

Welcome

View our latest plans for the redevelopment of Riverside House to provide new homes for Wandsworth.

Today, you will be able to:



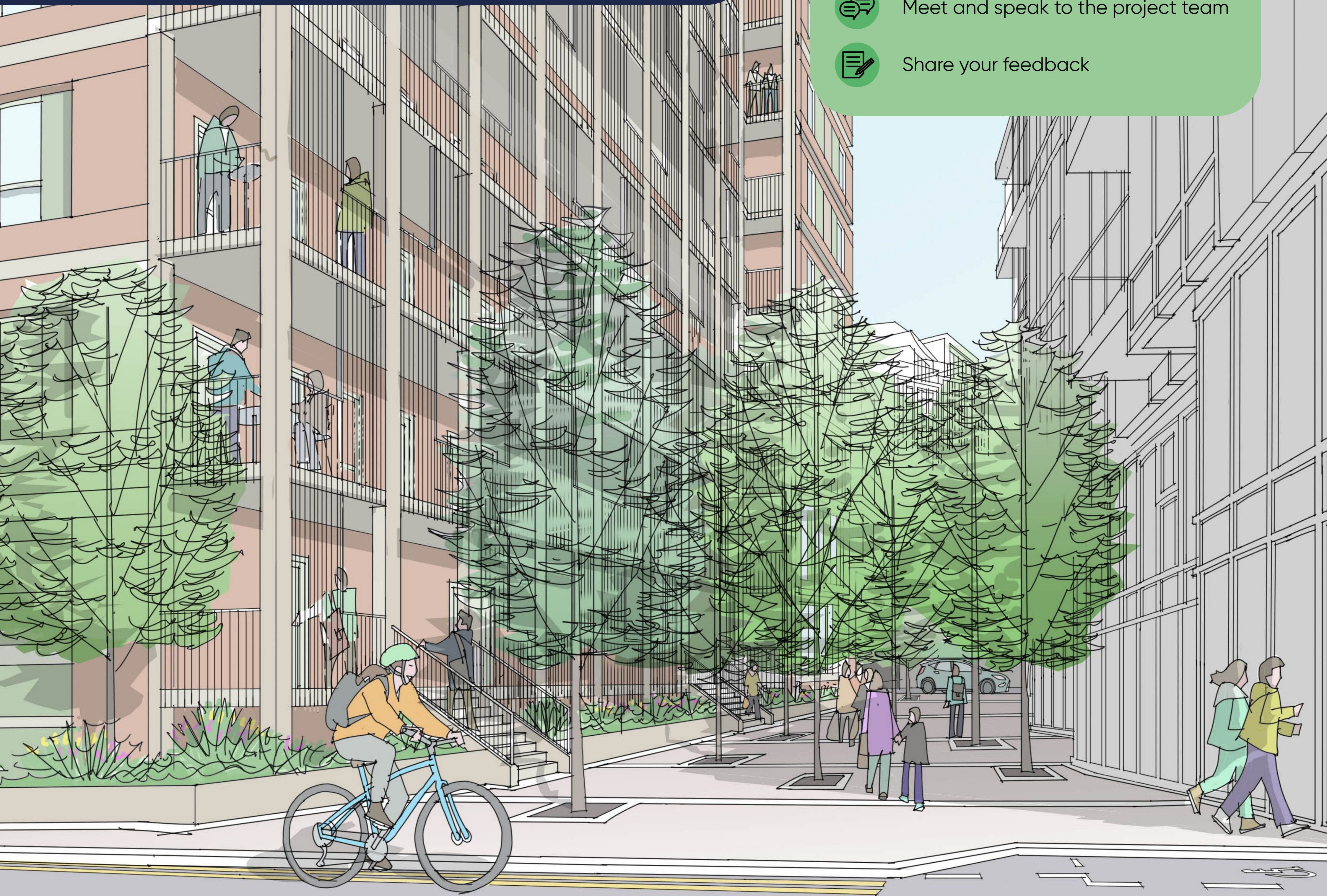
View our early proposals



Meet and speak to the project team



Share your feedback



Artist's impression of the new building, looking north along the east side

Project team



Developer



Architect



Planning consultant



Engagement consultant

The site

Riverside House was built in the early 2000s as part of the Riverside Quarter development, a major waterfront neighbourhood in Wandsworth on a four-hectare former Shell Oil terminal. The neighbouring buildings are residential blocks.

The site benefits from an ideal waterfront location, adjacent to Wandsworth Park, and within ten minutes' walk of the station and high street.

