames College, Wandsworth High Street, London, SW18 2PP (LB/192) - Friends Meeting House, 59 Wandsworth High Street, London, SW18 2PT (LB/193) - Spread Eagle P.H., 69 Wandsworth High Street, London, SW18 2PT (LB/194) - 70 Wandsworth High Street, London, SW18 4LB (LB/195) - Ram Brewery (Young's Brewery, adjoining No. 70), Wandsworth High Street, London, SW18 4JD (LB/196) - Stables at Ram (Young's Brewery Complex), Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/288)	This site is a small infill site which is dominated by the Spread Eagle PH (Grade II). The whole site lies within the curtilage of the listed public house, which also includes the former cinema. Adjoining the site to the south is the library which is also grade II listed. Adjoining the Spread Eagle are nos. 65-67 Wandsworth High Street, important buildings that were built at the same time having the same ground floor polished granite pilasters and ornate stone capping with Flemish exuberance to the gables. Any development proposals should understand the significance of the Spread Eagle, its curtilage structures as well as the adjoining High Street properties (65 & 67). The site lies within the Wandsworth Town Conservation Area as well as the Wandsworth Town Archaeological Priority Area. A full THVIA is required as part of any development proposal including an assessment of the archaeological importance of the site.

			- The Brewery Tap, Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/289) - Wandsworth Town Hall, Wandsworth High Street, London, SW18 2PU (LB/246) - Lamp Standards outside Wandsworth Town Hall, Wandsworth High Street, London (LB/247) -	
WT19	Wandsworth Town Hall, Wandsworth High Street	2.3ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Building: - Wandsworth Museum (Old County Court House), 11 Garratt Lane, London (LB/063) - South Thames College, Wandsworth High Street, London, SW18 2PP (LB/192) - Friends Meeting House, 59 Wandsworth High Street, London, SW18 2PT (LB/193) - Spread Eagle P.H., 69 Wandsworth High Street, London, SW18 2PT (LB/194) - 70 Wandsworth High Street, London, SW18 4LB (LB/195) - - The Elms, 123 East Hill, London, SW18 2QB (LB/055) - Ram Brewery (Young's Brewery, adjoining No. 70), Wandsworth High Street, London, SW18 4JD (LB/196) - Stables at Ram (Young's Brewery Complex), Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/288) - The Brewery Tap, Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/289) Locally Listed Building: - 26-30, 43-49 Fairfield Street, London, Greater London, SW18 1DX (35) - 145-147 The Brewers Inn, East Hill, London, Wandsworth, SW18 2QB (172) -	The Wandsworth Town Hall (Grade II) has a Civic presence at the gateway to the Town Centre from the east. It has an important entrance at the corner of the Wandsworth High Street which leads into a courtyard that functions as an important ceremonial route aligned on a NW-SE axis. Proposals for any development to the north of the Town Hall will be sensitive to this view. A full THVIA analysis is required to examine the impact on the Wandsworth Town Conservation Area and the setting to the Old York Road Conservation Area, together with the impact on adjacent listed buildings to the north, west and south, as well as locally listed buildings. The backdrop to the north of the Town Hall will be particularly sensitive to tall building proposals.
WT20	Southside Shopping Centre,	5.39ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area	The Southside Shopping Centre was built on the former Wandsworth Mills & stadium site. The River Wandle was culverted as part of the development which dates from 1971. Important heritage assets surround the site, notably

	Wandsworth High Street		Listed Building: - Wandsworth Museum (Old County Court House), 11 Garratt Lane, London (LB/063) - South Thames College, Wandsworth High Street, London, SW18 2PP (LB/192) - Friends Meeting House, 59 Wandsworth High Street, London, SW18 2PT (LB/193) - Spread Eagle P.H., 69 Wandsworth High Street, London, SW18 2PT (LB/194) - 70 Wandsworth High Street, London, SW18 4LB (LB/195) - Ram Brewery (Young's Brewery, adjoining No. 70), Wandsworth High Street, London, SW18 4JD (LB/196) - Stables at Ram (Young's Brewery Complex), Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/288) - The Brewery Tap, Ram Brewery, Wandsworth High Street, London, SW18 4JD (LB/289) - Wandsworth Town Hall, Wandsworth High Street, London, SW18 2PU (LB/246) - Lamp Standards outside Wandsworth Town Hall, Wandsworth High Street, London (LB/247) Locally Listed Building: 2 Chapel Yard, London, Wandsworth, SW18 4HZ (955)	Wandsworth Town Conservation Area, which wraps around the site to the north, east and west. A full THVIA will be required to assess the impact of any development proposals on the character and appearance of the conservation area, but also listed buildings, notably the Ram Brewery (grade II*) and All Saints Church (Grade II*), Town Hall (Grade II), Spread Eagle PH (Grade II) and Library (Grade II) , 1-6 Church Row (grade II*), 7-9 Church Row (Grade II) as well as locally listed buildings. The views analysis will be important in establishing the context for any proposals. The Inventory of the London Parks and Gardens Trust should be used for descriptions of King Georges Park and the Garratt Lane Old Burial Ground as the impact on their setting will need to be assessed.
WT21	70-90 Putney Bridge Road and 1-2 Adelaide Road	0.64ha	Archaeological Priority Areas - DLO37907 Wandsworth Town Cons Area Listed Buildings: - 155 - 171 Oakhill Road, London, SW15 2QW (LB/300) Locally Listed Buildings: - Hop Pole Public House, 64 Putney Bridge Road, London, Wandsworth, SW18 1HR (193) - 1-10 Oakhill Place, London, Wandsworth, SW15 2QN (307) - Public House Queen Adelaide, 35 Putney Bridge Road, London, Wandsworth, SW18 1NP (13)	This site has considerable heritage sensitivity, as it faces the borders of the Wandsworth Town Conservation Area to the West, namely what is described in the Conservation Area Appraisal as 'Putney Bridge Road Area'. This requires proposals to demonstrate understanding of local character and impacts of development on its significance. The site is also surrounded by various locally listed buildings including the Hop Pole public house, the Queen Adelaide public house and a row of houses on Oakhill Place. In addition to these locally listed buildings, the site is close to a Grade II listed terrace of flats and former laundry block built in 1906 in an Arts and Crafts style. The scale and architecture of buildings surrounding this site, especially those included in the conservation area are important and should inform design proposals, especially in terms of materiality and scale.

