

# Church Lane & Bickersteth Road

Public realm proposed changes



# Context

As part of our commitment to improve the environment in Tooting town centre, the council is progressing targeted public realm upgrades at Church Lane Corner and Bickersteth Road entrance.

Changes delivered to date include jet-washing, paving and drainage repairs, more planting, and extra cycle parking.

This next phase aims to create a calmer, greener and more welcoming place that supports local businesses.

## Location



# Why?

Wandsworth Council is improving Church Lane Corner and the entrance to Bickersteth Road to enhance the setting of St Nicholas Church and the Grade II listed Parish Pump, widen pavements where feasible, add seating and planting, and improve lighting for night-time comfort—while supporting local businesses.

It's also the first generous "pause-point" walking from Tooting Broadway towards Amen Corner, so it's a prime spot for a distinctive local landmark.

## Site



Church Lane corner - Leftover food attracts pigeons and makes the place less enjoyable



Bickersteth Road - No clear path outside Tooting Works - paving is broken



Church Lane corner - Damaged paving makes it harder to walk near the trees



Bickersteth Road - Lorries damage the paving by parking over pedestrian space

# What are the proposed changes?

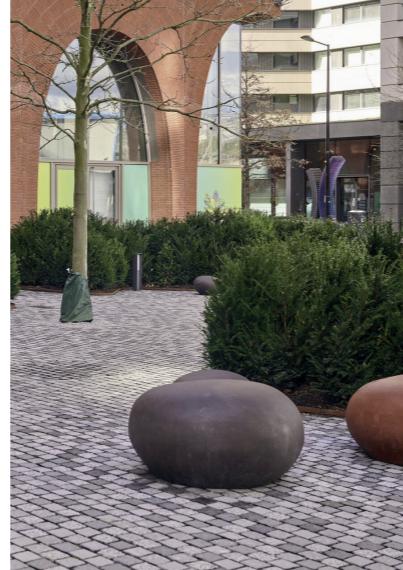
The design upgrades Church Lane Corner and the Bickersteth Road entrance with high-quality paving that picks up a subtle river motif (a nod to the River Graveney that once ran here), more planting including sustainable rain gardens, pebble-style seats and timber benches, festoon lighting, and extra cycle parking.



Planting bed with benches



Pocket park with greenery



Pebble-shape seating



Festoon Light between lamps



Rain Garden along edges



Curvy paving reflects the River Graveney that used to flow here

## The main features of the proposed changes are:

### Paving & identity

- Smooth, durable paving with stone banding and a flowing inlay that aids wayfinding and nods to local water history.

### Greening

- New planting and rain gardens where space will help deal with surface water and add seasonal interest.

### Comfort

- New benches with backs/armrests and playful pebble seats for short stops and small groups.

### Evening feel

- Decorative festoon lighting to make the space feel brighter and more cared-for after dark.

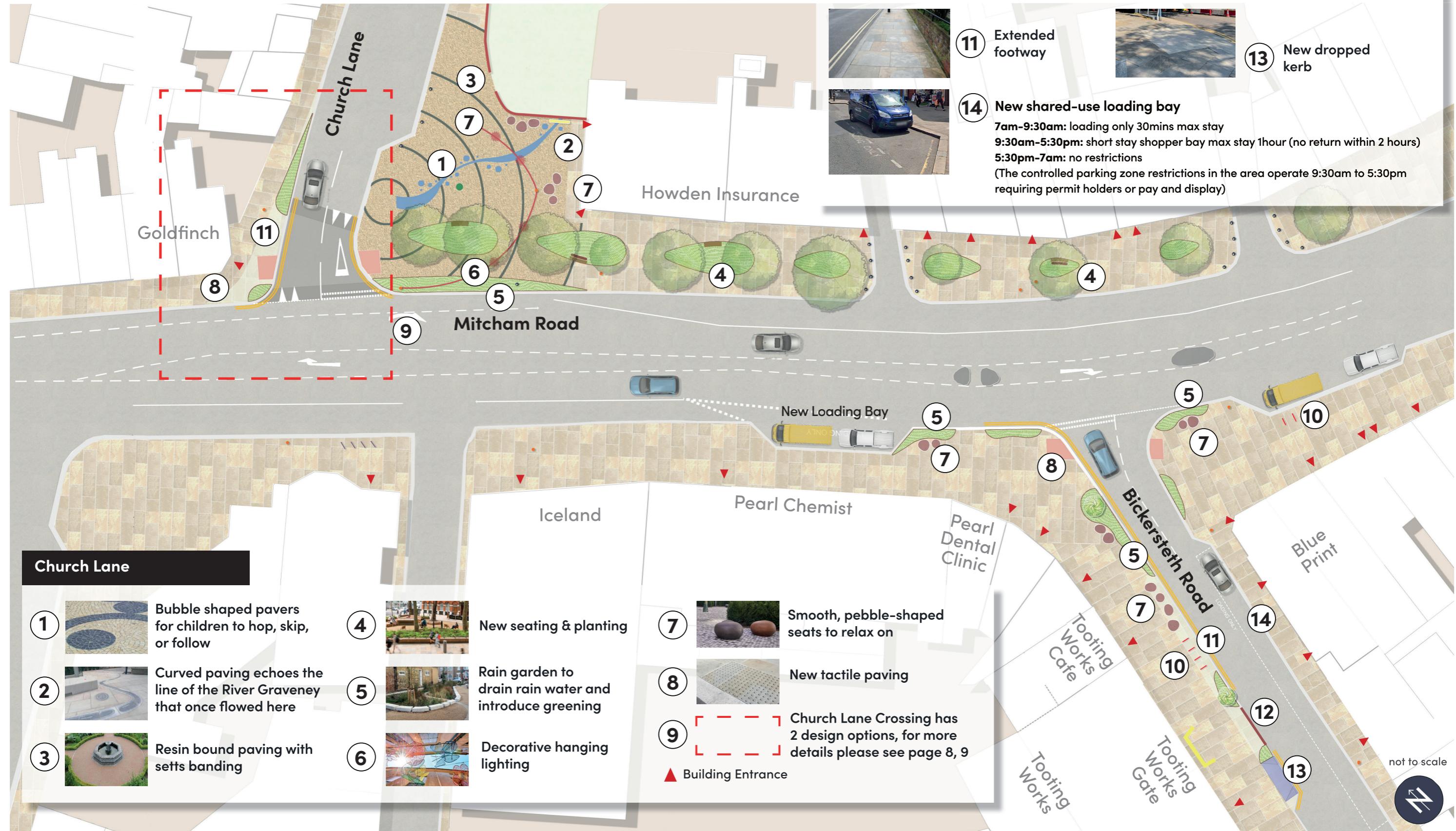
### Church Lane and Mitcham Road junction

