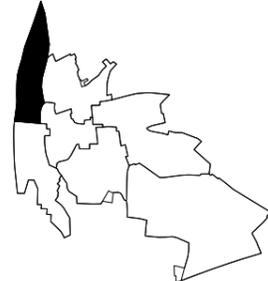


NORTHERN RIVERSIDE



- KEY
- Identified opportunity sites
  - Kingston Station Area boundary

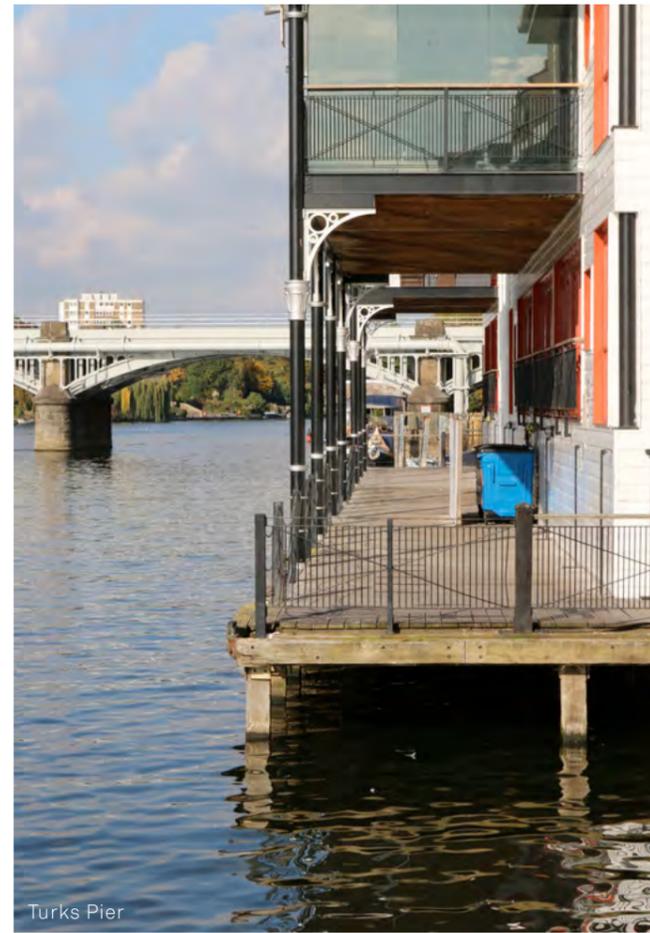




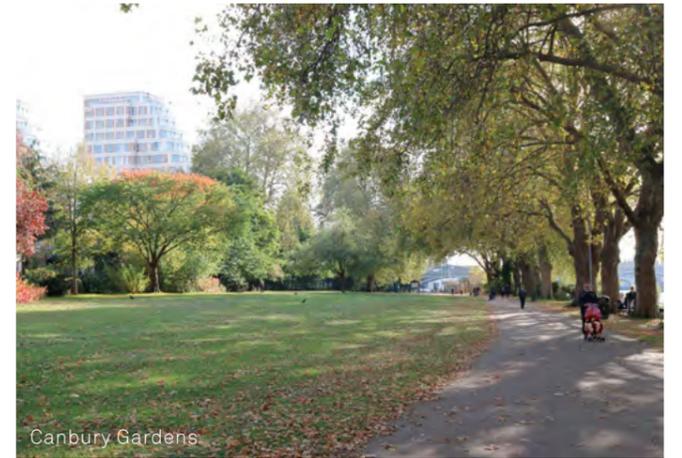
Kingston Bridge leading through the John Lewis site



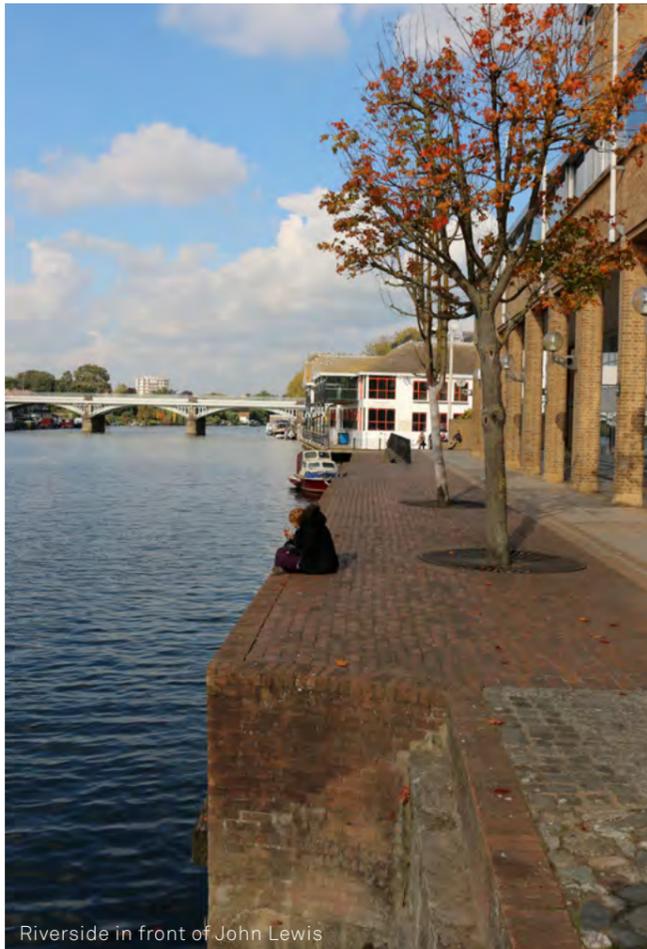
Thames Side



Turks Pier



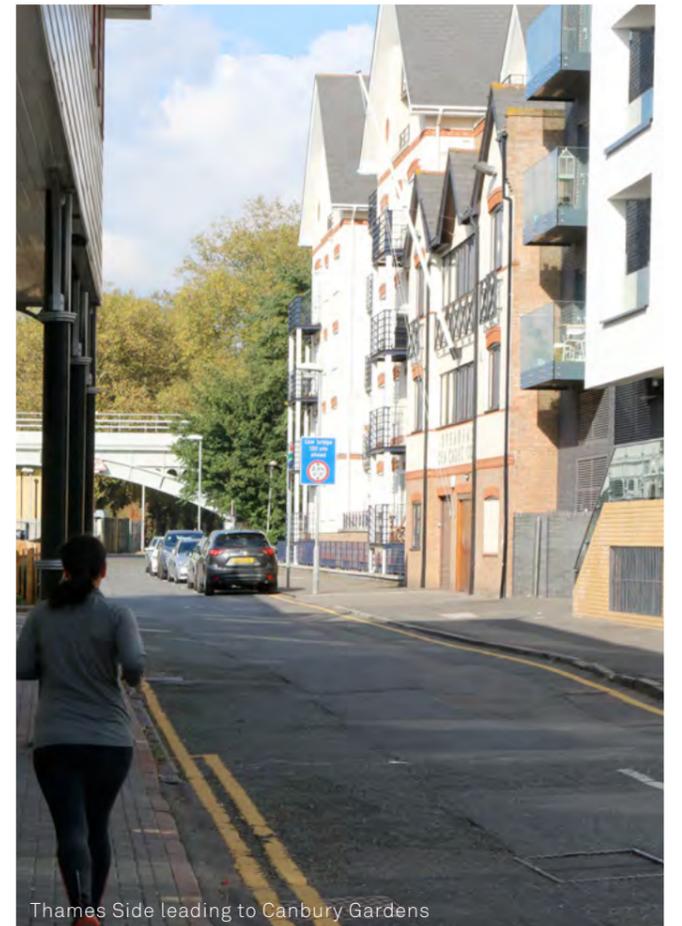
Canbury Gardens



Riverside in front of John Lewis



Turks Pier



Thames Side leading to Canbury Gardens

# AREA SUMMARY

## Indicative scenario

There is restricted opportunity for supporting growth in the Northern Riverside Area, due to a combination of factors and constraints. The proposed land-use strategy identifies a single site on which commercial-led mixed-use development may offer any sizeable increased capacity.

The scenario preference is for commercial-led mixed use with complementary residential development which responds to the higher public transport accessibility and seeks to optimise densities.

## Key considerations and constraints

- A large proportion of the area is situated within both the Northern Riverside SPD boundary and the Riverside North Conservation Area.
- There are key views through the area, including visual links to Richmond Park and the river. This will likely have an impact upon large scale development.
- There is limited opportunity identified through the Opportunity Area sites. Those that have been identified have recently completed schemes or constraints which may limit appeal of change coming forward.

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)
<b>NORTHERN RIVERSIDE</b>									
P12.1	Residential-led mixed-use	0	0	0	0	0	0	111	0
P12.2	Commercial-led mixed-use	94	16,729	126	26,629	157	42,675		
OA26	Commercial-led mixed-use	136	20,519	181	32,663	226	52,344		
		<b>350</b>	<b>37,250</b>	<b>425</b>	<b>59,250</b>	<b>500</b>	<b>95,000</b>		
		to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2	inc. in all scenarios	
<b>Indicative scenario</b>		<b>450 homes to nearest 25</b>				<b>75,250 sqm commercial to nearest 250m2</b>			