WT22	Pier Wharf	0.28ha	Archaeological Priority Areas - DLO37907 Listed Building: - Wandsworth Garage Bus Depot (London Transport Executive), Jews Row, London, SW181TB (LB/079) Locally Listed Building: - 41 The Ship, Jews Row, London, Wandsworth, SW18 1TB (179)	This site is in close proximity to the Grade II listed Wandsworth Garage Bus Depot, and opposite a locally listed pub, The Ship. Development on this site should consider the low-rise, industrial character of the listed bus depot, as well as the 18 th century pub to inform scale and materiality.
NE1, NE3, NE5, NE9, NE11	Kirtling Street Cluster (Cable and Wireless, Ballymore Site 6, Unit 2a, Battersea Park Road; Securicor Site, 80 Kirtling Street; Brooks Court, Kirtling Street; Kirtling Wharf, Nine Elms; Cringle Dock, Nine Elms)	5.52ha	Archaeological Priority Areas - DLO38303 and DLO37919 Listed Building: - Battersea Water Pumping Station, Thames Water Land, Kirtling Street/Cringle Street, London (LB/245) - Battersea Power Station, Kirtling Street/Cringle St, London, SW8 (LB/052)	These sites are located within the setting of the Grade II* listed Battersea Power Station and adjoining Water Pumping Station, and as such, proposals are required to be sensitive to its scale and architecture to ensure its significance is not diminished.
NE2	41-49, Nine Elms Lane, and 49-59 Battersea Park Road	0.42ha	Archaeological Priority Areas - DLO38303 and DLO37919 Listed Building: - Battersea Power Station, Kirtling Street/Cringle St, London, SW8 (LB/052)	This site is located within the setting of the Grade II* listed Battersea Power Station, and as such, proposals are required to be sensitive to its scale and architecture to ensure its significance is not diminished.
NE4	Metropolitan Police Warehouse Garage, Ponton Road	0.55ha	Archaeological Priority Areas - DLO37919	This site has no major heritage sensitivities.
NE6; NE7; NE8	Battersea Design and Technology Quarter (Havelock Terrace; Ingate Place; Silverthorne Road)	11.82ha	Archaeological Priority Areas - DLO37919 Battersea Park Cons Area Parktown Estate Cons Area Listed Building: - Battersea Power Station, Kirtling Street/Cringle St, London, SW8 (LB/052)	This 'S-shaped' site threads its way through the Battersea Tangle network of railway lines. The northern part is adjacent to Battersea Park Conservation Area, whilst the southern part lies partially within and adjoins the Park Town Estate Conservation Area. The northern part of the site is adjacent to the settings of Battersea Power Station (Grade II*), 4 Battersea Park Road (Grade II), whilst the southern part of the site is adjacent to Queenstown Road Station (Grade II).

			- Queenstown Road Station, Queenstown Road, London, SW8 4LP (LB/284) Locally Listed Buildings: - 147 Police Station, Battersea Park Road, London, Greater London, SW8 4BX (8) - Street Furniture, Queenstown Mews, London, Wandsworth (530) - 166 The Victoria Public House, Queenstown Road, London, Wandsworth, SW8 3QH (195) - 10 St Philip Street, London, Wandsworth, SW8 3SP (405) - St Philip Street (549) - Block A + B, 1-38 Victorian Heights, Thackeray Road, London, Greater London, SW8 3TD (137) - Block C, 39-42 Victorian Heights, Thackeray Road, London, Greater London, SW8 3TF (96) -	Within the site are locally listed buildings at 220/220a Queenstown Road and the Abbey Mills storage centre, Ingate Place. The former Nine Elms Police Station (locally listed) lies adjacent to the northern part of the site, whilst the Victoria Public House at 166 Queenstown Road, both locally listed lie to the south. A full THVIA with townscape views should inform any development proposals along with the significance of the heritage assets.
NE10	Middle Wharf, Nine Elms	0.08ha	Archaeological Priority Areas - DLO38303 and DLO37919	This site has no major heritage sensitivities.
NE12	New Covent Garden Market - Entrance Site, Thessaly Road Site, and Apex Site	3.3ha	Archaeological Priority Areas - DLO38303 and DLO37919 Listed Building: - Battersea Power Station, Kirtling Street/Cringle St, London, SW8 (LB/052)	This site is located within the setting of the Grade II* listed Battersea Power Station, and as such, proposals are required to be sensitive to its scale and architecture to ensure its significance is not diminished.
NE13	Battersea Park Road (between Stewarts Road and Thessaly Road)	1.06ha	Archaeological Priority Areas - DLO38303 and DLO37919 Listed Building: - Battersea Power Station, Kirtling Street/Cringle St, London, SW8 (LB/052)	This site is located within the setting of the Grade II* listed Battersea Power Station, and as such, proposals are required to be sensitive to its scale and architecture to ensure its significance is not diminished. This site includes a locally listed building, the Duchess of York Public House, which should be retained as it makes a positive contribution to local character.
CJ1	ASDA, LIDL and Boots sites, Falcon Lane	3.67ha	Archaeological Priority Areas - DLO37919 Clapham Common Cons Area Clapham Junction Cons Area Listed Building: - Battersea District Reference Library, Altenburg Gardens, London, SW11 1JQ (LB/003)	This site is in the vicinity of numerous listed buildings, as well as two conservation areas. The Clapham Common Conservation Area (to the South East of the site) is defined by the wide, open space of Clapham Common and the often grand houses that front onto it. There are a number of listed buildings and the area and some fine churches within the conservation area. To the West of this site is the Clapham Junction Conservation Area, the character of which is

			Locally Listed Building: - 101 Amies Street, London, Wandsworth, SW11 2JW (1991) - Lavender Gardens South of 37, Dorothy Road, London, Wandsworth, SW11 2JJ (488) - 24 Mossbury Road, London, Greater London, SW11 2PB (57) - 276-288, Lavender Hill, London, Wandsworth, SW11 1LJ (763)	derived from its surviving Victorian and Edwardian townscape as exemplified by the terraces of shops in St John's Road, St John's Hill and Lavender Hill. Many historic shopfront features survive along the arterial routes with Victorian terraced housing in the side streets. The buildings are generally 3-4 storeys and built in tightly knit terraces comprising narrow fronted plots. The low-rise character of both conservation areas should inform scale, massing and building heights for proposed development. Surrounding this site are Grade II listed Battersea District Reference Library, as well as locally listed buildings, all of which need to be included in design considerations, and proposals must ensure development will not negatively impact these heritage assets.
CJ2	Clapham Junction Station Approach	1.28ha	Archaeological Priority Areas - DLO37919 Clapham Junction Cons Area Listed Building: - Falcon Hotel Public House, 2 St Johns Hill , London, SW11 1RU (LB/158) - Arding and Hobbs Store, 315 - 325 Lavender Hill, London (LB/285) - Grand Theatre, 21 - 25 St Johns Hill, London, SW11 1TT (LB/157) Locally Listed Building: - 276-288, Lavender Hill, London, Wandsworth, SW11 1LJ (763) - 16-22 St Johns Road, London, Greater London, SW11 1PN (87) - 2-14 St Johns Road, London, Greater London, SW11 1PN (86) - "Severus Road" at St. John's Hillon 19 St John's Hill (785) - 21-25 The Grand, St Johns Hill, London, Wandsworth, SW11 1TT (783) - 27-45 St Johns Hill, London, Greater London, SW11 1TT (80) - Clapham Junction Railway Station, St Johns Hill, London, Greater London, (82) - Brighton Yard Car Park and Railway Parcel Building, St Johns Hill, London, Greater London, (81)	Any proposals for development will need to carefully examine the impact on heritage assets through a THVIA analysis and plotting the important views. The fine grained existing three/four storey development is sensitive to the impact from tall buildings. Within this context are important listed buildings, notably Arding & Hobbs (Grade II), The Falcon PH (Grade II), former Granada Cinema (Grade II"), The Grand Theatre (Grade II) and 54-56 St John's Hill (Grade II). There are also a number of locally listed buildings in St John's Hill, St John's Road, and Lavender Hill as well as platforms 1-10 and the Parcels office at Clapham Junction Station. The site is also located with The Battersea Channel Archaeological Priority Area and an appraisal needs to examine the impact of any proposed development.

