



A Quod project sheet

B&Q & Homebase sites, Swandon Way, Wandsworth

Role

Legal and General appointed Quod following its acquisition of two sites opposite each other across Swandon Way in Wandsworth. Legal & General acquired the B&Q site from the Railway Pension Trustee Company and Homebase from the National Grid UK Pension Scheme. The two sites were acquired to develop two build-to-rent schemes with an end value of £500m. The acquisition will see the Legal & General Fund, PGM and Legal & General Capital develop 1,000 homes and around 4,000m² of commercial space in Wandsworth town centre, SW18. The two sites neighbour Wandsworth Town railway station.

Quod originally obtained a grant of planning permission for the Railway Pension Trustee Company on the B&Q site comprising the phased construction of 13 residential blocks (with 3 podiums) ranging from 8 to 15 storeys, 517 residential units (Class C3), 5000m² of business (Class B1) and 3000m² flexible business/retail/restaurant and cafe (Class B1, A1, A2, A3 and A4).

Quod was then instructed by L&G to amend this planning permission via s.73 of the Town and Country Planning Act. Quod increased the number of homes by 24 and reduced the commercial floorspace by 3,000m² with adjustments to the residential housing mix.

Quod was also instructed to revise the Homebase planning permission which originally comprised the erection of three buildings ranging from 8 to 17 storeys including 385 residential units and 2,400m² of Class A1, A2, A3, D1 and B1 including contribution towards the new entrance to Wandsworth Town Station. This permission was granted by the Mayor of London following GLA intervention. L&G is seeking to increase the number of homes and revise the housing mix in addition to changing the approved design.

Quod advised on planning; development economic; affordable housing; environmental impact; and CIL matters.

Description

Mixed use Build to Rent

Client

Legal and General

Planning Authority

London Borough of Wandsworth

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	