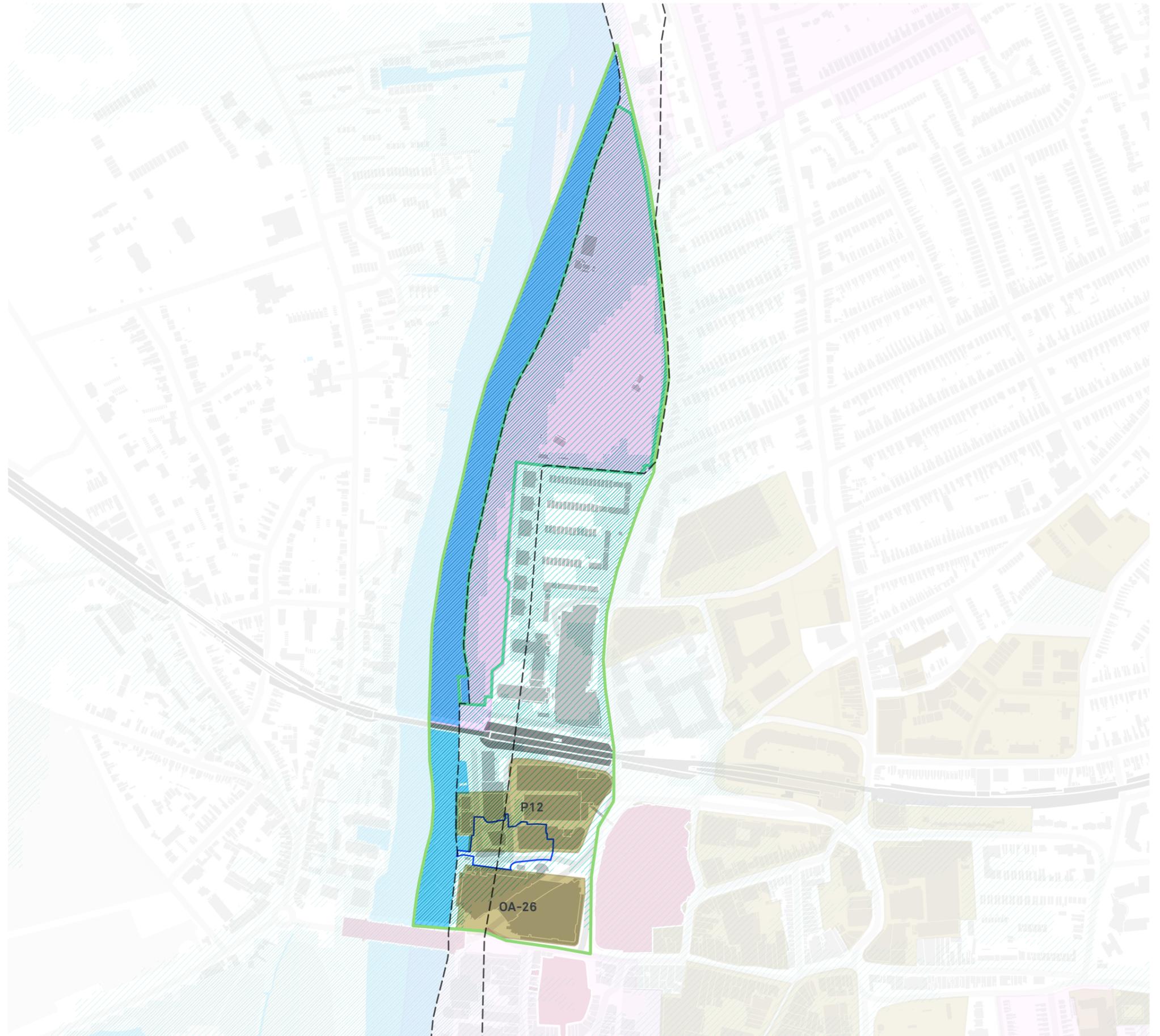
Note:

- Figures include identified current and forthcoming development within scenarios upon the following sites: P12.1

# CONSTRAINTS

## KEY

- Listed buildings
- Conservation area
- Identified opportunity sites
- 'Live' development
- Metropolitan Open Land (MOL)
- Flood zone 2
- Flood zone 3
- Riverside SPD boundary
- Northern Riverside Area boundary



# INDICATIVE SCENARIO: DENSITY AND LAND USE

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

## KEY

### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

### Educational-led mixed-use

- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

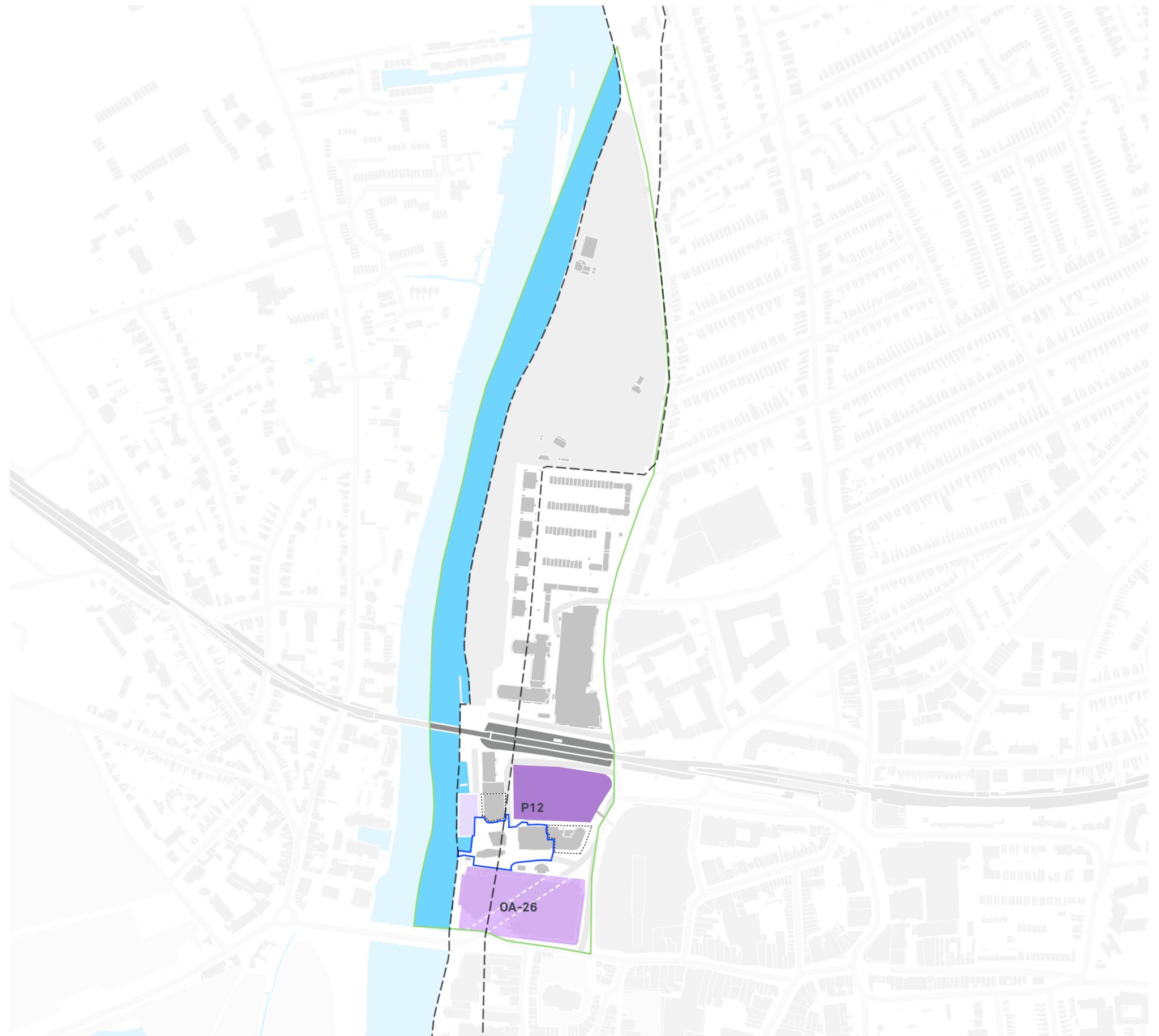
### Sui Generis

- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

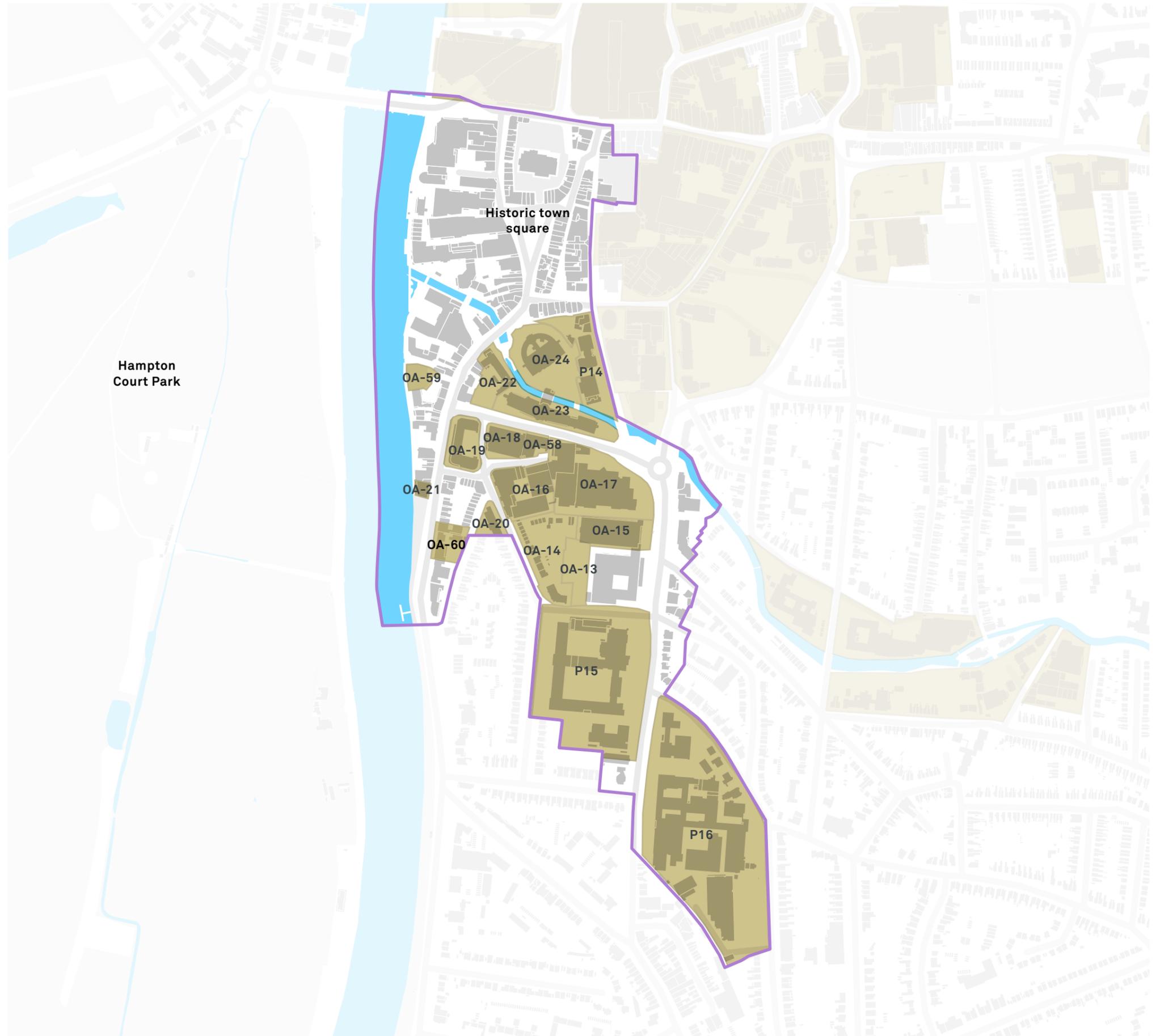
'Live' development

Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments

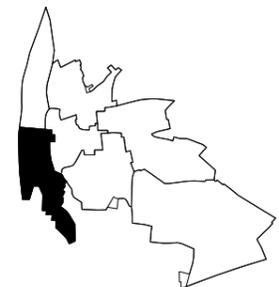


KINGSTON  
TOWN CENTRE (SOUTH)



KEY

-  Identified opportunity sites
-  Kingston Station Area boundary





High Street



View from Ashdown Road car park towards Kingston Town Centre South



Guildhall and Hogsmill River



Riverside on High Street



Market Place



Scout Hut on South Lane

# AREA SUMMARY

## Indicative scenario

A portfolio of proposed land-uses are expected to support growth in the Town Centre South area. Significant scale educational-led mixed-use sites to the southern edge of the opportunity area offer untapped potential for introduction of additional residential uses. Predominantly residential sites and commercial-led mixed-use sites offer some further opportunity, although current levels of occupation may not produce significant net gain. Understanding the desire for care towards Kingston's historic environment and setting is pertinent within the Conservation Area. Valuing these heritage assets as part of renewal is a constraint to which the scenarios respond.