CJ3	Land on the corner of Grant Road and Falcon Road	0.9ha	Archaeological Priority Areas - DLO37919 Clapham Junction Cons Area Locally Listed Building: - Clapham Junction Railway Station, St Johns Hill, London, Greater London, (82) - Falcon Terrace (491)	This site is located opposite locally listed Clapham Junction Station which sits within the Clapham Junction Conservation Area. The relationship between the station and any new development will be critical for this site. Proposals should demonstrate how scale and design enhance Clapham Junction Station and local character and minimise negative impacts.
CJ4	Land at Clapham Junction Station	3.07ha	Archaeological Priority Areas - DLO37919 Clapham Junction Cons Area Listed Building: - Former Gala Bingo Hall, 58 St Johns Hill , London, SW11 1SX (LB/260) - High View Primary School, Plough Road, London, SW112AA (LB/122) Locally Listed Building: - Clapham Junction Railway Station, St Johns Hill, London, Greater London, (82) - Brighton Yard Car Park and Railway Parcel Building, St Johns Hill, London, Greater London, (81)	This site borders the Clapham Junction Conservation Area and is in close proximity to the St John's Hill Grove Conservation Area, containing a variety of early to late Victorian buildings including villas, terraces, shops, a church and school. There are three listed buildings surrounding the site including the Grade II listed Highview Primary School, Grade II Station Masters House and Grade II* Former Gala Bingo Hall. Any proposed development on this site should ensure that these buildings, as well as other locally listed buildings surrounding the site will not be negatively impacted, and local character is enhanced.
CJ15	Winstanley / York Road Regeneration Area	17ha	Archaeological Priority Areas - DLO37919 Clapham Junction Cons Area Listed Buildings: - 79 Falcon Road, London, SW112PF (LB/061/2) Locally Listed Buildings: - Clapham Junction Railway Station, St Johns Hill, London, Greater London, (82) - 1-8 & 9-16 Thomas Baines Road, London, Wandsworth, SW11 2HL (1094) - 1 Holliday Square, London, Wandsworth, SW11 2HR (944) - 1-20 Carmichael Close, Winstanley Road, London, Wandsworth, SW11 2HS (945)	Any development proposals will need to carefully examine their impact on the heritage assets with the area through a THVIA analysis of the context including identification of key views, An assessment of the impact on the character and appearance and significance of Clapham Junction Conservation Area as well as other key receptors such as 77 Falcon Road (Grade II), Prices Candles factory, Clapham Junction Station and locally listed buildings within the Winstanley Estate noted for their decorative art motifs. The site is located within the Battersea Channel Archaeological Priority Area where an assessment is required in terms of any impact from development.

			- Sporle Court, Winstanley Road, London, Wandsworth, SW11 2EP (422) - Candlemakers Apartments, York Road, London, Wandsworth, SW11 3RS (423) - Shaw Court, Winstanley Road, London, Wandsworth, SW11 2HF (946) - 5 Falcon Grove, London, Wandsworth, SW11 2SS (803) - Clark Lawrence Court, Winstanley Road, London, Wandsworth, SW11 2HG (947) - Falcon Terrace (491)	
CJ6	Peabody Estate, St John's Hill	2.28ha	Archaeological Priority Areas - DLO37919 Listed Building: St Marks Church, Battersea Rise, London, SW11 1EJ (LB/021) Grand Theatre, 21 - 25 St Johns Hill, London, SW11 1TT (LB/157) 54 St Johns Hill, London, SW11 1TH (LB/159/1) The Station Masters House, 56 St Johns Hill, London (LB/159/2) Former Gala Bingo Hall, 58 St Johns Hill, London, SW11 1SX (LB/260) St Marks Infant School, Battersea Rise (north side), London, SW11 1RE (LB/283) Locally Listed Building: 27-45 St Johns Hill, London, Greater London, SW11 1TT (80) Brighton Yard Car Park and Railway Parcel Building, St Johns Hill, London, Greater London, (81) Clapham Junction Railway Station, St Johns Hill, London, Greater London, (82) 110 The Duck, Battersea Rise, London, Wandsworth, SW11 1EJ (168) 4 Boutflower Road, London, Wandsworth, SW11 1RE (749) 5 Boutflower Road, London, Wandsworth, SW11 1RE (750) 1 Boutflower Road, London, Wandsworth, SW11 1RE (755) 21-25 The Grand, St Johns Hill, London, Wandsworth, SW11 1TT (783) In front of Block A Peabody Estate, St Johns Hill, London, Wandsworth (827) Conservation Areas: Clapham Junction Cons Area Wandsworth Common Cons Area	The site lies adjacent to the Clapham Junction and Wandsworth Common Conservation Area. Any proposed development will need to carefully assess the impact on the character and appearance of the conservation areas. A THVIA will be required with existing and proposed views and an assessment of the significance of the heritage assets and the impact on them. Similarly there are important listed buildings, namely former Granada Cinema (Gala Bingo) (Grade II*), The Grand Theatre (Grade II), Station Masters House (Grade II), Arding & Hobbs Department store (Grade II), Falcon PH (Grade II), High View School (Grade II), 92 St Johns Hill (Grade II), and St Marks Church (Grade II*) and the former school to St. Marks)Grade II). Locally listed buildings include 27-45 St Johns Hill, Platforms 1-10 and Overbridge Clapham Junction Station, Railway Parcels office and station yard, 2-14 & 16-22 St Johns Road, 133 Bolingbroke Grove, and locally listed Historic Parks and Gardens of St Marys Cemetery and Wandsworth Common. Again a full THVIA is required to determine the impact on the significance of heritage assets and views.