- Tidier corners, selective pavement widening, new cycle stands, and reduced street clutter to make it easier and safer to get around on foot.

### Bickersteth Road frontage

- A wider, clearer pavement outside Tooting Works; shortening the long dropped-kerb crossover so the pavement becomes a single, uninterrupted surface; adding dedicated loading bays so servicing works without dominating the footway; extra cycle stands; and matching materials and lighting so Bickersteth feels part of the same upgraded place.
- Vehicle access to Tooting Works' parallel bays is maintained (using a short chamfered kerb by the gate).

# Proposed changes - Design Plan



# Two alternatives for Church Lane crossing

## Crossing Option 1

### Tighter corner with a raised table and rain gardens

Shorter crossing distance and a raised table to slow vehicles, with space created for sustainable rain garden planting at the corner.



#### Pros

- Doesn't require signal equipment.
- Shorter distance to cross.
- Encourages lower vehicle speeds.
- Creates space for rain-garden planting.

#### Cons

- Relyes on drivers giving way to pedestrians.

## Crossing Option 2

### Signalised (traffic-light) crossing

Introducing traffic lights to give a clear "green man" signal for pedestrians at Church Lane while keeping all other crossings.

#### Pros

A guaranteed opportunity to cross with a clear green man signal.

Provides two new crossings on Mitcham Road.

Improves predictability at busy times.

#### Cons

Less space for planting at the corner (no rain garden here).

Slightly more visual and physical infrastructure (signal heads and poles).

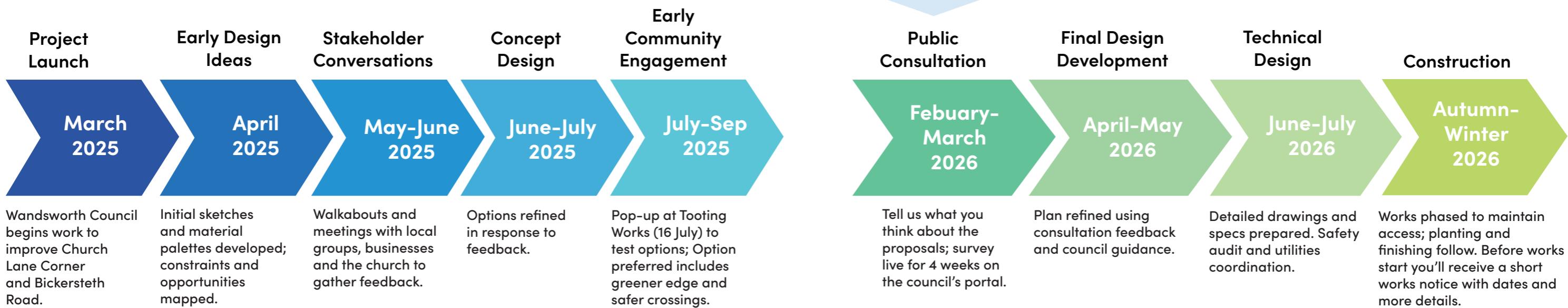


We're inviting views on the crossing at Church Lane.

Everything else in the design stays the same across the two options.



## Timeline





# What happens next?

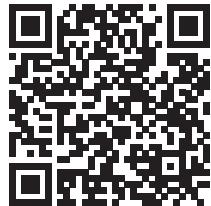
After the consultation closes, we'll review all feedback and (if appropriate) confirm a preferred crossing option at Church Lane Corner. We'll then refine a preferred design for Church Lane Corner and the Bickersteth Road entrance for technical work and delivery planning, subject to consultation outcomes, approvals and funding. We'll keep local groups and businesses involved as the project progresses.

## Have your say!

Share your views on the proposed changes at Church Lane Corner and Bickersteth Road. Tell us what you think about the design options and which elements, if any, matter most to you (seating, planting, lighting, play, heritage features, market space, cycle parking, crossings).

All responses will be considered before any decision is made.

## How to respond



Fill out a brief questionnaire by scanning the QR code or visiting:

<https://haveyoursay.citizenspace.com/wandsworthced/cbri-25>

If you have any queries about the proposals, email:  
[consult@wandsworth.gov.uk](mailto:consult@wandsworth.gov.uk)