## Key considerations and constraints

- The Town Centre South area contains sites that are likely too constrained in their size and urban context to support high density development. Therefore a number of these have been considered unlikely to create any substantial net gain.
- There are a number of listed buildings within this area, including the Guildhall, which are within the Kingston Old Town Conservation Area.
- There are key views to the river and the historic town through the area. This will have an impact upon large scale development in combination with other heritage considerations.
- A number of the sites adjacent to the Hogsmill River are situated within the flood zone

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)
<b>KINGSTON TOWN CENTRE (SOUTH)</b>									
P14	Commercial-led mixed-use	46	5,593	61	8,904	76	14,269		
P15	Education-led mixed-use	0	0	0	0	0	0		
P16.1	Education	0	0	0	0	0	0	0	0
P16.2	Education-led mixed-use	108	0	163	0	217	0		
OA13	Residential-led mixed-use	50	662	69	1,874	69	2,756		
OA14	Predominantly residential	83	0	104	0	166	0		
OA15	Other sites	14	0	21	0	27	0		
OA16.2	Predominantly residential	0	0	0	0	0	0		
OA17	Commercial-led mixed-use	98	16,079	131	25,596	164	41,019		
OA18	Commercial-led mixed-use	20	3,847	26	6,123	33	9,813		
OA19	Commercial-led mixed-use	28	4,339	37	6,907	46	11,069		
OA20	Predominantly residential	21	0	26	0	42	0		
OA21	Commercial-led mixed-use	3	816	5	1,299	6	2,081		
OA22	Commercial-led mixed-use	26	4,131	34	6,575	43	10,538		
OA23	Commercial-led mixed-use	45	5,691	60	9,060	76	14,519		
OA24	Commercial-led mixed-use	0	0	0	0	0	0		
OA58	Commercial-led mixed-use	9	1,423	11	2,266	14	3,631		
OA59	Residential-led mixed-use	21	285	30	808	30	1,188		
OA60	Residential-led mixed-use	35	467	49	1,324	49	1,948		

<b>600</b>	<b>43,250</b>	<b>825</b>	<b>70,750</b>	<b>1,050</b>	<b>112,750</b>
------------	---------------	------------	---------------	--------------	----------------

to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2 inc. in all scenarios

<b>Indicative scenario</b>	<b>750 homes</b> to nearest 25	<b>67,750 sqm commercial</b> to nearest 250m2
----------------------------	--------------------------------	---

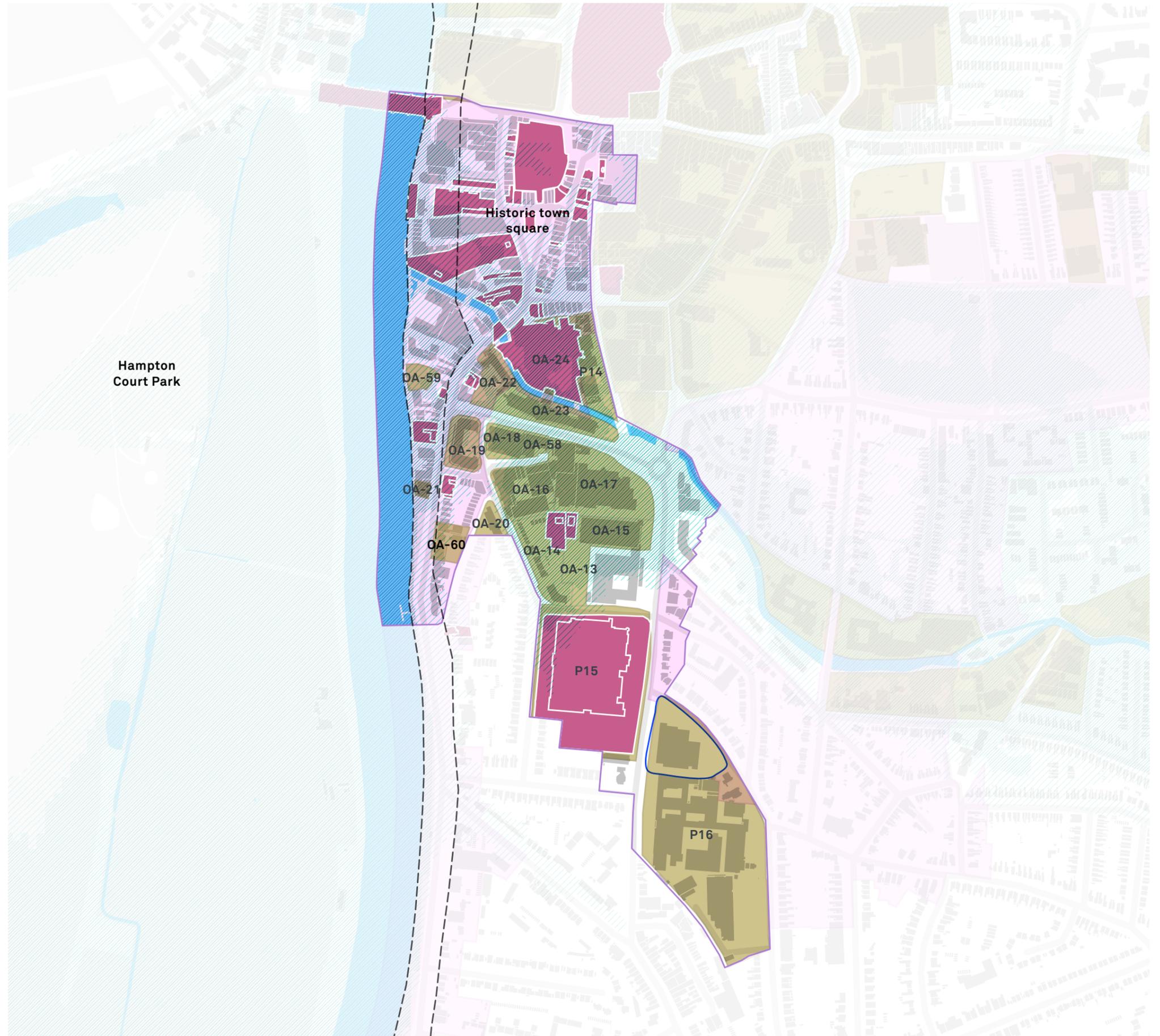
Note:

- Figures include identified current and forthcoming development within scenarios upon the following sites: P16.1, OA14
- A number of sites provide no opportunity owing to listed buildings or current land uses.

# CONSTRAINTS

## KEY

- Listed buildings
- Conservation area
- Identified opportunity sites
- Flood zone 2
- Flood zone 3
- Riverside SPD boundary
- Kingston Town Centre (South) Area boundary



# INDICATIVE SCENARIO: DENSITY AND LAND USE

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

## KEY

### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

### Educational-led mixed-use

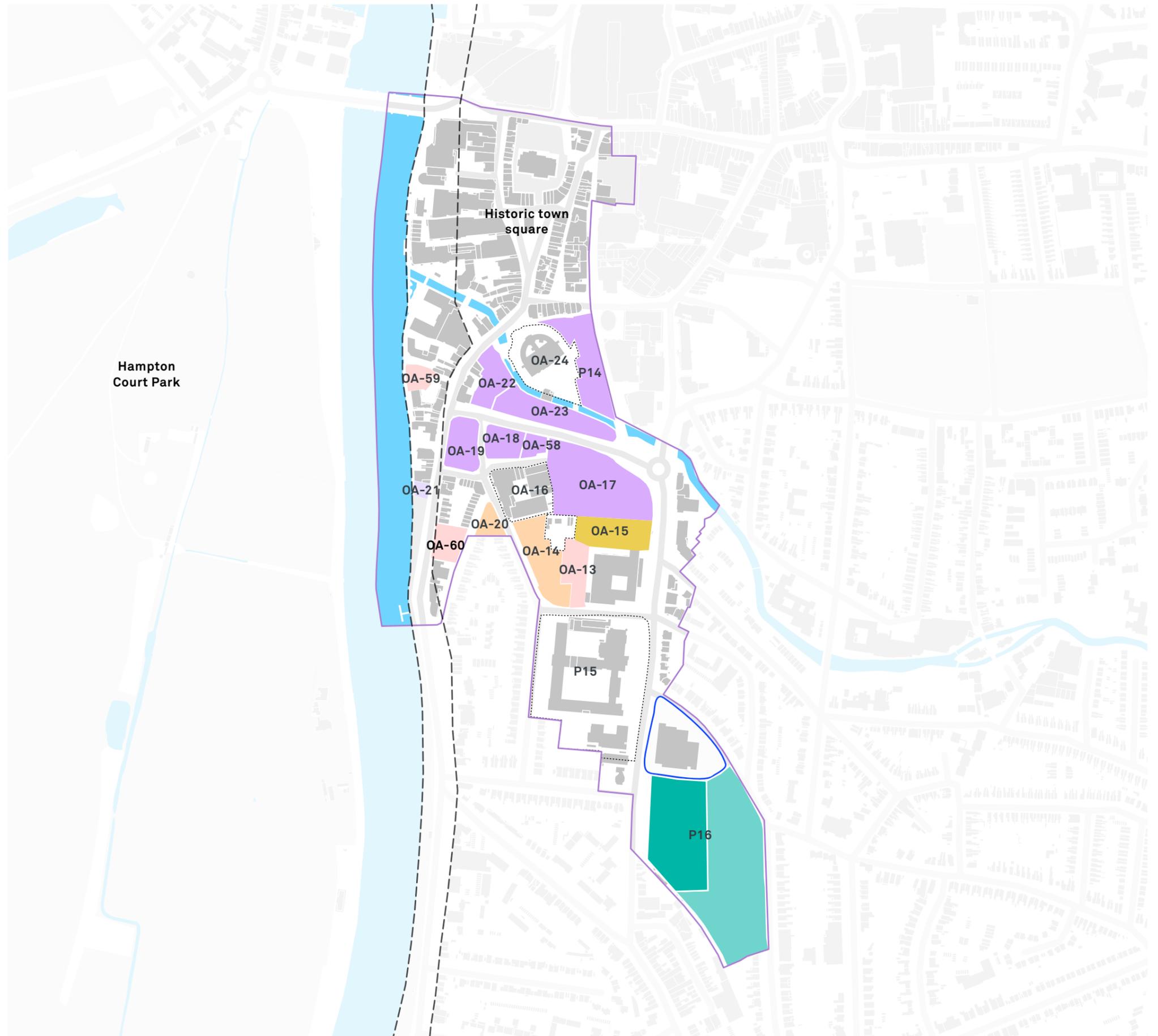
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