CJ7	36-46 St John's Road and 17 Severus Road	0.23ha	Archaeological Priority Areas - DLO37919 Listed Building: Grand Theatre, 21 - 25 St Johns Hill, London, SW11 1TT (LB/157) Falcon Hotel Public House, 2 St Johns Hill, London, SW11 1RU (LB/158) Arding and Hobbs Store, 315 - 325 Lavender Hill, London (LB/285) Locally Listed Building: 32 Clapham Junction Welsh Chapel, Beauchamp Road, London, Greater London, SW11 1PQ (12) 27-45 St Johns Hill, London, Greater London, SW11 1TT (80) Brighton Yard Car Park and Railway Parcel Building, St Johns Hill, London, Greater London, (81) 2-14 St Johns Road, London, Greater London, SW11 1PN (86) 16-22 St Johns Road, London, Greater London, SW11 1PN (87) 45-49 Shop and Premises, St Johns Road, London, Greater London, SW11 1QP (89) 21-25 The Grand, St Johns Hill, London, Wandsworth, SW11 1TT (783) 19 c, London, Wandsworth, SW11 1TN (785) Next to 39 St Johns Road, London, Wandsworth (828) Conservation Areas: Clapham Junction Cons Area	The Eastern half of the site is located within the Clapham Junction Conservation Area. Adjacent to the site are Arding & Hobbs (Grade II), The Grand (Grade II) and the Falcon PH (Grade II). The site is adjacent several locally listed buildings and these include 2-14 & 16-22 St John's Road, and 45 St John's Road. A full THVIA is required to understand the heritage significance of the conservation area and listed and locally listed buildings together with views.
PUT1	Wereldhave site, 56-66 Putney High Street	0.31ha	Archaeological Priority Areas - DLO37902 Putney Embankment Cons Area Oxford Road Cons Area Locally Listed Building: - 8 The Coat and Badge, Lacy Road, London, Wandsworth, SW15 1NL (180) 32-36 Putney High Street, London, Greater London, SW15 1SQ (128)	The Northern portion of this site is close to the Putney Embankment Conservation Area, which includes buildings on Putney High Street. The whole site, but especially the Northern and Eastern sides should demonstrate proper consideration for the local high street character and scale. Opposite this site and enhancing the local high street character is 63 Putney High Street and to the West of the site is The Coat and Badge public house, both of which are locally listed buildings. These two buildings although not nationally listed, add to local character and any new development on this site should seek to further enhance local character.
PUT2	Jubilee House and Cinema, Putney High Street	0.31ha	Archaeological Priority Areas - DLO37902 Putney Embankment Cons Area Oxford Road Cons Area	This site is adjacent to two important heritage assets including the Grade II* listed Church of St. Mary the Virgin, and adjoining Grade II Putney War Memorial. This close proximity and the heritage sensitivity of this site means that any development

			Listed Building: - Putney Bridge (the part in Wandsworth), Putney Bridge, London (LB/128) - Church of St Mary the Virgin, Putney High Street, London (LB/133) - The White Lion Hotel public house, 14 Putney High Street, London (LB/134) - Locally Listed Building: - 32-36 Putney High Street, London, Greater London, SW15 1SQ (128)	proposal will have to carefully consider its impact on their significance and value. Proposals will have to demonstrate an understanding of the relationship between heritage assets and their settings and ensure that proposed buildings are of adequate height, scale and materiality. Also of note and in close proximity is the grade II listed Former White Lion Hotel public house built in 1887. This heritage asset is in poor condition and currently unoccupied – putting it at risk of further decay. The development proposal for this site should acknowledge the opportunity to revitalise businesses such as this one. Proposals should consider the pub's architecture, materiality and scale in informing design. The distinct characters of Putney High Street (including a small cluster of locally-listed buildings that sit directly opposite the site), Putney Embankment Conservation Area and Oxford Road Conservation Area will have to be shown to have been carefully considered, especially in terms of form and scale. The Putney Conservation Area includes unique riverside character features and buildings from a wider period of history than any other in Putney. The riverside and low-rise character of this area will be critical in informing massing and building heights.
PUT3	Corner of Putney Bridge Road and Putney High Street	0.38ha	Archaeological Priority Areas - DLO37902 Putney Embankment Cons Area Oxford Road Cons Area Locally Listed Building: - 32-36 Putney High Street, London, Greater London, SW15 1SQ (128) - 1-12 Sir Abraham Dawes Cottages, Putney Bridge Road, London, Wandsworth, SW15 2PR (1961) - 63 Putney High Street, London, Wandsworth, SW15 1SR (310)	This site is adjacent to the Putney Embankment Conservation Area to the West and the Oxford Road Conservation Area to the East. This placement means development on this site will have to be sensitive to both the high street character of Putney High Street and that of the low-rise, high-quality detached, semi-detached, and terraced Victorian houses found in the Oxford Road conservation Area. The site is also in the vicinity of the locally listed Sir Dawes almshouses, a cluster of buildings that positively contribute to local character, and Park Lodge, a Grade II listed building. The low-rise, low-density and high-quality houses in the Oxford Road Conservation Area, as well as generous front and back gardens create its significant character, and therefore its sensitivity to high-rise development. It will be imperative for proposals for this site to carefully consider how massing, scale and building heights might impact the protected local character.
PUT4	Putney Telephone Exchange, Montserrat Road	0.28ha	Archaeological Priority Areas - DLO37902 Putney Embankment Cons Area Oxford Road Cons Area Listed Building:	Development on this site will have to be sensitive to both the high street character of Putney High Street and that of the low-rise, high-quality detached, semi-detached, and terraced Victorian houses found in the Oxford Road conservation Area. The site is also in the vicinity of the locally listed Sir Dawes

			- Baptist Church, Werter Road, London (LB/198) Locally Listed Building: - 1-12 Sir Abraham Dawes Cottages, Putney Bridge Road, London, Wandsworth, SW15 2PR (1961) - 63 Putney High Street, London, Wandsworth, SW15 1SR (310) - 110-112, Putney High Street, London, Wandsworth, SW15 1RG (301) - Spotted Horse Public House, 120-122, Putney High Street, London, Wandsworth, SW15 1RG (194)	almshouses, a cluster of buildings that positively contribute to local character, and Park Lodge, a Grade II listed building. The low-rise, low-density and high-quality houses in the Oxford Road Conservation Area, as well as generous front and back gardens create its significant character, and therefore its sensitivity to high-rise development. It will be imperative for proposals for this site to carefully consider how massing, scale and building heights might impact the protected local character. The high street character of Putney High Street will have to be considered, including surrounding locally listed buildings such as 63 and 110-112 Putney High Street.
PUT5	Sainsbury's, 2-6 Werter Road	0.28ha	Archaeological Priority Areas - DLO37902 Oxford Road Cons Area Listed Building: - Baptist Church, Werter Road, London (LB/198) - Putney District Library (formerly Newnes Public Library), 5 - 7 Disraeli Road, London, SW15 2DR (LB/251) Locally Listed Building: - 110-112, Putney High Street, London, Wandsworth, SW15 1RG (301) - Spotted Horse Public House, 120-122, Putney High Street, London, Wandsworth, SW15 1RG (194)	This site is sensitive to buildings heights as it is surrounded by the Oxford Road Conservation Area to the East, with its low-rise, high-quality Victorian residential character, and the low-rise high street character facing Putney High Street to the West. Locally listed buildings along the high street positively contribute to local character and should also factor into design considerations. In addition to those sensitivities, the site is adjacent to two Grade-II listed buildings: the Putney District Library to the South and the Werter Road Baptist Church to the North. Development on this site should demonstrate understanding of the significance of these heritage assets, as well as the neighbouring conservation area, with proposals paying particular attention to massing and scale.
PUT6	55-61 Putney High Street	0.23ha	Archaeological Priority Areas - DLO37902 Listed Building: Baptist Church, Werter Road, London (LB/198) Locally Listed Building: Spotted Horse Public House, 120-122, Putney High Street, London, Wandsworth, SW15 1RG (194) 110-112, Putney High Street, London, Wandsworth, SW15 1RG (301) 63 Putney High Street, London, Wandsworth, SW15 1SR (310) 1-12 Sir Abraham Dawes Cottages, Putney Bridge Road, London, Wandsworth, SW15 2PR (1961) Conservation Areas:	The site lies adjacent to Putney Embankment and Oxford Road Conservation Areas. Nearby are St Mary's Church (Grade II*) and the White Lion (PH) (Grade II) listed buildings. Locally listed buildings include 61 Putney High Street adjoining the site and nearby nos 32-36 Putney High Street and 8 Lacy Road. A full THVIA is required to assess the significance of the heritage assets and townscape views. The site lies within the Putney Archaeological Priority Area where an assessment of any proposals will need to be carried out.