Riverside House as it appears today

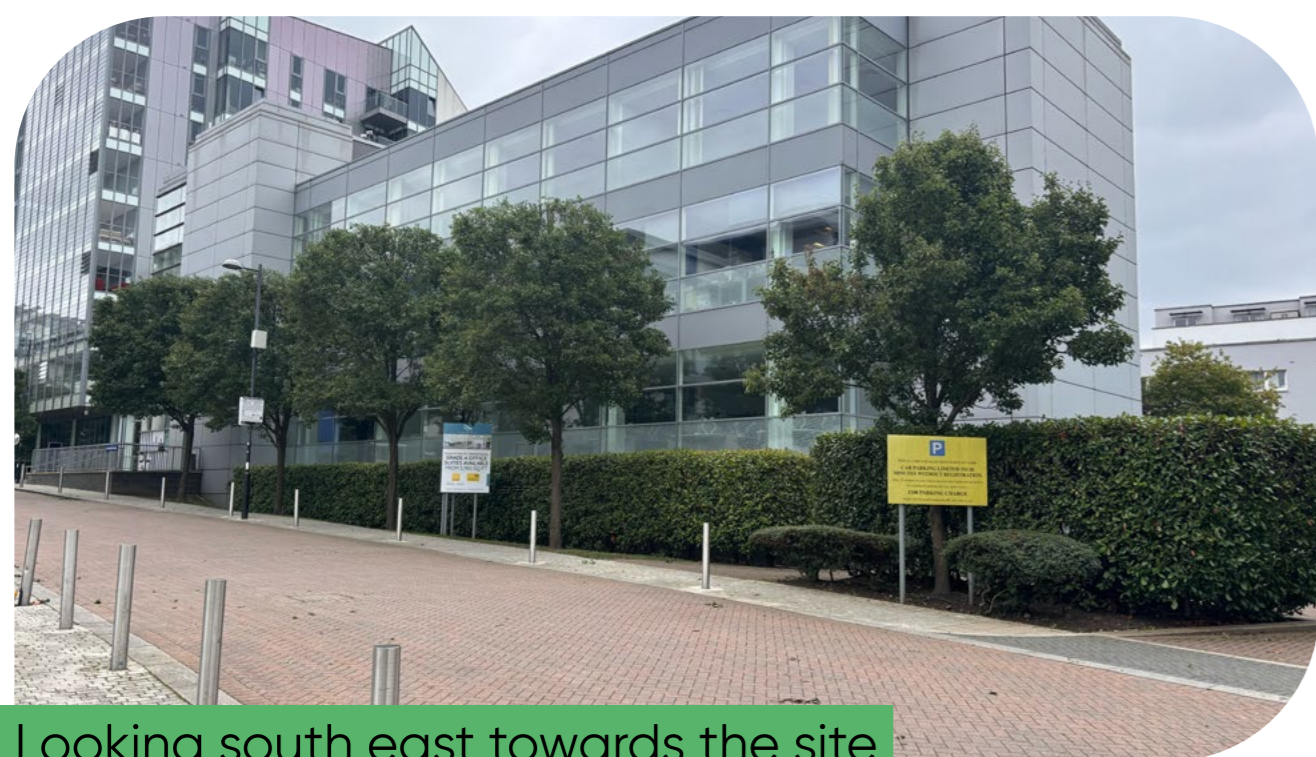


The site on Osiers Road within Riverside Quarter

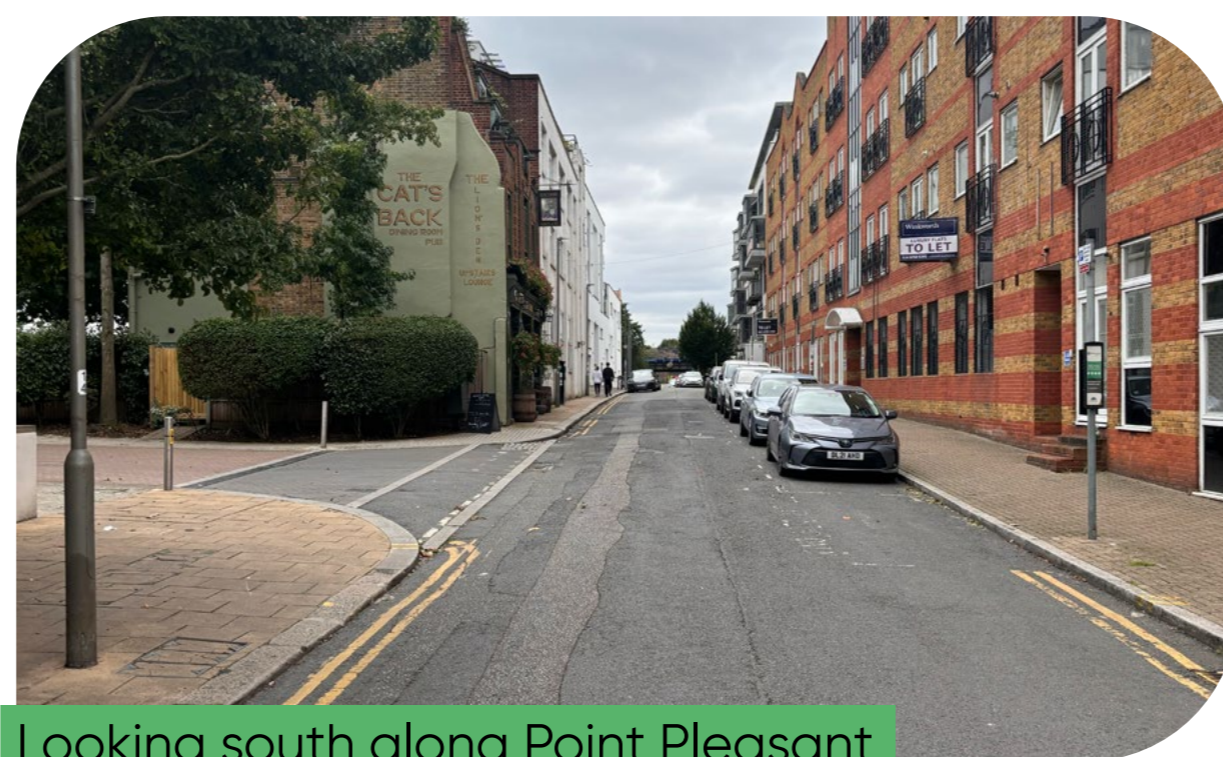


The need for redevelopment

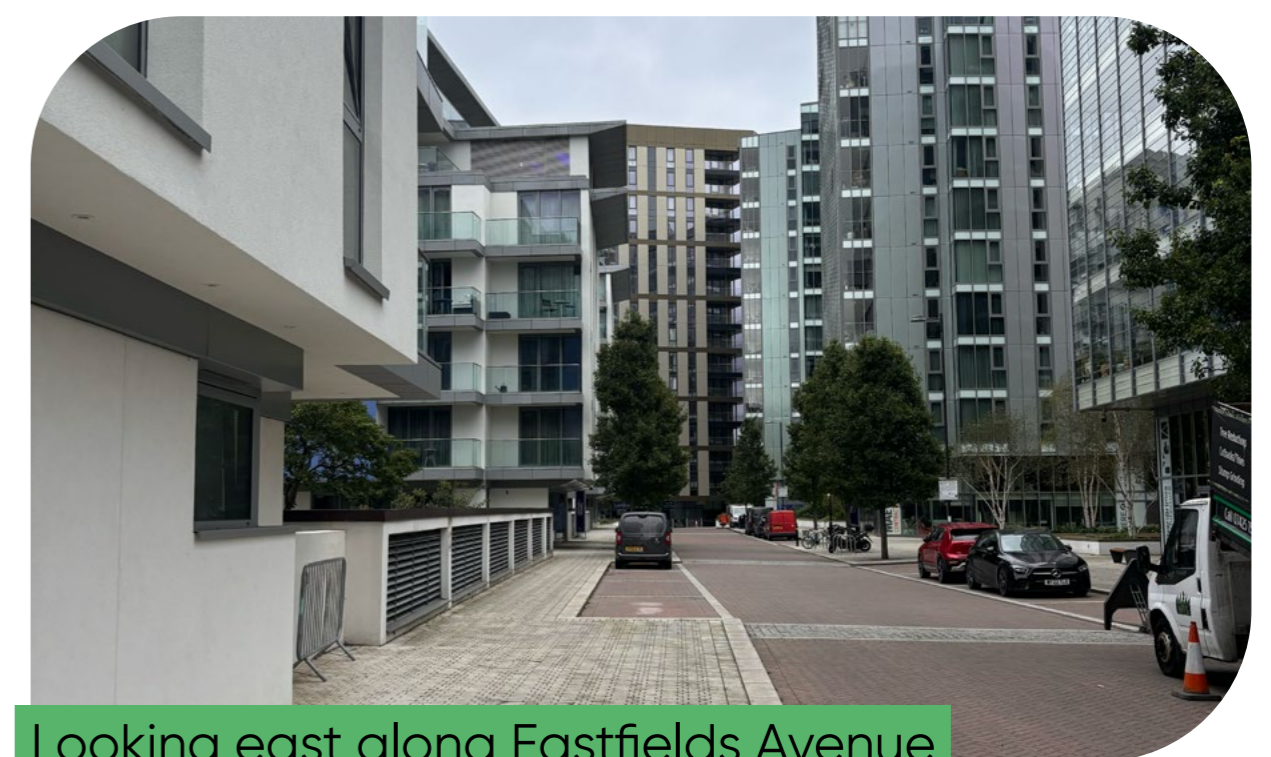
Riverside House is currently underutilised as an office building. Despite being refurbished in 2021, there has not been demand for these office spaces locally and so the building has always been partially empty.