### Sui Generis

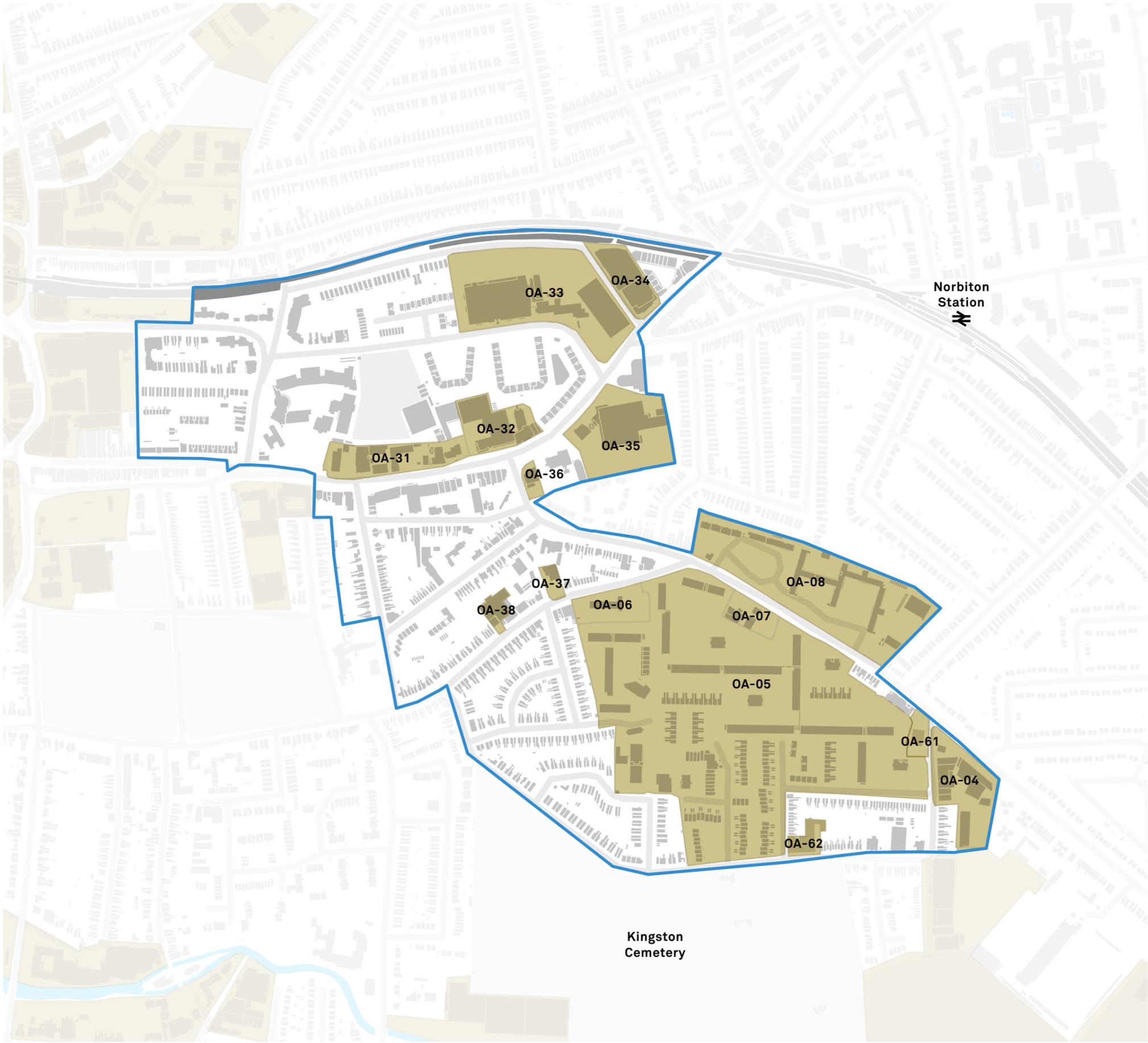
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments



LONDON ROAD &  
CAMBRIDGE ROAD ESTATE



KEY

-  Identified opportunity sites
-  London Road & Cambridge Road Estate Area boundary



London Road



Ex-telecommunications on Gordon Road



Large commercial unit on Gordon Road



Corner of London Road / Coombe Road



Residential blocks on Coombe Road



Large commercial units on Gordon Road

# Cambridge Road Estate



View into Cambridge Road Estate from Cambridge Road



View within Cambridge Road Estate



Entrance into Cambridge Road Estate from Cambridge Road



Entrance into Cambridge Road Estate from Cambridge Road/ Hawks Road



Entrance into Cambridge Road Estate from Cambridge Road

# AREA SUMMARY

## Indicative scenario

The Cambridge Road Estate offers significant potential to deliver new homes through ambitious, high quality estate regeneration. Areas around London Road also present potential to intensify commercial-led and residential-led mixed use sites, which will have increased connectivity to Norbiton and Kingston stations and a potential Crossrail 2 service.

There is a design feasibility in development for the Cambridge Road Estate which investigates a range of development scenarios. It will offer potential to accommodate a significant increase in homes. It is expected that the estate regeneration helps deliver growth and provide additional new mixed-tenures homes together with facilities and amenities to support their residents. The site is approximately 8.6 hectares within a mix of high-rise (15 storey) blocks and lower-rise blocks ranging from 2 storey flat blocks to 5 storey maisonette and flat blocks together with 2 storey terraced houses. The Cambridge Road Estate currently includes 832 homes. It is well located close to Kingston Town Centre and both Norbiton and Kingston train stations supporting the principle of increased density. The opportunity for height to deliver this density has been considered, given the current built form and pre-existing height on the Cambridge Road Estate.

## Key considerations and constraints

- Need for negotiation with the existing low density residential uses surrounding the Cambridge Road Estate.
- Opportunity and expectation of high density residential use on the Cambridge Road Estate site (with density achieved through introduction of towers) to allow for increased high quality open space.

## Area-specific caveats

- The Cambridge Road Estate scenarios will need to be cross-checked with the BDP developed feasibility scheme. The opportunity for policy compliance or optimised can be better informed by more detailed work.

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)

### LONDON ROAD & CAMBRIDGE ROAD ESTATE

OA04	Predominantly residential	124	0	155	0	248	0		
OA05	Predominantly residential	1,083	0	1,354	0	2,166	0		
OA06	Predominantly residential	25	0	31	0	50	0		
OA07	Predominantly residential	44	0	55	0	89	0		
OA08	Predominantly residential	324	0	405	0	647	0		
OA31	Commercial-led mixed-use	51	8,597	68	13,685	85	21,931		
OA32	Commercial-led mixed-use	53	7,196	70	11,454	88	18,356		
OA33.1	Residential-led mixed-use	340	4,537	476	12,855	476	18,905		
OA33.2	Commercial-led mixed-use	28	4,993	37	7,948	47	12,738		
OA34.1	Residential-led mixed-use	42	561	59	1,590	59	2,338		
OA34.2	Commercial-led mixed-use	18	3,369	24	5,363	30	8,594		
OA35	Commercial-led mixed-use	114	16,280	152	25,916	190	41,531		
OA36	Residential-led mixed-use	18	237	25	671	25	986		
OA37	Predominantly residential	17	0	21	0	34	0		
OA38	Predominantly residential	22	0	28	0	44	0		
OA61	Predominantly residential	27	0	34	0	54	0		
OA62	Predominantly residential	28	0	35	0	56	0		

<b>2,350</b>	<b>45,750</b>	<b>3,025</b>	<b>79,500</b>	<b>4,375</b>	<b>125,500</b>
--------------	---------------	--------------	---------------	--------------	----------------

to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2 inc. in all scenarios

<b>Indicative scenario</b>	<b>2,825 homes</b> to nearest 25	<b>56,000 sqm commercial</b> to nearest 250m2
----------------------------	----------------------------------	---

Note:

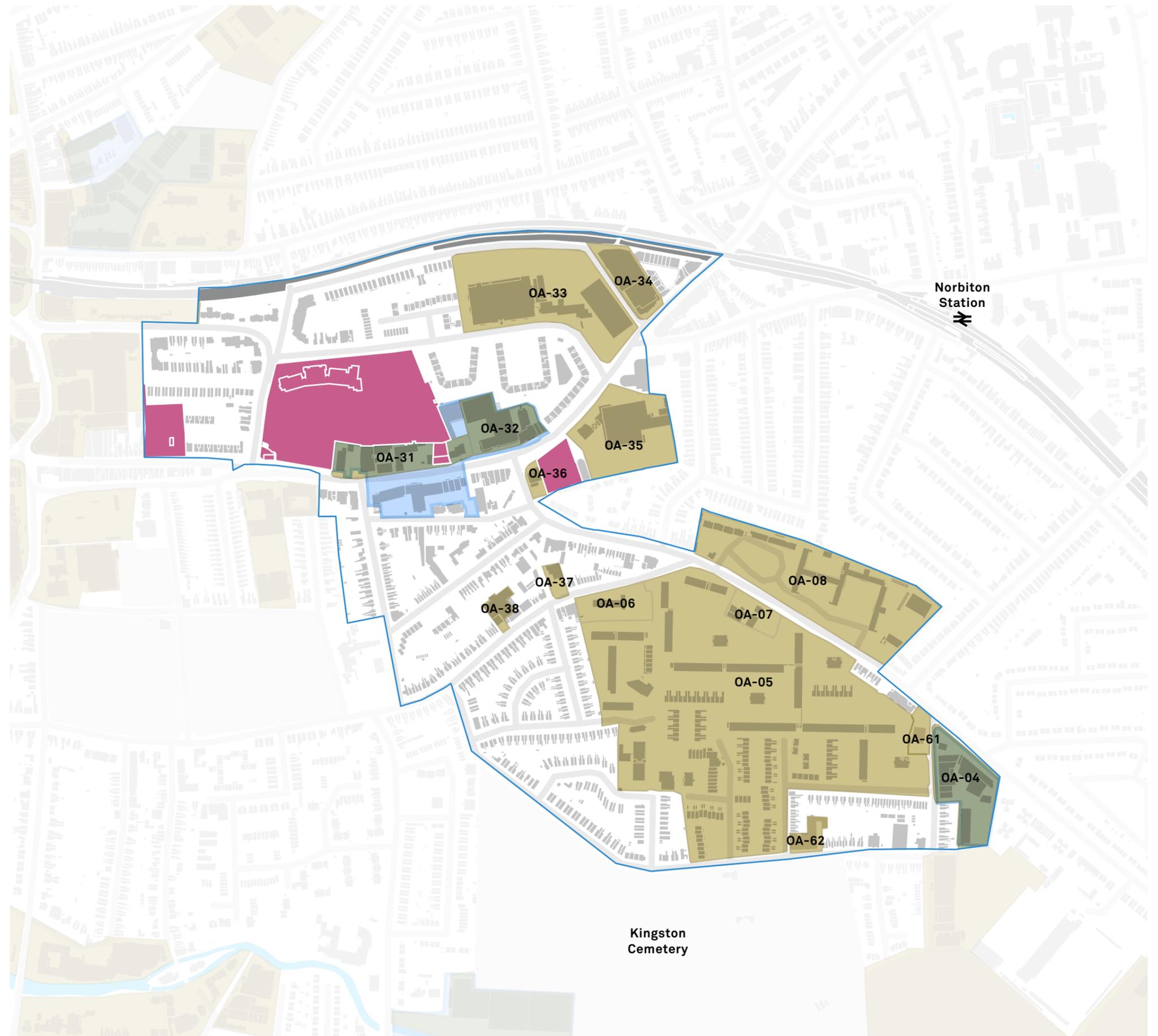
- A number of sites provide no opportunity owing to listed buildings or current land uses.

# CONSTRAINTS

## KEY

-  Listed buildings
-  Identified opportunity sites
-  Locally Significant Industrial Site
-  London Road & Cambridge Road Estate Area boundary

\* Flood zones not shown



# INDICATIVE SCENARIO: DENSITY AND LAND USE

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

## KEY

### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

### Educational-led mixed-use

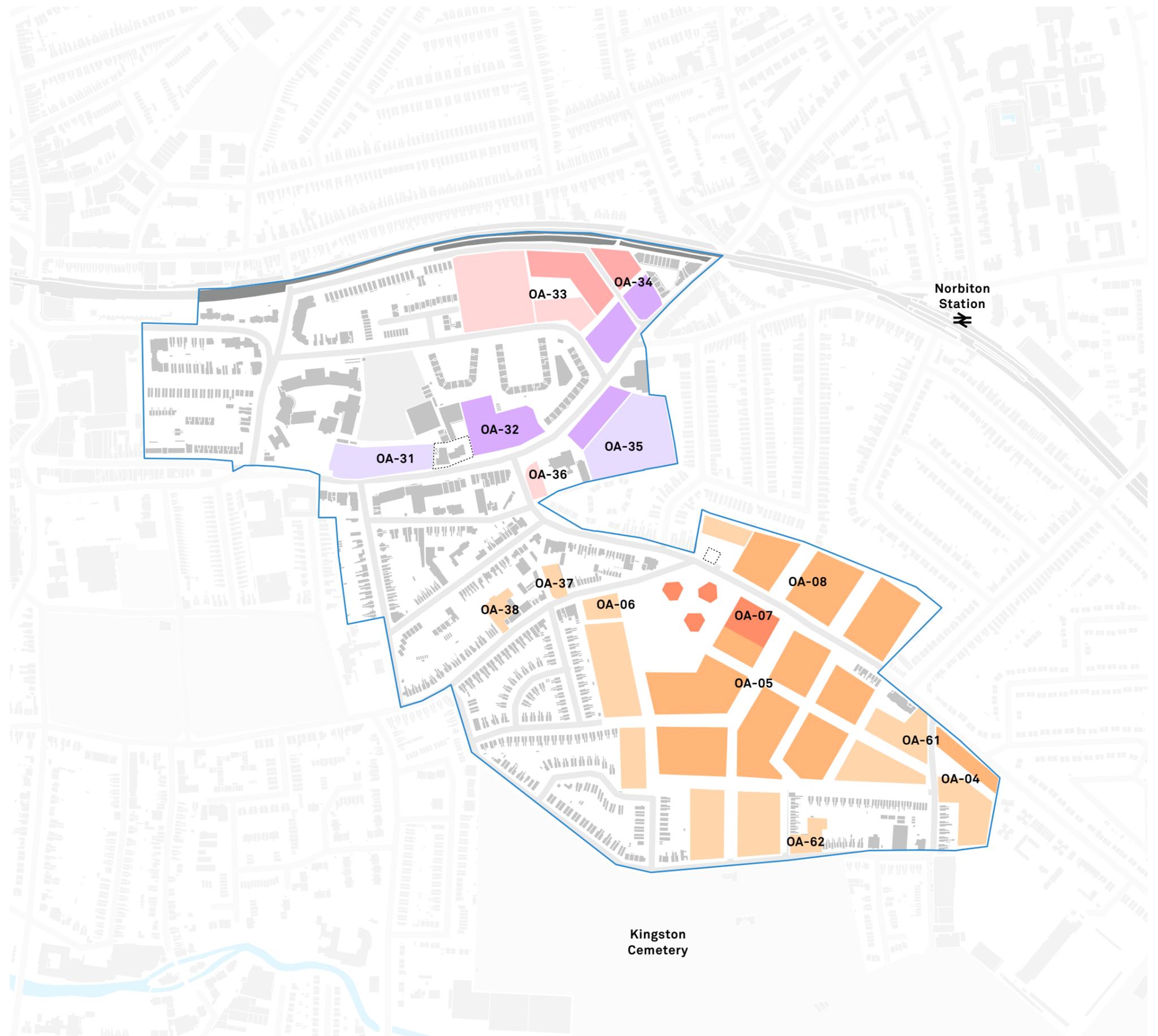
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

### Sui Generis

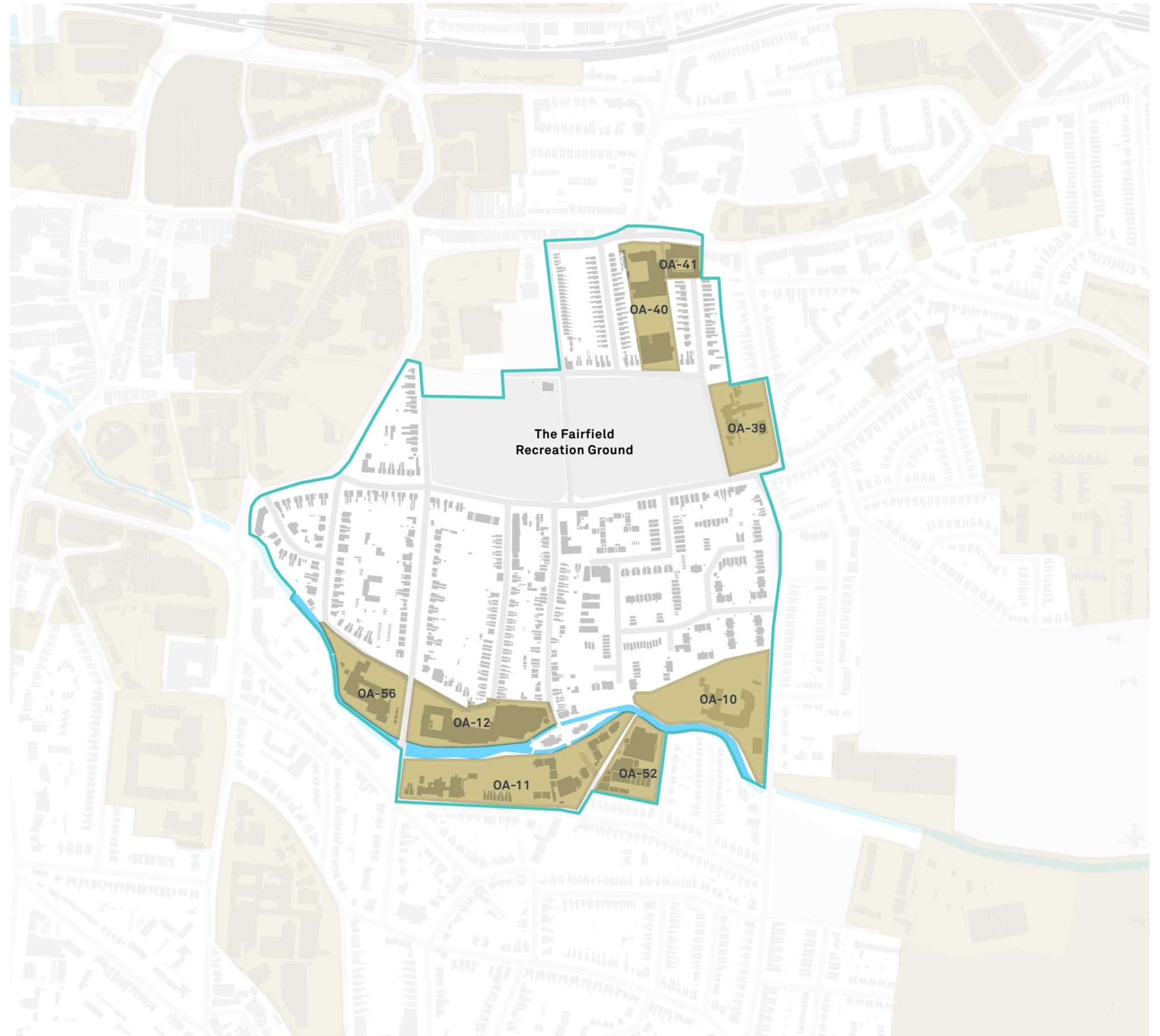
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments

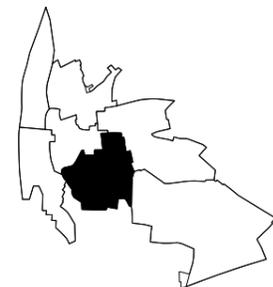


# KINGSTON TOWN CENTRE (EAST) & HOGSMILL RIVER



## KEY

-  Identified opportunity sites
-  Kingston Town Centre (East) Area boundary



# AREA SUMMARY

## Indicative scenario

There are a small number of identified Opportunity sites within the Kingston Town Centre (East) and Hogsmill River area. These are constrained by a number of factors, but offer the opportunity for new homes. It is expected that in order to deliver a significant net gain, densities would need to be optimised and adept solutions found to contend with site-specific constraints.