			Oxford Road Cons Area Putney Embankment Cons Area	
TO1	Market Area, Tooting High Street	2.09ha	Archaeological Priority Areas - DLO37905 and DLO37922 Listed Buildings: - Iron ventilator/gaslamp, standard above the public lavatory, Tooting Broadway, SW17, London (LB/168) - STATUE OF EDWARD VII (1065494) - Tooting Broadway Station (including above ground building and sub-surface platforms and passages), Tooting High Street, London, SW17 0SU (LB/239) - Gala Bingo Club (formerly The Granada Cinema), 50 Mitcham Road, London (LB/102) Locally Listed Buildings: - Tooting Boys Club, Kellino Street, London, Wandsworth, SW17 8SY (744) - 21-23 Tooting Market, Tooting High Street, London, Wandsworth, SW17 0RH (740) - 3 Selkirk Road, London, Wandsworth, SW17 0ER (839) - 38 The Castle Public House, Tooting High Street, London, Wandsworth, SW17 0RG (199) - 48 Tooting High Street, London, Wandsworth, SW17 0SL (518) - 69 Tooting High Street, London, Wandsworth, SW17 0SP (1891) - 12 Mitcham Road, London, Wandsworth, SW17 9NA (830) - 18 Mitcham Road, London, Wandsworth, SW17 9NA (831) - 22 Mitcham Road, London, Wandsworth, SW17 9NA (727) - 40 Graveney and Meadow, Mitcham Road, London, Wandsworth, SW17 9NA (510) -	Whilst there are no conservation areas within the immediate vicinity of the site there are important heritage assets. Tooting Town Centre comprises a fine grain of three and four storey mainly nineteenth century buildings with those in Laurel Close (Grade II) fronting Tooting High Street representing good examples. The Grade I listed former Granada Cinema in Mitcham Road is a local landmark and one of the finest cinemas in the country. Tooting Broadway Underground Station (Grade II) and the statue of King Edward (Grade II) help to define the genius loci of Tooting which defines its place character. A thorough THVIA analysis should seek to understand the impact on these heritage assets along with their significance. Within the site the 'L' shaped Tooting Market, adjoining former chapel, 48 & 69 Tooting High Street, and 12, 18, 22, 32 & 40 Mitcham Road represent important locally listed buildings. The site lies within the Tooting Archaeological Priority Area and an assessment of development implications prior the proposals is required.
TO2	St Georges Hospital Blackshaw Road, Maybury Street	15ha	Archaeological Priority Areas - DLO37922 + DLO37923 + DLO37905 Listed Building: - Lambeth Cemetery, Blackshaw Road, Tooting, London, SW17 0BY (LB/317) Locally Listed Building:	The main heritage sensitivity of this site is the adjacent Lambeth Cemetery, including the Grade II listed Lambeth Civilian War Memorial. Proposals for this site must consider what impacts development might have on this open area and the protected memorial. Two locally listed public houses are located in the vicinity of this site, which should also be included in design considerations.

			- Public House, 196-198, Tooting High Street, London, Wandsworth, SW17 0SF (201)	
TO3	50 – 56 Tooting High Street	0.18ha	Archaeological Priority Areas - DLO37905 Listed Buildings: - Iron ventilator/gaslamp, standard above the public lavatory, Tooting Broadway, SW17, London (LB/168) - STATUE OF EDWARD VII (1065494) - Tooting Broadway Station (including above ground building and sub-surface platforms and passages), Tooting High Street, London, SW17 0SU (LB/239) Locally Listed Buildings: - 38 The Castle Public House, Tooting High Street, London, Wandsworth, SW17 0RG (199) - 48 Tooting High Street, London, Wandsworth, SW17 0SL (518) - 69 Tooting High Street, London, Wandsworth, SW17 0SP (1891) - 12 Mitcham Road, London, Wandsworth, SW17 9NA (830) - 18 Mitcham Road, London, Wandsworth, SW17 9NA (831) - 22 Mitcham Road, London, Wandsworth, SW17 9NA (727) - 40 Graveney and Meadow, Mitcham Road, London, Wandsworth, SW17 9NA (510)	This site lies at the genius loci of Tooting Town Centre and any proposals must have regard to the context which includes the Tooting Underground Station (Grade II), the statue of King Edward (Grade II) and the gas lamp column (Grade II). Laurel Close (Grade II) represent the finest surviving town houses. Locally listed buildings include 48 & 69 Tooting High Street, with 12, 18 & 22 Mitcham Road beyond. A thorough THVIA analysis should accompany and proposals for development. The site also lies within the Tooting Archaeological Priority Area where an assessment is required prior to any development.
RO1	Alton West Intervention Areas	12.5ha	Archaeological Priority Areas - DLO37903 Historic Parks and Gardens: - Landscaping to Alton Park and Garden West Estate - Grove House, Roehampton - Sites of Borough Importance Grade 1 Alton Cons Area Roehampton Village Cons Area Listed Buildings: - Downshire House, Downshire College Estate, Roehampton Lane, London, SW15 4HT (LB/141) - Downshire House (garden gates), Downshire College Estate, Roehampton Lane, London, SW15 4HT (LB/142) - Grove House (Froebel Educational Institute), Roehampton Lane, London, SW15 5PJ (LB/143)	This site is surrounded by a plethora of heritage assets including the Alton Estate, Westmead and Roehampton Village Conservation Areas and the Alton West and Alton East Registered Historic Parks and Gardens. A full impact assessment of the character and appearance of the area is required as part of a THVIA. The area contains surviving 18th century villas, Mount Clare, Parkstead House and Roehampton House (all Grade I), Grove House and Danebury House (Grade II) along with listed bungalows in Minstead Gardens & 245-255 Danebury Avenue. In addition the five late 1950's slab blocks (Grade II*) represent iconic housing blocks within a landscaped setting. The grade II* listed Temple in the grounds to Mt Clare, The Bull (Grade II*) and the Watchers (Grade II) represent important structure within the wider historic landscape. The Locally listed Maryfield Convent, bungalows at 67-86 Minstead Gardens and Hartfield House make important contributions to the historic context. The layers of heritage

