

THE FUTURE OF 15A SELKIRK ROAD

THE SITE

The site is located at 15A Selkirk Road, London SW17 0ER, within the London Borough of Wandsworth. Covering approximately 839 square metres, it sits in the heart of Tooting, one of Greater London's designated Major Centres.

The site is currently underused, presenting an opportunity to provide much needed new homes while making better use of the land and contributing positively to the local area.

A highly connected location

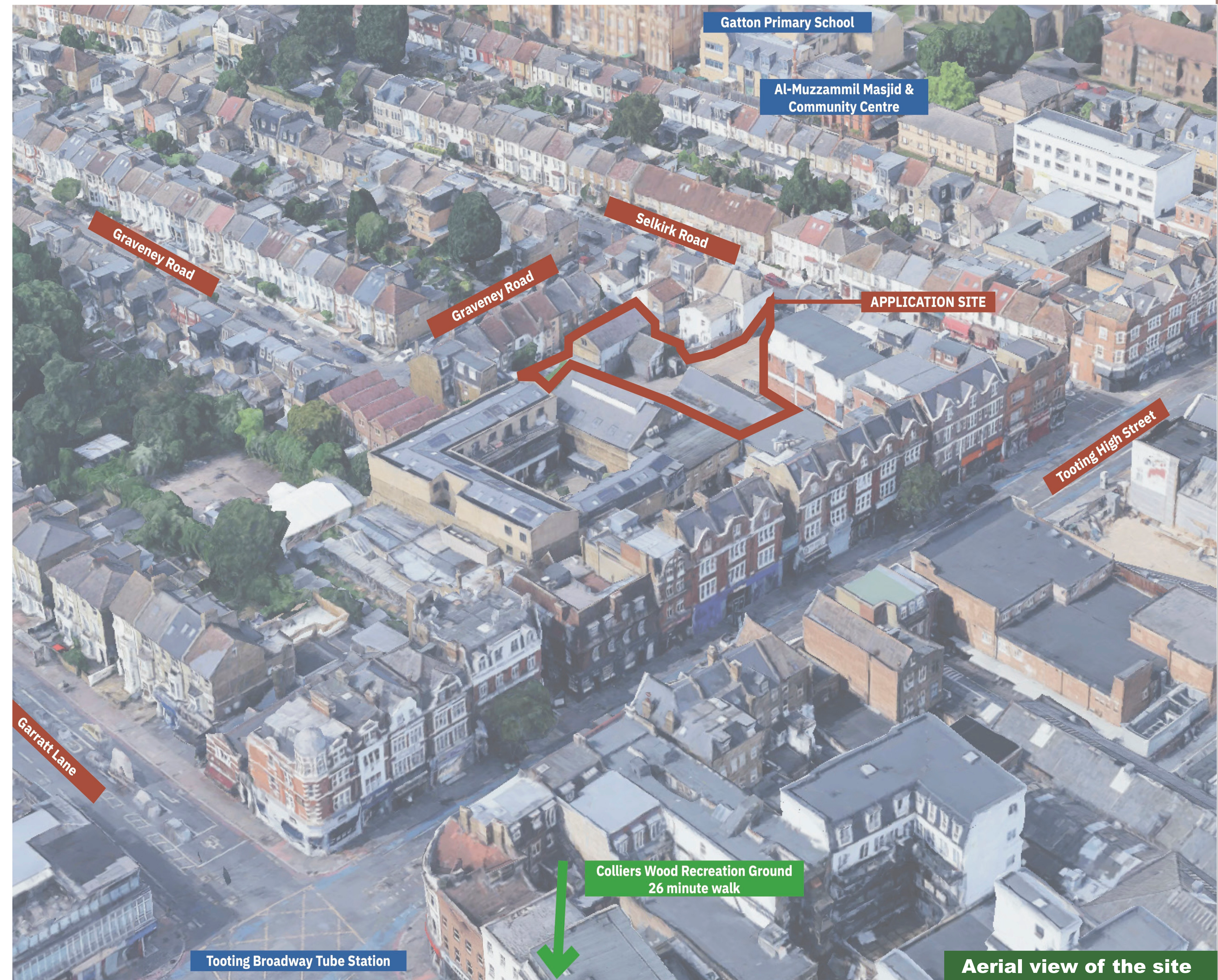
The site is well connected by public transport, with Tooting Broadway Underground Station approximately 0.1 miles away and several bus routes serving the nearby A24

