



# Putney Bridge Arches Ranelagh Gardens FAQs

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## I. Proposals

### I.1 Overall

#### I.1.1 What are you proposing at Ranelagh Gardens?

Adjacent to Putney Bridge station; Ranelagh Gardens comprises of five arches (72 – 76) with a large external yard area fronting the River Thames. The arches are currently in a poor unlettable condition, suffering from unauthorised and non-compliant additions and historic under-investment. Currently vacant and attracting anti-social behaviour, the arches present a high health and safety risk to TfL's operational estate in addition to reputational damage within a highly visible location.

Our proposals at Ranelagh Gardens deliver a “turnkey” refurbishment, with reactivated frontages facing onto the Thames path, upgraded services, and public realm improvements.

The proposals are mindful of neighbours either side of the arches and have been designed to reflect the surroundings.

#### I.1.2 The arches were okay as they were, why are you changing them?

Places for London has an ambition to unlock the full potential of its estate, and is investing around £8m into our arches in 2026/27. We identified an opportunity at Ranelagh Gardens to make better use of the arches, creating a better place for the community, a better place for connection and a better place for growth.

#### I.2 Do you have bigger plans for the other arches in Putney?

This project represents Phase I of a wider regeneration plan to refurbish arches between Putney Bridge and Parsons Green.

#### I.3 What are the plans to upgrade the river wall, and what involvement do you have with that?

We are engaging with the Environment Agency who are responsible for the maintenance of the river wall.

### I.4 Designs

#### I.4.1 What are you doing to combat the anti-social behaviour?

The rear of the arches will be secure, and inaccessible to the public. This is because we are proposing this area to become a serviced access to the arches, and primary access to the arches for customers will be via the Thames Path.

By having the frontages on the Thames Path, this will increase footfall and improve natural surveillance. Activating the spaces is the best way to prevent anti-social

behaviour, while our design also look to create a place that feels safe with appropriate lighting.

#### **1.4.2 How are you improving safety and security?**

By activating the arches, and have businesses that overlook the Thames Path people's perceptions of safety naturally improve. The improved visibility, lighting and sense of place will deter crime, as will increasing footfall and use of the area.

We invited the local community and council officers to a walkabout of the site at night to help us consider the safety of women and girls in our designs. The report produced is available on our website.

#### **1.4.3 Are you installing CCTV?**

Should the project be approved by Hammersmith & Fulham we will review whether CCTV would be appropriate in this location.

#### **1.4.4 Why do the doors of Arches 75 and 76 open outwards onto the Thames Path?**

Our concept design is informed by the project fire strategy, which states that all doors on escape routes are to open in the direction of escape. For Arches 72-74, to minimise disruption to the Thames Path, we have recessed these entrances into the facade. For Arches 75 and 76, the current concept design is for the door to open outwards into the newly exposed front courtyard space, protected with external door guards.

Our proposals remove the extension to Arches 75 and 76 meaning that the entrances to the arches are further away from the neighbours.

#### **1.4.5 Is there a chance for the designs to change?**

Our proposals were carefully designed to positively enhance the nearby conversation areas, while they were well received by Mayoral Design Advocates. We have also reflected community feedback in the designs.

#### **1.4.6 Will there be space for the community?**

The project reactivates five vacant arches, land and improves the public footpath to the riverside making the area safer and more welcoming. The aim is to create destination that supports local businesses, increases footfall and benefits the wider Putney community.

Community uses will be welcome to submit a proposal to occupy an arch, but will be expected to afford a market rent and all other costs associated with operating in the arch.

#### **1.4.7 What materials are being proposed for the arches?**

Our designs are inspired by the surroundings, with the bricks reflecting local heritage. In addition, tiling will continue down the Thames Path with a colour palette that extends the Tube line.

#### **1.4.8 Will lifts be installed at Putney Bridge Underground as part of the project?**

This project does not include Step Free Access at Putney Bridge, however TfL continues to make good progress on its designs for a lift at Putney Bridge.