			- Grove House (dummy bridge to the lake), Roehampton Lane, London, SW15 5PJ(LB/144) - Grove House (gates to Roehampton Lane), Roehampton Lane, London, SW15 5PJ(LB/145) - Lodge to Grove House, Roehampton Lane, London, SW155PJ(LB/146) - Mausoleum (in the grounds of Grove House), Roehampton Lane, London, SW155ZZ (LB/147) - Roehampton House , Queen Marys University Hospital , Roehampton Lane, London, SW15 5PN (LB/150) - Walls and gates to walled garden to south east of Roehampton House, Queen Marys University Hospital, Roehampton Lane, London, SW15 5PN (LB/151) - Roehampton House lodges and entrance gates, Queen Marys University Hospital , Roehampton Lane, London, SW15 5PN (LB/152) - Dunbridge House, Highcliffe Drive (south east side), London (LB/269) - Denmead House, Highcliffe Drive (south east side), London (LB/268) - Charcot House, Highcliffe Drive (south east side), London (LB/267) - Winchfield House and abutting chimney, Highcliffe Drive (south east side), London (LB/270) - Binley House, Highcliffe Drive (south east side), London (LB/266) - The Bull Sculpture, Downshire Field Recreation Ground, Alton Estate, Danebury Avenue, London, SW15 4EN (LB/259) - 2 - 26 Minstead Gardens, with retaining walls, London, SW154EB (LB/273) - Mount Clare, Minstead Gardens, London (LB/099) - Temple in grounds of Mount Clare , Minstead Gardens, London (LB/100) - 1 - 13 Minstead Gardens, London, SW154EB (LB/271) - 15 - 33 Minstead Gardens, London, SW154EB (LB/272) - 1 Roehampton High Street (The King's Head Inn P.H.), London, SW154HL (LB/139) - 257 - 261 Danebury Avenue, including retaining walls, London, SW154DJ (LB/263) - 245 - 255 Danebury Avenue and retaining walls, London, SW154DJ (LB/262)	interest around the site require thorough analysis and understanding as regards the impact of development proposals on the significance and character and appearance of the area. The site also lies with the Roehampton Archaeological Priority Area where analysis is required prior to any development proposals.
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			- Manresa House, Holybourne Avenue, London, SW15 4JD (LB/140) - The Montague Arms public house, 3 Medfield Street , London, SW154JY (LB/097) - Drinking Fountain, Roehampton Lane, London (LB/153) Locally Listed Buildings: - Mount Clare, Minstead Gardens, London, Wandsworth, SW15 4EB (1962) - 67-78, 80-86 Minstead Gardens, London, Greater London, SW15 4EW (126) - Maryfield Convent, Mount Angelus Road, London, Greater London, SW15 4JA (127) - Parkstead House Whitelands College + Gardens, Holybourne Avenue, London, Wandsworth, SW15 4JD (1963) - 170 Hartfield House Care Home, Roehampton Lane, London, Greater London, SW15 4EU (134) - Cedars Cottages, Roehampton Lane, London, Greater London, SW15 4HS (133) - Clarence Lodge, Clarence Lane, London, Wandsworth, SW15 5JW (1956) - 5 and 7 Rodway Road, London, Wandsworth, SW15 5DN (1957) - 24 & 26 Roehampton High Street, London, Greater London, SW15 4HJ (76) - 1-4 Ponsonby Road, London, Greater London, SW15 4LA (65) - Roehampton Parish Hall, Alton Road, London, Wandsworth, SW15 4LG (157)	
RO2	Mount Clare, Minstead Gardens	1.57ha	Archaeological Priority Areas - DLO37903 Historic Parks and Gardens: - Landscaping to Alton Park and Garden West Estate - Grove House, Roehampton - Sites of Borough Importance Grade 1 Alton Cons Area Listed Buildings:	Mt Clare (Grade I) and its Temple (Grade II*) represent important heritage assets set within an important landscape context. It sits within a Lancelot 'Capability' Brown landscape of which documentary evidence survives. There is an important reciprocal view across Danebury Fields to Danebury House and hence The Watchers (Grade II) listed in the grounds represents a symbolic representation. Mt Clare sits within the Alton West Registered Historic Park and Garden and this landscape is multi-layered with the 20th century landscape superimposed. Understanding the significance of the site and the different heritage assets is fundamental as part of any development

			- 2 - 26 Minstead Gardens, with retaining walls, London, SW154EB (LB/273) - Mount Clare, Minstead Gardens, London (LB/099) - Temple in grounds of Mount Clare , Minstead Gardens, London (LB/100) - 1 - 13 Minstead Gardens, London, SW154EB (LB/271) - 15 - 33 Minstead Gardens, London, SW154EB (LB/272) - 1 Roehampton High Street (The King's Head Inn P.H.), Locally Listed Buildings: - Mount Clare, Minstead Gardens, London, Wandsworth, SW15 4EB (1962) - 67-78, 80-86 Minstead Gardens, London, Greater London, SW15 4EW (126) - Maryfield Convent, Mount Angelus Road, London, Greater London, SW15 4JA (127)	within the grounds. The Grade II listed bungalows adjoin the site as part of the 20th century context. The Grade I Registered Historic Park and Garden of Richmond Park adjoins the site to the south. A THVIA assessment with the views is required as part of the significance of the site.
RO3	Queen Mary's Hospital car park	1.63ha	Archaeological Priority Areas - DLO37903 Historic Parks and Gardens: - Grove House, Roehampton - Sites of Borough Importance Grade 1 Alton Cons Area Westmead Cons Area Dover House Estate Cons Area Listed Buildings: - Grove House (Froebel Educational Institute), Roehampton Lane, London, SW15 5PJ (LB/143) - Grove House (dummy bridge to the lake), Roehampton Lane, London, SW15 5PJ(LB/144) - Grove House (gates to Roehampton Lane), Roehampton Lane, London, SW15 5PJ(LB/145) - Lodge to Grove House, Roehampton Lane, London, SW155PJ(LB/146) - Mausoleum (in the grounds of Grove House), Roehampton Lane, London, SW155ZZ - (LB/147) - Old Lodge and Chapel of the Sacred Heart, Digby Stuart College , Roehampton Lane, London (LB/148)	The whole site lies within the curtilage of Roehampton House (Grade i) listed building. The wall to Roehampton Lane forms part of the listed building and this lies outside the SSAD site boundary. The significance of the site will need to be understood following the earlier redevelopment as a car park. Any development proposal will need to be assessed in the context of Roehampton House as well as the adjacent heritage assets, Grove House (Grade II*), Chapel of Sacred Heart, Digby Stuart College (Grade II), and the Mausoleum and Lodge to Grove House (Grade II). The Westmead Conservation Area adjoins the eastern boundary of the site. A full appraisal of the context and a THVIA study is required to inform any development proposals. The settings to the listed buildings and conservation area will form the context within which any proposal will be evaluated.