The quantum of growth that can be delivered through this area is noticeably lower than other areas. However, new development may facilitate the revitalisation of the Hogsmill River through improvements to connectivity and amenity. This would have a potential place-making advantage across the wider emerging opportunity area.

## Key considerations and constraints

- The sites in the northern part of the area contain educational uses including Kingston Grammar School, which is also a listed building.
- A large proportion of the area is covered by the Fairfield/Knights Park Conservation Area which includes a historic recreational open space established in 1855.
- The southern sites are situated within a flood zone, which likely constrains ground floor residential development on these sites.
- The sites adjacent to the Hogsmill River contain low-density employment uses including a printers and small gallery. However these sites are currently designated to be predominantly residential land uses. Consideration should be given to appropriate ways to retain or re-provide these employment spaces, given the above notes flood risk.
- The area includes a consistent residential, low height historic townscape which includes a number of locally listed buildings of various sizes and designs dating primarily from the 1820s–1900.

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)

### KINGSTON TOWN CENTRE (EAST)

OA10	Education-led mixed-use	48	0	72	0	96	0		
OA11	Predominantly residential	207	0	258	0	413	0		
OA12	Predominantly residential	189	0	237	0	379	0		
OA39	Predominantly residential	140	0	176	0	281	0		
OA40	Education-led mixed-use	13	0	19	0	26	0		
OA41	Education-led mixed-use	0	0	0	0	0	0		
OA52	Predominantly residential	105	0	131	0	210	0		
OA56	Predominantly residential	131	0	164	0	263	0		

<b>825</b>	<b>0</b>	<b>1,050</b>	<b>0</b>	<b>1,675</b>	<b>0</b>
to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2

inc. in all scenarios

<b>Indicative scenario</b>	<b>825 homes</b> to nearest 25	<b>0 sqm commercial</b> to nearest 250m2
----------------------------	--------------------------------	--

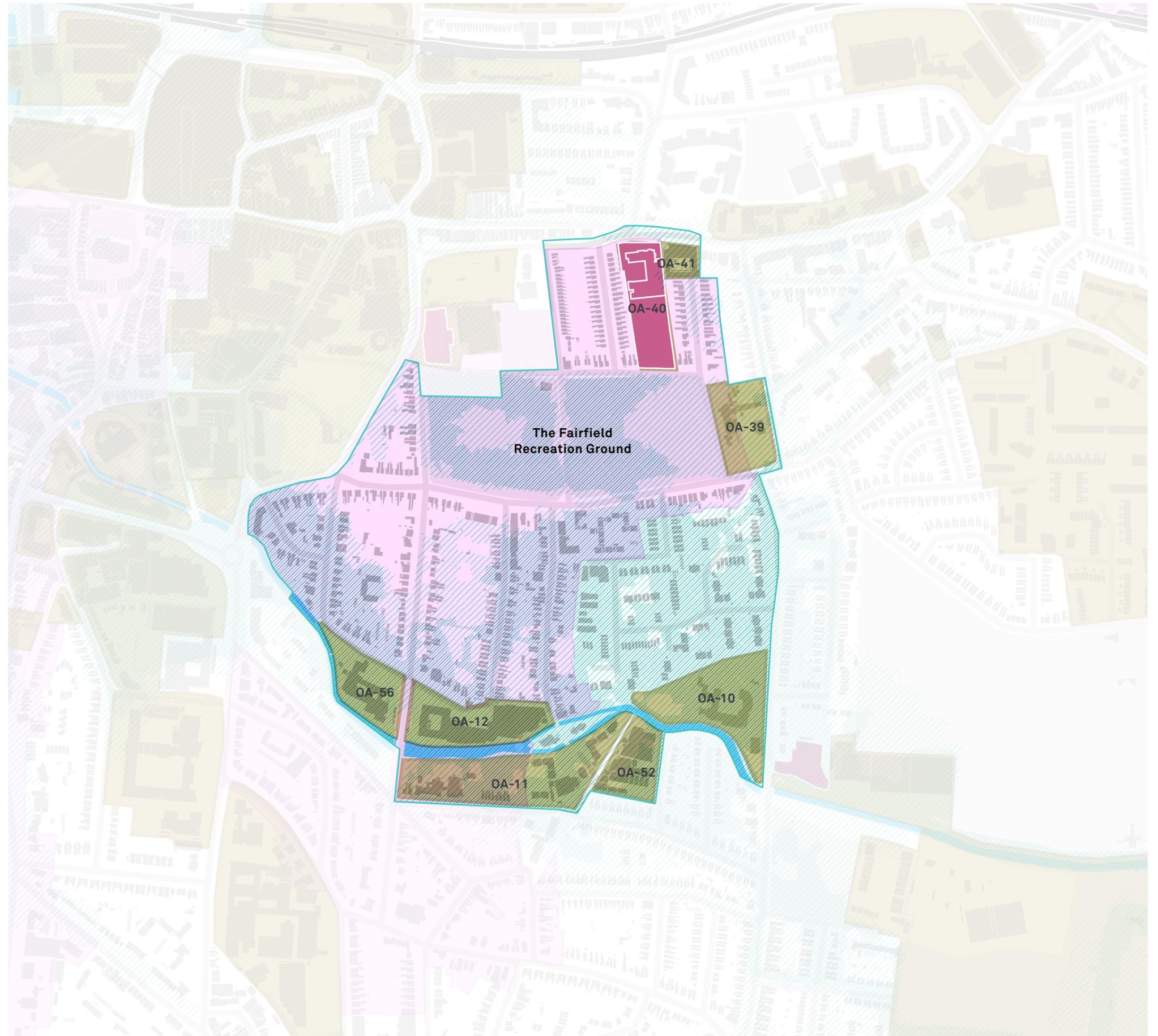
Note:

- A number of sites provide no opportunity owing to listed buildings or current land uses.

# CONSTRAINTS

## KEY

- Listed buildings
- Conservation area
- Identified opportunity sites
- Flood zone 2
- Flood zone 3
- Kingston Town Centre (East) Area boundary



# INDICATIVE SCENARIO: DENSITY AND LAND USE

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

## KEY

### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

### Educational-led mixed-use

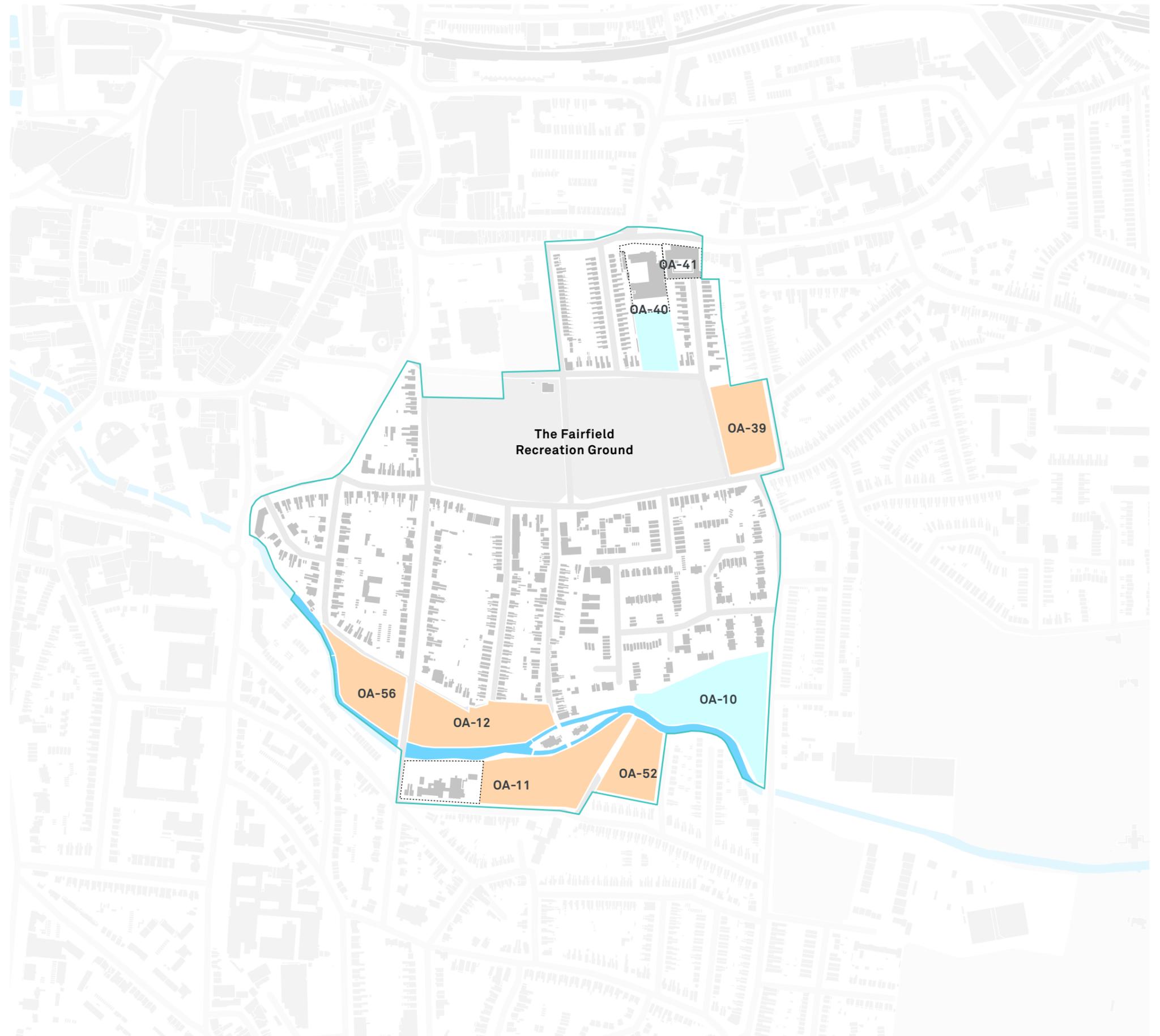
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

### Sui Generis

- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments

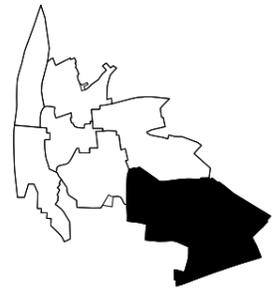


# HOGSMILL VALLEY



## KEY

-  Identified opportunity sites
-  Hogsmill Valley Area boundary





Allotments adjacent to Kingston Road Recreation Ground



Public route through railway bridge



View of Hogsmill Valley sewage works from Berrylands Station



Kingstonian Football Club Ground and AFC Wimbledon



Industrial units on Hampden Road



Houses on Hampden Road

# AREA SUMMARY

## Indicative scenario

The Hogsmill Valley area offers significant potential to deliver new homes and improve broader transport connectivity through the emerging opportunity area. With the potential advent of Crossrail 2, Berrylands station will offer an opportunity to further unlock development potential. This is contingent on the management and consolidation of sewage treatment works and waste management facilities, attenuation of flooding and release of Metropolitan Open Land (MOL). As such, a number of assumptions preface these scenarios. Further work and analysis, with the input of key landowners/ operators, will be required to more fully establish the likelihood of these constraints being accommodated.