Looking south east towards the site



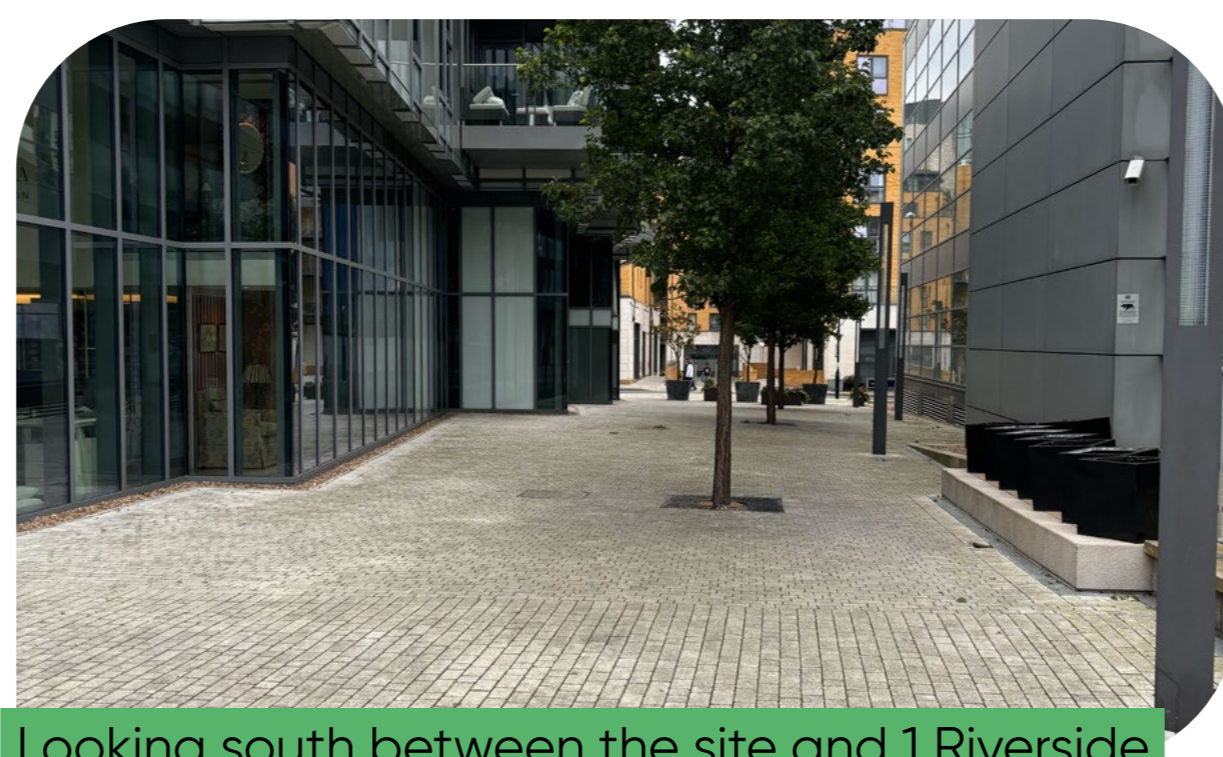
Looking south along Point Pleasant



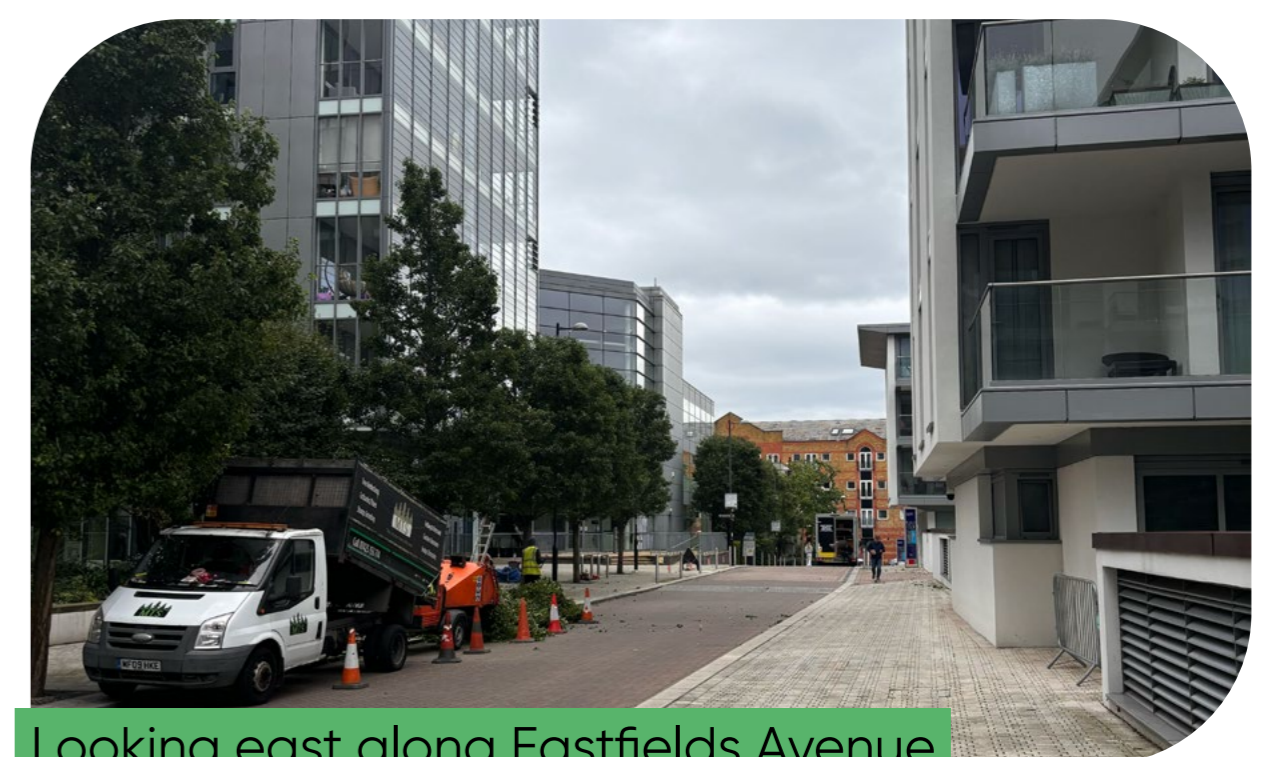
Looking east along Eastfields Avenue



Looking east along Eastfields Avenue



Looking south between the site and 1 Riverside



Looking east along Eastfields Avenue

Our vision

Bringing Riverside House back into use for the community.