Places for London's recurring income is returned to TfL to invest in the transport network, and could contribute toward upgrades to Putney Bridge Tube station.

### **1.5 Managing the Arches**

**1.5.1 How will you ensure the arches won't disturb the neighbours when occupied?**

We will have restricted hours as part of the planning application, and will strictly enforce these.

Any occupiers will be selected with the local community in mind, and we will expect them to respect their neighbours.

**1.5.2 What times will the arches be opened?**

The proposed opening hours of 07:00-23:00 on Mondays to Saturday and 08:00-22:00 on Sundays and Bank Holidays would ensure that residents would not suffer a negative impact to their amenity.

These are the operating hours, with all employees having to be off the premises outside of these hours. Individual trading hours will be applied for by each occupier.

**1.5.3 What businesses will be able to occupy the arches?**

Our arches are specialist spaces which are suitable for occupation by small- and medium- sized enterprises (SMEs). Over 95 per cent of businesses across the estate are occupied by SMEs.

We have applied for Flexible Class E use for the arches at Ranelagh Gardens. This includes use as:

- Retail
- Restaurants, Cafes
- Offices
- Pharmacies and other medical services
- Creche, Nurseries
- Indoor sports (excl. use of motorised vehicles or firearms or use as a swimming pool or skating rink)
- Light industrial uses which can be undertaken without detriment to the amenity of neighbouring residential properties

**1.5.4 Will there be a bar or nightclub?**

We are not applying for any bar or nightclub use, nor will we be in future.

**1.5.5 Will there be any car repair garages under these Arches?**

No car repair garage is being considered at this location, nor is it permitted under Use Class E.

**1.5.6 As Fulham Football club hosts regular games, will this project increase the drinking community around match days?**

We cannot control where fans choose to spend time before and after matches, but currently we know the vacant arches are an attractive place for fans to visit.

The arches at Ranelagh Gardens will not support a pub or bar, and we want to ensure businesses work well with the communities are in.

**1.5.7 Will the shops be able to obtain an alcohol license?**

We are not applying for any alcohol license, that will be the responsibility of any incoming business.

No drinking establishment will be able to occupy an Arch at Ranelagh Gardens.

**1.5.8 Will there be outdoor seating on the Hurlingham side?**

There will not be any outdoor seating on the Hurlingham side of the arches.

**1.5.9 How will deliveries and waste be managed?**

Deliveries and servicing will be on site with vehicles able to turn around in the existing yard space. The proposal does not include on-street or off-street parking spaces.

**1.5.10 Will there be more deliveries and therefore traffic in the area as a result of the development?**

Currently, the site once developed is expected to generate five journeys. This is less than the trips generated by the arches when previously occupied.

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**2. Programme + Construction**

**2.1 Programme**

**2.1.1 When will you know if you can go ahead?**

We expect Hammersmith & Fulham to consider the application in Spring 2026.

**2.1.2 Why has it taken you so long to submit your application?**

We have considered the views of the community and refined our designs to best reflect the local area. Our proposals are largely identical to the ones we last shared with the local community.

We faced some delays when preparing the final documents, and we opted to await the outcome of our Arches Plan, published in late 2025, to ensure the proposals aligned with our long-term ambitions for our arches estate.

**2.1.3 If you get planning permission – when will the works start?**

Should our application be approved, we will develop a programme and notify the local community when we expect works to begin.

**2.1.4 How long will the works take?**

We are currently predicting the refurbishment to take around nine months.

We will continue to engage with the local community throughout the programme.

**2.2 Construction**

**2.2.1 How will you make sure residents aren't negatively impacted by the works?**

Should our application be approved, we will begin our search for a contractor to complete the refurbishment programme. They will present a plan and demonstrate how they will mitigate impacts on nearby residents and businesses as much as possible.

**2.2.2 Will the Thames Path remain open while the construction works are in train?**

We expect the Thames Path to remain open during construction, and will confirm this after a contractor has been appointed.