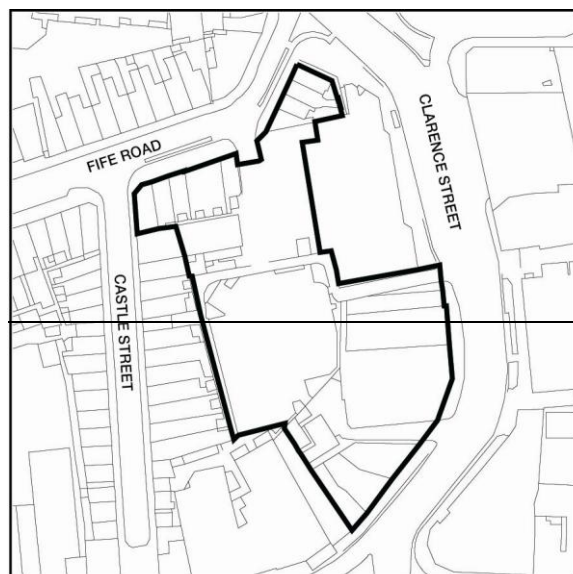


ADDENDUM TO THE UDP: FIRST ALTERATION, (ADOPTED AUGUST 2005)

~~This addendum refers to Proposal Site11, on page 264 of the adopted UDP on which the current map was shown.~~

~~107-163 Clarence Street/Station Buildings, Fife Road and 58-66 Fife Road/30 Castle Street and Former Empire Works PS11~~

**APPROPRIATE USES:
RETAIL, RETAIL-RELATED
(CLASSES A2 & A3),
RESIDENTIAL, LEISURE,
BUSINESS USE (CLASS B1)**



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~~Access should be off Fife Road only (apart from pedestrian links. Servicing needs to be from the rear (KTC25).~~

~~Mixed use development is required.~~

~~Non-family residential use is appropriate on this site (KTC8). Offices could be provided as part of a mixed-use scheme (E3).~~

~~Any development must be compatible with the townscape strategy (KTC14) and a landmark/gateway feature would be appropriate. 153 Clarence Street (Empire Theatre) is a building of townscape merit and its retention will be encouraged (BE8).~~

~~Retail-related uses will only be allowed in line with the defined frontage policy (KTC2).~~

~~A pedestrian link from Clarence Street to Castle Street is desirable (KTC24).~~

~~An Archaeological evaluation study is required (BE19).~~

~~This site would be suitable for the provision of reduced car development, subject to the criteria in Policy KTC27 and allowing for the retention or replacement of the existing level of car parking on the site.~~