Riverside House is almost completely empty, with no prospect of a new lease of life as offices. Our redevelopment will see the site brought back into use, bringing full-time residents into the area, who will in turn support existing local businesses.

Redeveloping the building will improve connectivity with the wider Riverside Quarter, with design and management ensuring a combination of access and safety.

Our emerging proposals include



Over 120 new homes, including affordable housing



Dual-aspect apartments with private amenity space



A mix of one and two-bedroom homes



A landscaped courtyard and garden for residents



New planting and improvements to the street scene



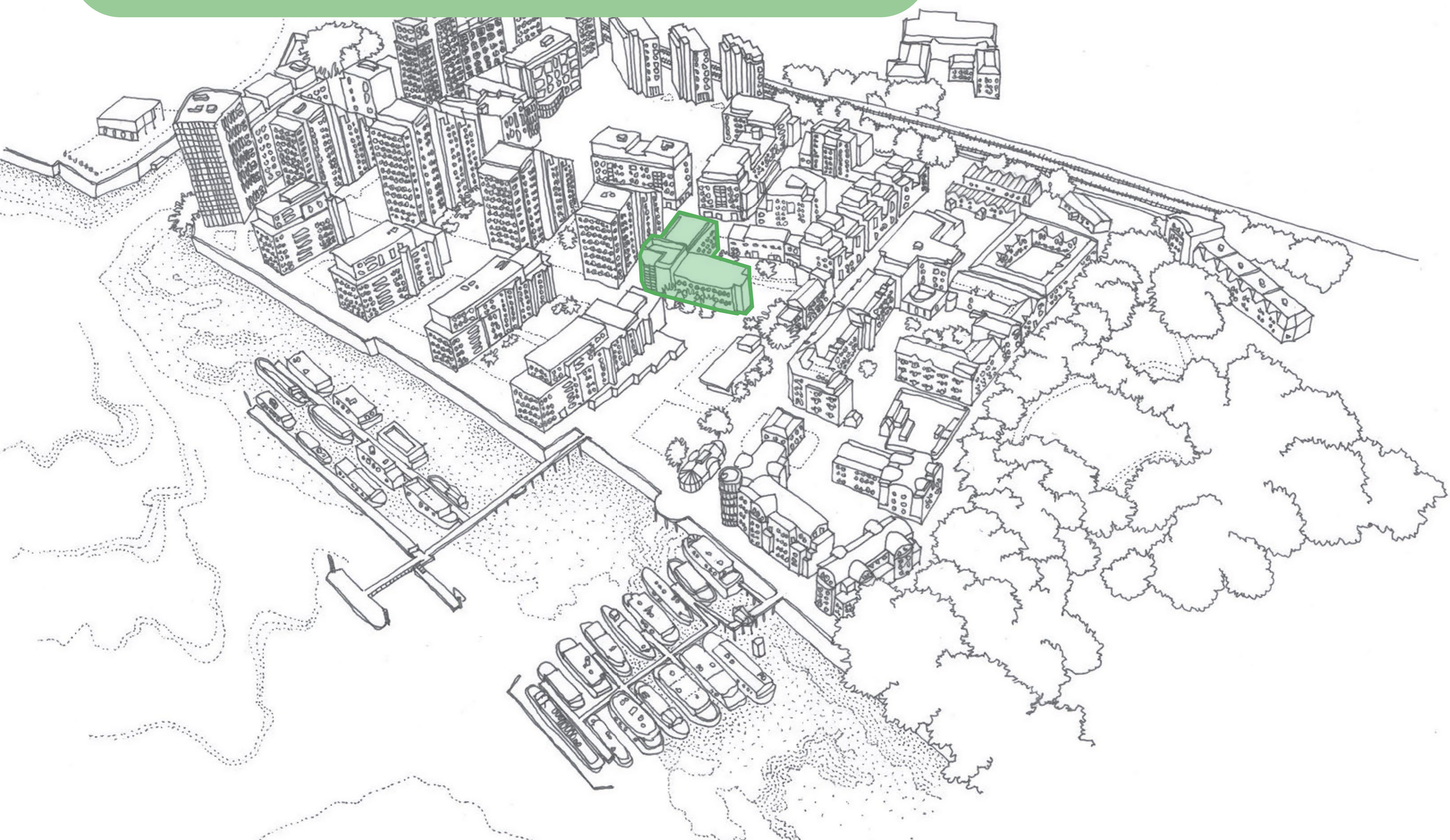
A building carefully designed to complement the surrounding Riverside Quarter

The proposals are designed to respond to the surrounding buildings in terms of height, scale and materials, while improving natural surveillance and contributing positively to the character of the local area.

The need for new homes

In common with all London boroughs, Wandsworth has a pressing need for new homes.