Planning context

The surrounding area includes a mix of homes, flats, shops, restaurants and market activity. Nearby amenities include Tooting Library, Tooting Common, and the many shops and services along Tooting High Street. The site sits within the London Borough of Wandsworth.

The site at a glance

- 839 sqm (0.08 ha).
- Currently a vehicle garage and workshop.
- Edge of Tooting town centre.
- Excellent transport links - PTAL 6a (the highest rating).
- On the Council's Brownfield Land Register.



THE FUTURE OF 15A SELKIRK ROAD

THE PROPOSAL

A new future for 15A Selkirk Road

The proposals, designed by T2S Architecture, will replace the existing garage buildings with two new buildings. This includes a partly one, partly two-storey building and a four-storey building. The aim of the proposals is to bring the underused site back into active use with good quality homes and ground floor workspace.

The two-building approach responds directly to pre-application advice from Wandsworth planning officers. It creates a visual connection through the site and reflects the character of the junction between the town centre and the quieter residential streets to the east and south.

Key features of the proposal

- 18 new homes including 7 × one-bed, 7 × two-bed and 4 × three-bed homes.
- Two buildings that step down towards the sensitive residential edges.
- Brick facades that reflect the character of the surrounding area.
- Public realm improvements and new landscaping.



Proposed view of the site

THE FUTURE OF 15A SELKIRK ROAD

A HIGH QUALITY REDEVELOPMENT

High-quality new homes

The proposals would bring an underused site back into use in one of London's most accessible locations through the delivery of new homes. All homes have been designed to achieve BRE-compliant daylight standards, helping to create comfortable and attractive living environments for future residents.

Homes with access to outdoor space

Every home has been designed with its own private amenity space. The proposals also include communal gardens, creating shared outdoor spaces for residents while supporting biodiversity through new planting across the site.

Designed to reflect local character

The architecture has been developed to respond positively to the surrounding area. Brick materials have been chosen to reflect the historic character of the local area to create a development that sits comfortably within its context.

Improvements to the local environment

The proposals include public realm improvements. Alongside new landscaping and planting, these improvements would help to enhance the appearance of the site and its surroundings.

A sustainable location

The proposals would deliver new homes in a highly sustainable, transport-rich location. By making use of an underused site in an accessible area, the development would support sustainable patterns of living and make the most of existing public transport connections.



Proposed view along Selkirk Road

THE FUTURE OF 15A SELKIRK ROAD

BENEFITS & TIMELINE

Key benefits

- Bring an underused site back into productive use.
- Deliver good-quality new homes.
- Provide private amenity space for every home.
- Create communal gardens and new planting to support biodiversity.
- Use brick materials that reflect the area's historic character.
- Deliver public realm improvements.
- Provide new homes in a highly sustainable, transport-rich location.

Indicative timeline

- **Mid-summer 2026:** Public engagement programme
- **Late summer 2026:** Planning application submitted
- **2027:** Planning determination
- **2027-2028:** Construction and building refurbishment works commence (if approved)
- **2028-2029:** Completion

HAVE YOUR SAY

We welcome your feedback on the proposals. If you would like to comment on the proposals, you can provide your feedback in the following ways:

- Visit our project website (scan the QR code) to complete our quick survey
- Fill out one of the feedback forms provided
- Contact the project team through the details below.

DROP-IN SESSION

Monday 27 July 2026 at St Nicholas Church Tooting, Church Ln, London SW17 9PP.

There is no need to register your details to attend.

HOW TO GET IN TOUCH



selkirkroad@engagecf.co.uk



07542 016 586



www.selkirkroad.co.uk