			- Roehampton House , Queen Marys University Hospital , Roehampton Lane, London, SW15 5PN (LB/150) - Walls and gates to walled garden to south east of Roehampton House, Queen Marys University Hospital, Roehampton Lane, London, SW15 5PN (LB/151) - Roehampton House lodges and entrance gates, Queen Marys University Hospital , Roehampton Lane, London, SW15 5PN (LB/152) Locally Listed Buildings: - Cedars Cottages, Roehampton Lane, London, Greater London, SW15 4HS (133)	
BA1	Sainsbury's Car Park, Bedford Hill	0.63ha	Archaeological Priority Areas - DLO38557 + DLO37922 Listed Building: - The Bedford Hotel, 77 Bedford Hill, Balham, SW12 9HD (LB/307) - Balham Station (LRT), Balham Station Road/Balham High Road, London, SW12 9SG (LB/222)	This site is located adjacent two heritage assets: Grade II listed Balham Station and The Bedford Hotel, as well as St Mary's Church (Grade II*) which is a short distance from the site. Development on this site will be required to consider the possible impacts to these two protected buildings and strive to enhance them. The scale of both heritage assets, as well as the low-rise local character should inform design in this area.
RIV1	Former Prices Candles Factory, 110 York Road, Battersea	0.79ha	Archaeological Priority Areas - DLO38304 + DLO37919 Locally Listed Building: - Candlemakers Apartments, York Road, London, Wandsworth, SW11 3RS (423)	Development on this site should consider the architecture and scale of the locally listed Candlemakers Apartments located opposite.
RIV2	Dovercourt site, York Road	0.78ha	Archaeological Priority Areas - DLO38304 + DLO37919	This site has no major heritage sensitivities.
RIV3	41-47 Chatfield Road	0.31ha	Archaeological Priority Areas - DLO38304 + DLO37919	This site has no major heritage sensitivities.
RIV4	Gartons Industrial Estate, Gartons Way	0.36ha	Archaeological Priority Areas - DLO38304 + DLO37919	This site has no major heritage sensitivities.
RIV5	York Road Business Centre, Yelverton Road	0.7ha	Archaeological Priority Areas - DLO38304 + DLO37901 + DLO37919 Locally Listed Buildings: - 5 Badric Court, Yelverton Road, London, Wandsworth, SW11 3SL (683)	This site is located near the locally listed Harroway Road Open Space, as well as locally listed buildings and murals, exemplifying post-war architecture and cast concrete mural art and adding to local interest and character. Building heights and massing on this site should be congruent with the adjacent locally listed buildings and local post-war character.

			- Harroway Road Open Space, Harroway Road, London, Wandsworth, (564) - 15 Totteridge House, Yelverton Road, London, Wandsworth, SW11 3QH (979)	
RIV6	36 Lombard Road	0.3ha	Archaeological Priority Areas - DLO38304 + DLO37901 + DLO37919	This site has no major heritage sensitivities.
RIV7	Travis Perkins, 37 Lombard Road, SW11	0.61ha	Archaeological Priority Areas - DLO37901 Locally Listed Buildings: - 5 Badric Court, Yelverton Road, London, Wandsworth, SW11 3SL (683) - Harroway Road Open Space, Harroway Road, London, Wandsworth, (564) 15 Totteridge House, Yelverton Road, London, Wandsworth, SW11 3QH (979)	This site is located opposite the locally listed Harroway Road Open Space, and as such, development on this site should understand and enhance the relationship between what will be built on it and this protected green area. The site is also close to locally listed buildings and murals, exemplifying post-war architecture and cast concrete mural art and adding to local interest and character. This area may accommodate more substantial massing and height due to its post-war medium- to high-rise character and density.
RIV8	19 Lombard Road, 80 Gwynne Road	0.3ha	Archaeological Priority Areas - DLO37901 Listed Building: Cremorne Bridge, Lombard Road (LB/294) Locally Listed Buildings: - 5 Badric Court, Yelverton Road, London, Wandsworth, SW11 3SL (683) - Harroway Road Open Space, Harroway Road, London, Wandsworth, (564) - 15 Totteridge House, Yelverton Road, London, Wandsworth, SW11 3QH (979) - Fred Wells Gardens, Vicarage Crescent, London, Wandsworth (550)	This site is located in the setting of the Grade II* listed Cremorne Bridge, which is of special architectural due to its wrought iron arches, and of particular historic interest as it is one of the earliest Thames Rail crossings and the most complete of the six rail bridges constructed in the 1860s. Any development on this site must carefully consider any adverse impacts development might have on the significance of this important heritage asset. The site is also adjacent to two locally listed open green spaces: Fred Wells Gardens to the North and Harroway Road Open Space to the South East. The green, open nature of these two heritage assets and their relationship to the built environment around them will also be an important design consideration.
RIV9	The Chopper Public House, 58-70 York Road	0.08ha	Archaeological Priority Areas - DLO37901 + DLO37919 Locally Listed Buildings: - 5 Badric Court, Yelverton Road, London, Wandsworth, SW11 3SL (683) - Harroway Road Open Space, Harroway Road, London, Wandsworth, (564) 15 Totteridge House, Yelverton Road, London, Wandsworth, SW11 3QH (979)	This site is located near the locally listed Harroway Road Open Space, as well as locally listed buildings and murals, exemplifying post-war architecture and cast concrete mural art and adding to local interest and character. Building heights and massing on this site should be congruent with the adjacent locally listed buildings and local post-war character.

RIV10	200 York Road, Travelodge Hotel	0.25ha	Archaeological Priority Areas - DLO38304 + DLO37919	This site has no major heritage sensitivities.
RIV11	Battersea Church Road/ Crewkerne Court Garage, Somerset Estate	0.36ha	Archaeological Priority Areas - DLO37901 Westbridge Road Cons Area Battersea Square Cons Area Listed Building: - Church of St Mary, and churchyard wall and gates, Battersea Church Road, London (LB/012) - 2 Westbridge Road, London, SW11 3PW (LB/212/1) - 4 Westbridge Road, London, SW11 3PW (LB/212/2) Locally Listed Building: - 11-35, 61-71 Battersea Church Road, London, Greater London, SW11 3LY (5) - 10-14, 24-52 Westbridge Road, London, Greater London, SW11 3PW (108) - 52-68 Battersea Bridge Road, London, Greater London, SW11 3AG (4)	This site is a sensitive one due to its proximity to a number of heritage assets and two conservation areas. The site sits within the setting of Grade I listed Church of St Mary (and Churchyard wall and gates), and as such, proposals for this site must ensure that development will not negatively impact the protected buildings and corrode their significance. The site is adjacent the Westbridge Road Conservation Area which boasts an interesting mix of good quality early, middle and late Victorian terraces and semi-detached villas. This mix also includes two knapped flint faced Grade II Listed Gothic villas, which are unique within Battersea. Most of the residential buildings in this conservation area are locally listed, demonstrating the significance of the local character. Therefore, development on this site should carefully consider massing and scale to avoid negatively affecting the low-rise special character of this area. Proposals must also consider the character of the Battersea Square conservation Area which is also close to the site.
WV1	Riverside Business Centre and Former Bingo Hall, Bendon Valley	2.19ha	Archaeological Priority Areas – DLO38258 Locally Listed : - 214 Jolly Gardeners, Garratt Lane, London, Wandsworth, SW18 4EA (176)	This site has low heritage sensitivity, apart from an adjacent locally listed building which should be included in design considerations and its significance not be negatively impacted by development.
OUT1	Balham Health Centre, 120 - 124 Bedford Hill	0.25ha	Heaver Estate Cons Area	This site is located in a predominantly low-rise residential area and near the Heaver Estate Conservation Area, comprising predominantly two and three storey high-quality houses with back gardens. The low-rise character of the conservation areas should inform scale, massing and building heights for proposed development.
OUT2	259-311 Battersea Park Road	1.25ha	Archaeological Priority Areas - DLO37919 Battersea Park Cons Area Listed Building: - Westminster College, Battersea Park Road, London, SW11 4JR (LB/018)	This site is a sensitive one as it is located near numerous listed buildings and the Battersea Park Conservation Area. Scale and massing for development on this site will be critical as it sits within the setting of the Battersea Park Conservation Area and Battersea Park Registered Historic Park and Garden (Grade II*) and views from within the open green space should be protected.