## Key considerations and constraints

- The proposed land use and densities have already been given some definition in the Hogsmill Valley Stage 1 Masterplan. The development scenarios seek to complement this previous study whilst also introducing other land uses.
- Development on sites OA01, OA02 and OA54 would result in a loss of Metropolitan Open Land (MOL).
- The Hogsmill sewage works covers 25.6ha of MOL land, which currently does not offer public access. Loss of MOL in this case is intended to enable improved public access and cross-subsidy.
- The relocation of the stadium (set out in the Hogsmill Valley Masterplan) would release land for residential-led mixed-use development.
- Flood Zones have been shown, highlighting key areas where impact on development options is considered to be considerable, requiring further exemption tests or attenuation/ prevention measures. Further attenuation measures for the Town Centre may be expected to introduce land requirements within the Hogsmill Valley.

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)

### HOGSMILL VALLEY (RETAINED STADIUM SCENARIO)

OA01.1	Other sites	0	0	0	0	0	0		
OA01.2	Other sites	0	0	0	0	0	0		
OA01.3	Predominantly residential	1,427	0	1,783	0	2,853	0		
OA01.4	Other sites	0	0	0	0	0	0		
OA02	Leisure (Retained stadium)	0	0	0	0	0	0		
OA03	Residential-led mixed-use	73	978	103	2,771	103	4,075		
OA09	Predominantly residential	165	0	206	0	330	0		
OA53	Predominantly residential	286	0	358	0	572	0		
OA54	Predominantly residential	179	0	223	0	357	0		
OA55	Predominantly residential	175	0	218	0	349	0		

**2,300**

**1000**

**2,900**

**2,750**

**4,575**

**4,000**

to nearest 25 to nearest 250m2

to nearest 25 to nearest 250m2

to nearest 25 to nearest 250m2

inc. in all scenarios

<b>Indicative scenario</b>	<b>2,650 homes</b> to nearest 25	<b>975 sqm commercial</b> to nearest 250m2
----------------------------	----------------------------------	--

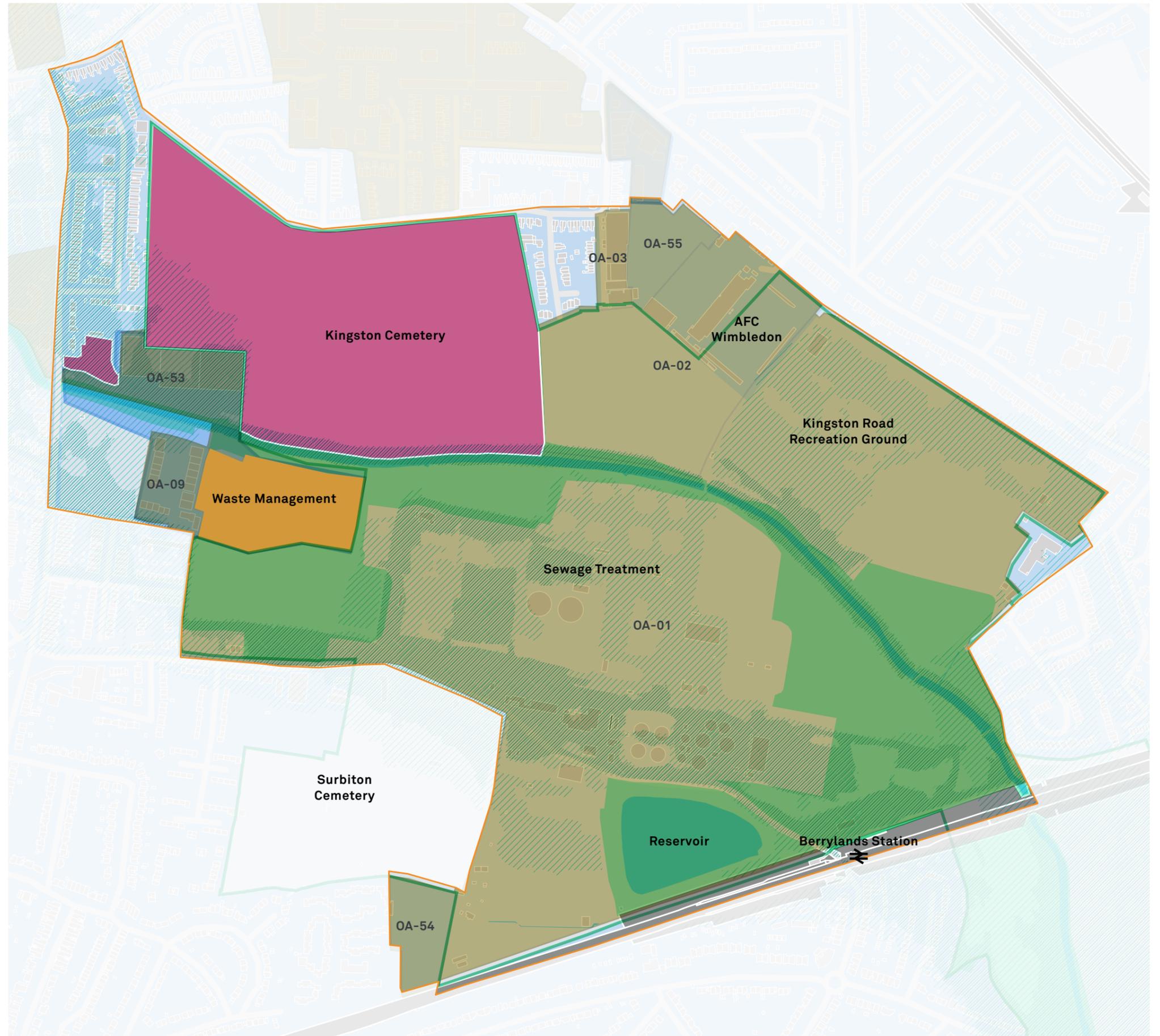
Note:

- A number of sites provide no opportunity owing to listed buildings or current land uses.

# CONSTRAINTS

## KEY

- Listed buildings
- Metropolitan Open Land (MOL)
- Sites of Importance for Nature Conservation
- Locally Significant Industrial Site
- Waste site
- Identified opportunity sites
- Flood zone 2
- Flood zone 3
- Hogsmill Valley Area boundary



# INDICATIVE SCENARIO: DENSITY AND LAND USE

## Baseline (20% consolidation and retained stadium)

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

### KEY

#### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

#### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

#### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

#### Educational-led mixed-use

- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

#### Sui Generis

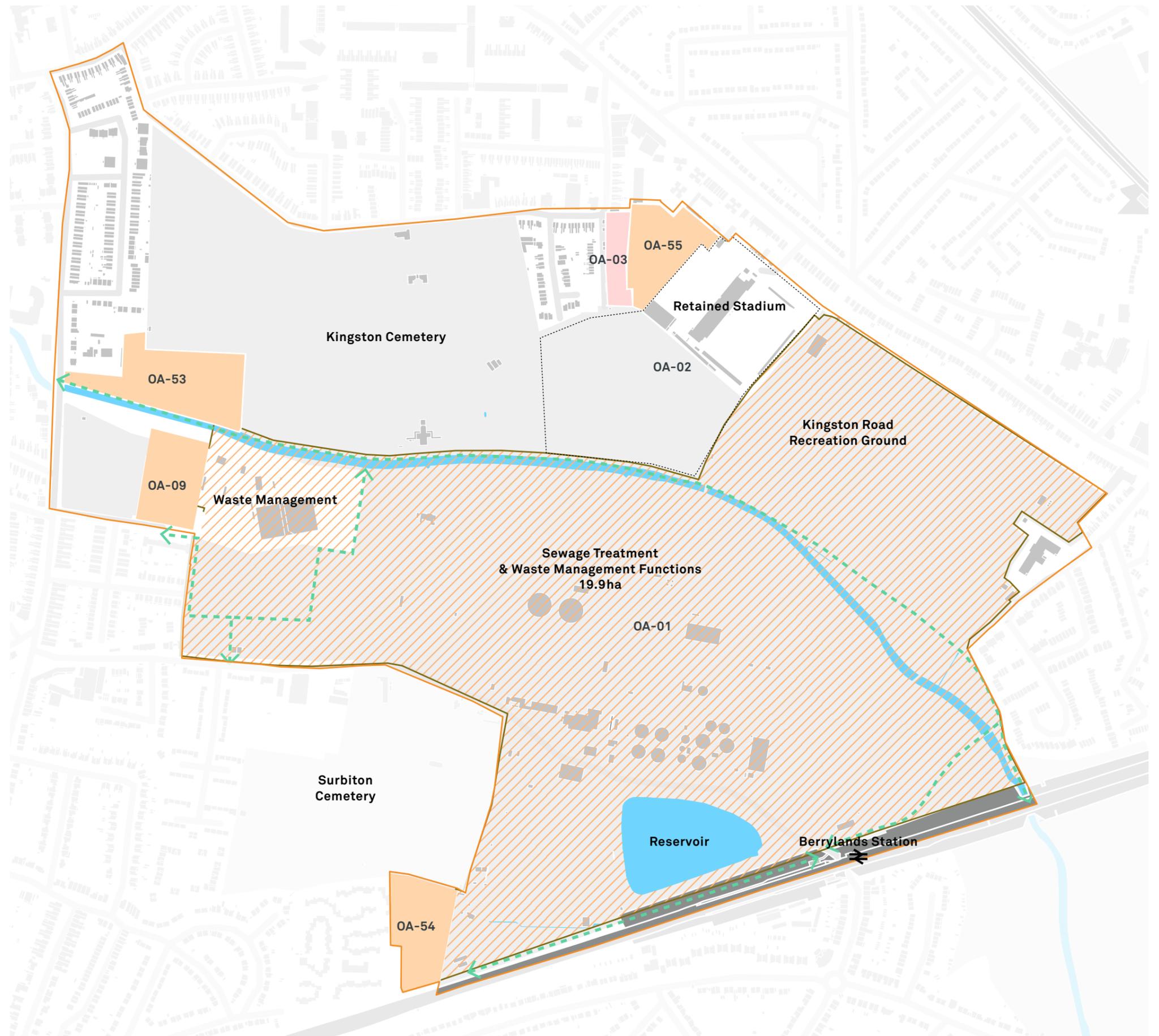
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

- Zone for consolidation approach

- Public connections

- Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments



# INDICATIVE SCENARIO: DENSITY AND LAND USE

## Additionality from relocated stadium

The indicative scenario shows one of many possible mixes of density that should be considered through onwards work.