The Wandsworth Local Plan identifies the need to build over 20,000 homes in the borough between 2023 and 2038 to meet this demand.



Riverside House occupies an ideal location within Riverside Quarter, providing an excellent opportunity for new homes

New homes for Wandsworth

The development will deliver homes in a high demand area of London, whilst boosting the local economy by increasing footfall to local cafés, shops and services.






Our proposals will provide over 120 new homes in a desirable location to appeal to a wide range of potential residents.

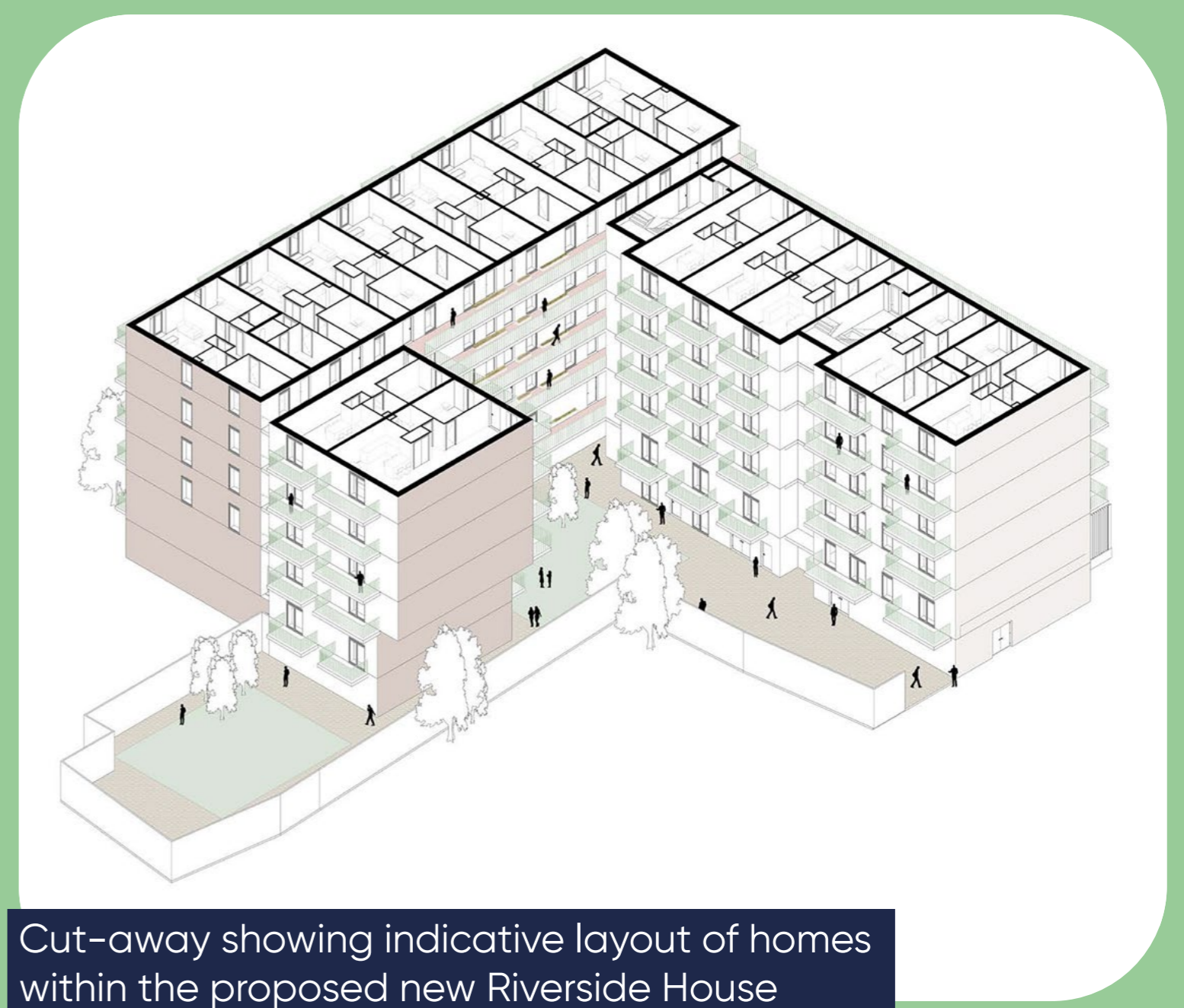


View from the proposed new building, looking south from the upper deck

High quality homes

The new homes at Riverside House will be attractive, well-positioned and welcoming for new residents:

-  Dual-aspect apartments
-  Private amenity space for each flat
-  Access to communal outdoor space
-  Designed to provide views towards the Thames and City of London
-  Excellent location in proximity to Wandsworth Park and local retail, hospitality and transport



Cut-away showing indicative layout of homes within the proposed new Riverside House

Improved streets and public spaces

The proposed development will play a meaningful role in place making and community, whilst increasing passive surveillance and activating what is currently a quiet, under-used plot.

Site boundaries will be clearly defined, with attractive and friendly landscaping to create a distinction between public, semi-private, and private areas.

The shared space within the courtyard will encourage social interaction whilst strengthening the existing public realm to the perimeter.