			- Westminster College Library (formally the chapel), Battersea Park Road, London, SW11 4JR (LB/019) Locally Listed Building: - Public House, 339 Battersea Park Road, London, Wandsworth, SW11 4LS (166) - Chesterton Centre, Battersea Park Road, London, Greater London, SW11 4LY (524)	The site is also adjacent to two Grade II listed buildings and close to an array of locally listed buildings, all of which must not be negatively impacted by development. The impact on the significance of the Grade II listed former Westminster college and library will need to be carefully assessed with a full THVIA including views.
OUT3	Springfield Hospital	33.29ha a	Archaeological Priority Areas - DLO37923 Locally Listed Building: Streatham Cemetery, Garratt Lane, London, Greater London, SW17 0LT (39) Boundary Posts, Glenburnie Road, SW17 (114) 61 Springfield Hospital, Glenburnie Road, London, Wandsworth, SW17 7DJ (2006) Listed Buildings: Springfield Hospital, main building, Burntwood Lane/Beechcroft Road/Glenburnie Road, London, SW17 0AN, (former address: Beechcroft Road, SW17) (LB/023) Ice House in grounds of Burntwood Secondary School, Burntwood Lane, London, SW17 0AQ (LB/024) Elizabeth Newton Wing (former Annexe for Idiot Children), Springfield Hospital,, Burntwood Lane/ Beechcroft Road/Glenburnie Road, London, SW17 0AN (LB/257) Conservation Areas: Magdalen Park Cons Area Wandsworth Common Cons Area	This site includes the Main Hospital Building of 1841 (Grade II) as well as the Elizabeth Newton Wing (Grade II). Refer to the Listed Building Strategy submitted pursuant to application 2010/3703. The Masterplan attached to the above planning consent provides the guiding framework for any development proposals. The whole site lies within the curtilage of these listed buildings. Adjacent to the main hospital is the former Chapel which is locally listed. Adjacent to the site is the ice-house to Burntwood School (Grade II). Most of the site lies within the Springfield Hospital Registered Historic Park and Garden (Grade II) and a locally listed Historic Park and Garden, Streatham Cemetery adjoins the site to the south. Magdalen Park Conservation Area adjoins the curtilage of the Hospital to the west. A full THVIA and associated views is required to assess the significance of the site.
OUT4	Randall Close Day Centre and adjacent Surrey Lane Estate Car Park	0.92ha	Archaeological Priority Areas - DLO37901 + DLO37919 Westbridge Road Cons Area Listed Building: - 2 Westbridge Road, London, SW11 3PW (LB/212/1) - 4 Westbridge Road, London, SW11 3PW (LB/212/2)	The site is adjacent the Westbridge Road Conservation Area which boasts an interesting mix of good quality early, middle and late Victorian terraces and semi-detached villas. This mix also includes two knapped flint faced Grade II Listed Gothic villas, which are unique within Battersea. Most of the residential buildings in this conservation area are locally listed, demonstrating the significance of the local character. There are two locally listed buildings to be considered as well: Butler Court and the Union Arms Public House Therefore, development on

			Locally Listed : - 10-14, 24-52 Westbridge Road, London, Greater London, SW11 3PW (108) - Butler Court, Hyde Lane, London, Wandsworth, SW11 3EX (1990) Union Arms Public House, 109 Battersea Bridge Road, London, Wandsworth, SW11 3AT (163)	this site should carefully consider massing and scale to avoid negatively affecting the low-rise special character of the conservation area, as well as the two adjacent locally listed buildings.
OUT5	Bridge Lane Medical Group Practice, 20 Bridge Lane, Battersea	0.2ha	Archaeological Priority Areas - DLO37919 Battersea Park Cons Area Three Sisters Cons Area Listed Buildings: - Assemblies of the First Born Church, (formerly St Stephens Church), Battersea Bridge Road, London (LB/011) - 1 Dovedale Cottages, 242 Battersea Park Road, London, SW11 4LN (LB/248) - 2-11, Dovedale Cottages, 242 Battersea Park Road, London, SW11 4LN (LB/249) - 12/12a, Dovedale Cottages, 242 Battersea Park Road, London, SW11 4LN (LB/250) Locally Listed Buildings: - William Blake House, Bridge Lane, London, Wandsworth, SW11 3AD (153) - 1-13 Kersley Mews, London, Wandsworth, SW11 4PS (352) - Street Furniture, Kersley Mews, London, Wandsworth, SW11 (353) - 228 Duke Of Cambridge, Battersea Bridge Road, London, Wandsworth, SW11 3AA (149)	The site is in the vicinity of two conservation areas: Battersea Park Conservation Area and Three Sisters Conservation Area.
OUT6	Hazel Court, Haydon Way, Battersea	0.2ha	St John's Hill Grove Cons Area Wandsworth Common Cons Area Locally Listed Building: - 21-35 St Johns Hill Grove, London, Greater London, SW11 2RF (85)	This site is in the vicinity of two conservation areas: the St John's Grove and Wandsworth Common Conservation Areas. The special character of the Wandsworth Common Conservation Area relies upon the relationship between the fine-grained pattern of development surrounding the common and the open space of the common. The pattern of streets is mainly in the form of grids, essentially of two to three storey terraces, and semi-detached buildings of Victorian and Edwardian origin.

				This site is adjacent the St John's Hill Grove Conservation Area, containing a variety of early to late Victorian buildings including villas, terraces, shops, a church and school. Any proposed development on this site should ensure that surrounding locally listed buildings will not be negatively impacted, and local character is enhanced. The low-rise character of both conservation areas should inform scale, massing and building heights for proposed development.
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