Artist's impression of the new Riverside House, looking east along Eastfields Avenue



Currently, the site forms a harsh and unwelcoming barrier across this part of Riverside Quarter

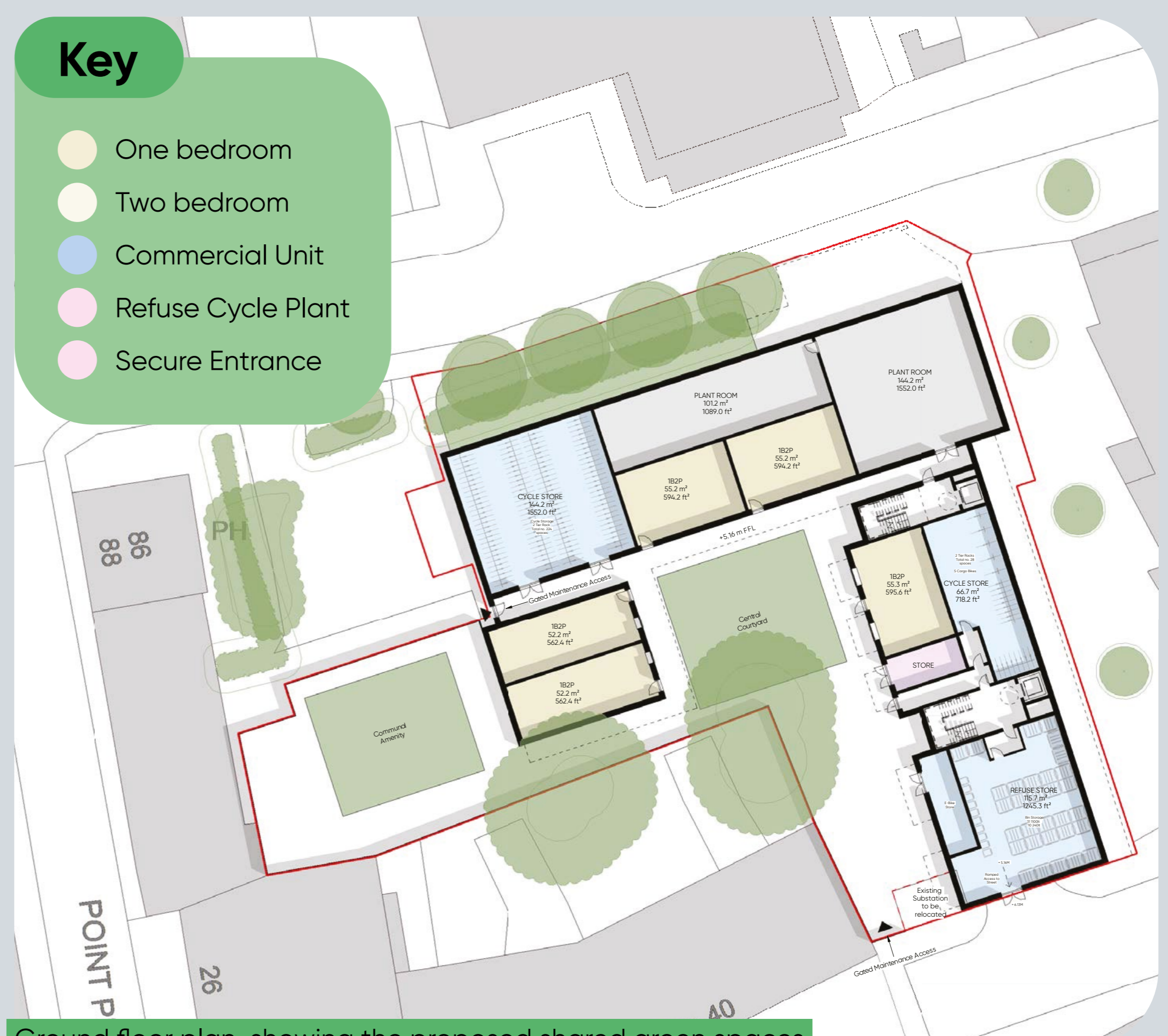
Health and wellbeing

Wandsworth is generally a healthy borough. Its young and economically active population tends to experience fewer preventable health conditions and, on average, live longer and healthier lives than people across the rest of London. There is still room for improvement. Some residents are affected by things like noise, air pollution and busy roads, and there are differences in health and wellbeing between neighbourhoods and groups within the borough.

The places around us – including the buildings, streets and public spaces we use every day – play an important role in shaping our health. They can influence how active we are, how we connect with others and the quality of the environment we experience. The redevelopment of Riverside House aims to create a place that supports people's health and wellbeing, while contributing to the Council's broader goals for a healthier Wandsworth.

Key

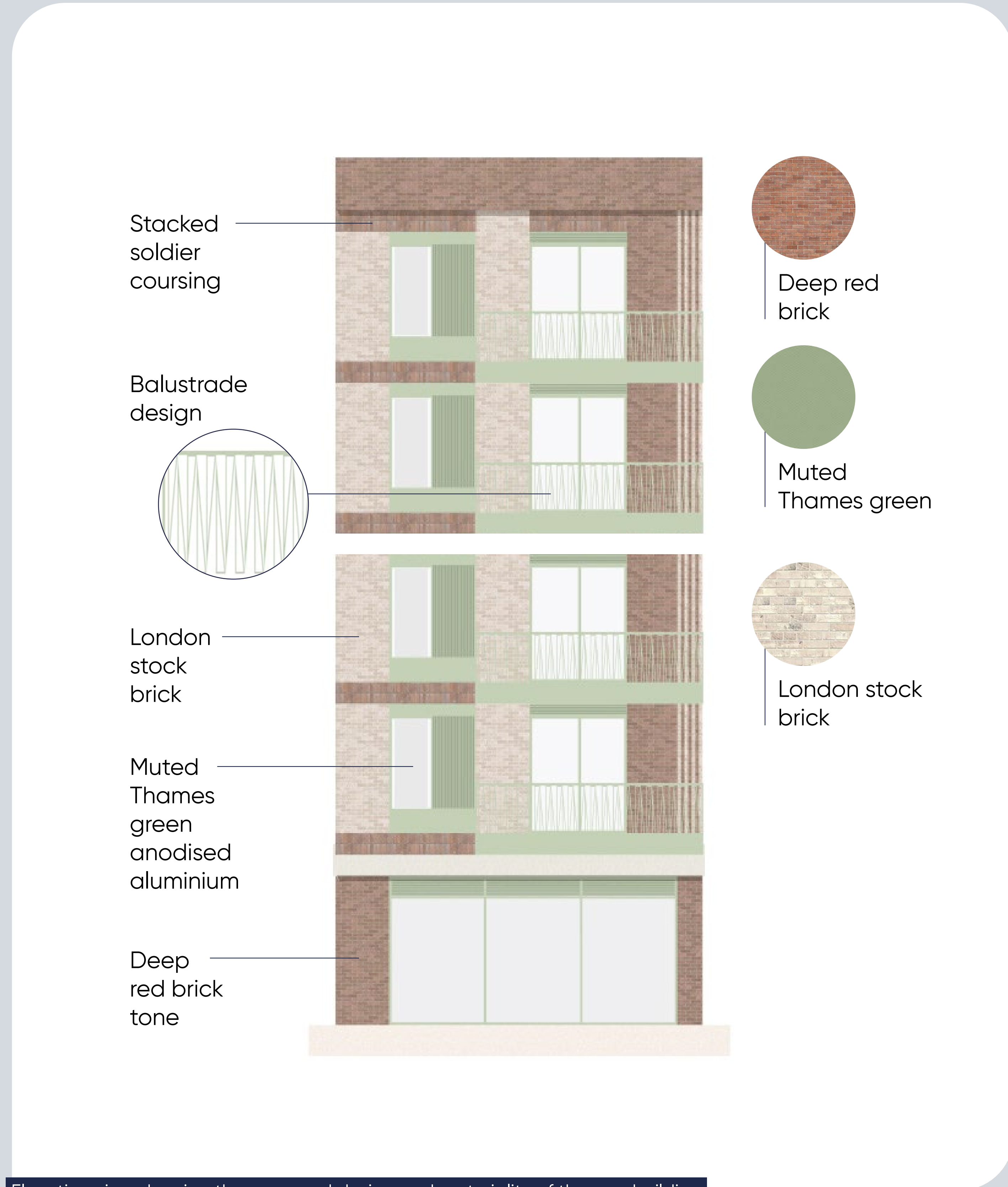
- One bedroom
- Two bedroom
- Commercial Unit
- Refuse Cycle Plant
- Secure Entrance



Ground floor plan, showing the proposed shared green spaces

Design enhancing the local area

Wandsworth has a distinct but diverse range of architectural styles. The new building will combine elements of what makes the area so special, adding to Riverside Quarter, and the wider area.



The new Riverside House will be designed to fit into the surrounding area. Architecture and materials will be carefully chosen for their appearance, with a focus on red brick and London Stock brick to connect with the local character of Wandsworth.

An activated and connected building

The current office building presents a cold frontage to the road, not connecting with the local community. Our proposed redevelopment will bring homes to this site, making it more community-facing and accessible. This will help bring activation to street scene itself with improved planting.

Local heritage architecture



Fitting into the neighbourhood

The development will be a comparable height to surrounding buildings, neither standing out, nor being dwarfed by its neighbours. There is an opportunity to create "glimpse views" through from the south to the river in the north, re-establishing the finer grain of historic buildings on this site.

Considerate constructors and good neighbours

If our proposals receive planning approval, construction work on site will be carried out to the highest standards to ensure we respect our neighbours. We will develop a construction management plan to ensure everything from noise and dust to vehicle movements is carefully controlled.

Next steps

Thank you for attending our exhibition.

Artist's impression of the new Riverside House, looking east along Eastfields Avenue



Timeline

March 2026

Public consultation

April 2026

Reflecting on feedback and design evolution

Summer 2026

Submission of a planning application to London Borough of Wandsworth

Contact us

To ask any further questions and share your feedback, please contact the team

riversidehouse-consultation.co.uk

riversidehouse@thisislca.com

0800 208 6432