### KEY

#### Predominantly residential

- Low-medium density: 2-5 storeys
- Medium density: 5-10 storeys
- High density: 16-20 storeys

#### Residential-led mixed-use

- Low-medium density: 6 storeys
- Medium-high density: 7-10 storeys

#### Commercial-led mixed-use

- Low-medium density: 2-5 storeys
- Medium density: 5-8 storeys
- High density: 9-16 storeys

#### Educational-led mixed-use

- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

#### Sui Generis

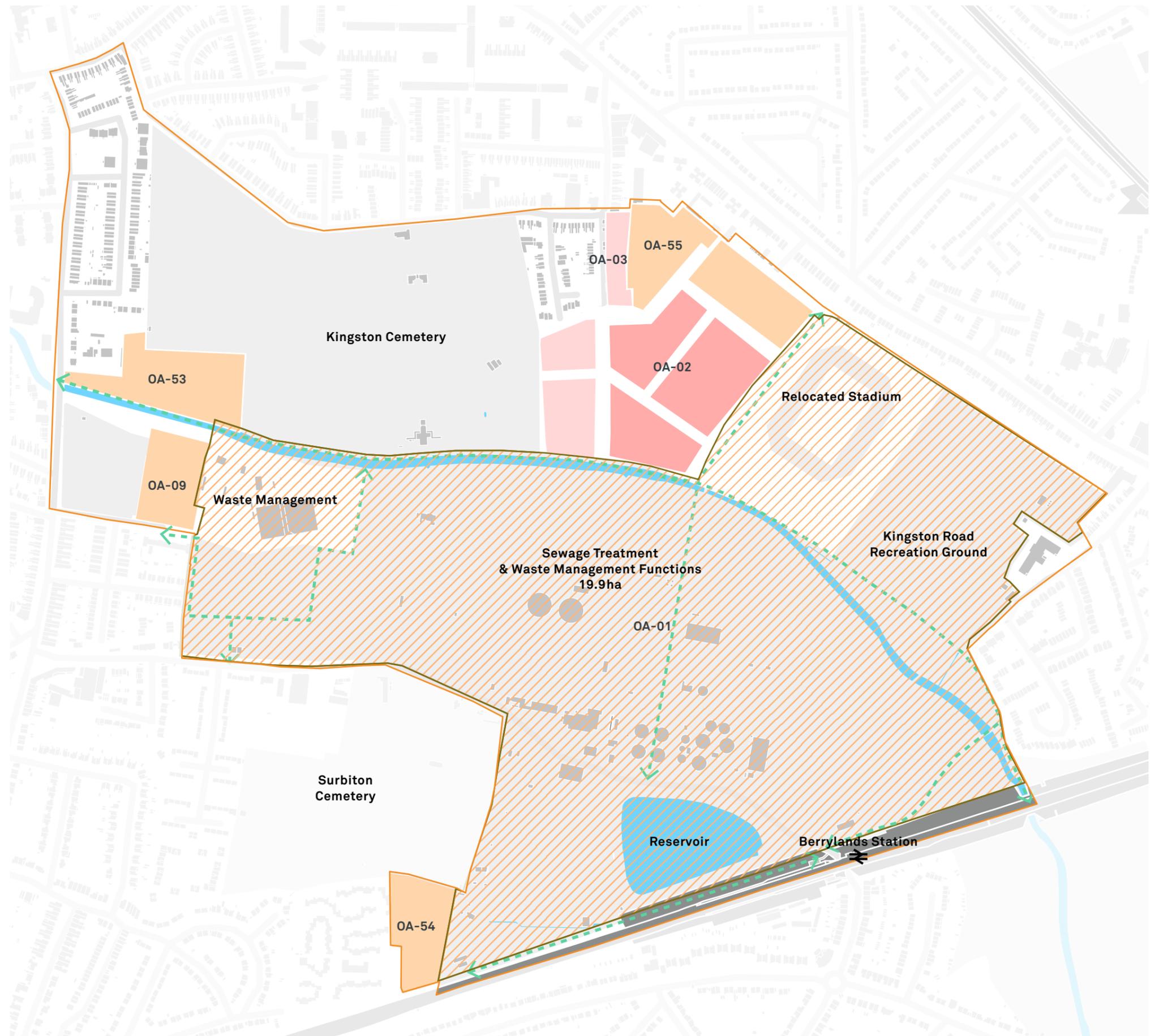
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

- Zone for consolidation approach

- Public connections

- Existing to be retained / Anticipated limited net gain

\* Open space will need to be provided as part of residential developments



# APPENDICES

APPENDIX 1:  
RESIDENTIAL  
TYPOLOGIES

Low density



Clerdale Street, Mansford Estate  
Karakusevic Carson

Density: 148 dwellings per hectare (Site = 0.52ha)  
Setting: Urban  
Built form: Predominantly 3-4 storeys with some blocks reaching 7 storeys. 45 x apartments, 18 x 2-4 bedroom houses, & 14 x 2-3 bedroom units  
Details: 77 homes (50% affordable, 50% private)  
Location: Bethnal Green, LB Tower Hamlets



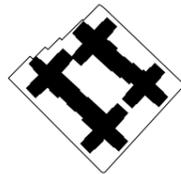
# RESIDENTIAL TYPOLOGIES

## Medium density



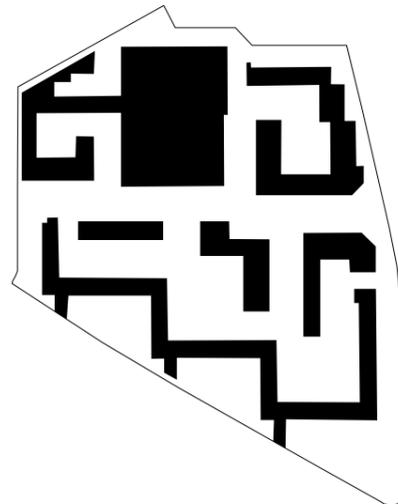
Royal Road  
Panter Hudspith

Density: 229 dwellings per hectare (site = 0.42ha)  
 Setting: Urban  
 Built form: 4-8 storeys  
 Details: 96 homes (80% affordable) mix of flats and maisonettes  
 Location: Elephant & Castle, LB Southwark



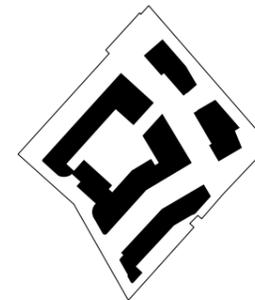
The Kings Crescent Estate  
Karakusevic Carson

Density: 200 dwellings per hectare  
 Setting: Urban  
 Built form: 6-11 storeys  
 Details: 765 homes (50% affordable, 50% market sale)  
 Location: Stoke Newington LB Hackney



Brentford Lock Phase 1  
Duggan Morris, Karakusevic Carson & Riches Hawley Mikhail

Density: 136 dwellings per hectare (Site = 1.1ha)  
 Setting: Urban  
 Built form: 2-5 storeys  
 Details: 150 homes & 497sqm of commercial space  
 Location: Brentford, LB Hounslow



# RESIDENTIAL TYPOLOGIES

## High density



St Andrews Masterplan  
Allies and Morrison

Density: 320 dwellings per hectare  
Setting: Urban  
Built form: Range from 2-24 storeys  
Details: 964 homes (50% affordable, 50% private, 30% family housing) 1 block incorporates health centre  
Location: Bromley by Bow, LB Tower Hamlets

Phase 1  
Density: 251 dwellings per hectare (Site = 0.79ha)  
Setting: Urban  
Built form: 2 - 10 storeys  
Details: 195 homes (50% affordable, 50% private, 30% family housing) incorporates health centre

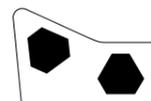


The Colville Estate Phase 2 & 3  
Karakusevic Carson & David Chipperfield

Phase 2  
Density: 177 dwellings per hectare  
Built form: Range from 4-7 storeys  
Details: 209 homes (54% social rent, 16% intermediate, 30% market sale)

Phase 3 (shown below)  
Density: 440 dwellings per hectare  
Built form: Two towers 16 storeys and 20 storeys  
Details: 198 homes (100% market sale)

Setting: Urban  
Location: Shoreditch, LB Hackney



APPENDIX 2:  
MIXED-USE TYPOLOGIES

Medium density



John Jones Arts Building  
David Gallagher Architects

Density: 25 dwellings per hectare\* (site=0.608 ha)  
Setting: Urban  
Built form: 6 storeys  
Details: 5,296sqm facility for John Jones, student accommodation (145 bedrooms) and 15 affordable homes  
Location: Finsbury Park, LB Islington

\*not including student accommodation



Adelaide Wharf  
AHMM

Density: 342 dwellings per hectare  
Setting: Urban  
Built form: Predominantly 6 storeys  
Details: 147 homes (50% affordable) mixed use, 650sqm workspace  
Location: Regents Park Canal, LB Hackney



Bear Lane  
Panter Hudspith

Density: 460 dwellings per hectare  
Setting: Urban  
Built form: up to 10 storeys  
Details: 89 homes, 2,700sqm commercial use on ground floor  
Location: Bankside, LB Southwark



# MIXED-USE TYPOLOGIES

## High density



Ensign Court  
Maccreeanor Lavington

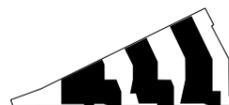
Density: 644 dwellings per hectare (site = 0.101ha)  
Setting: Urban  
Built form: 4, 6 & 15 storeys  
Details: 65 homes and a 213sqm commercial unit on ground floor  
Location: LB Tower Hamlets



103 Camley Street  
AHMM

Density: 118 dwellings per hectare\* (site = 0.34 ha)  
Setting: Urban  
Built form: 4-12 storeys  
Details: 40 homes, student accommodation (320 students, from single and twin studio flats with en-suite, up to 12 bed cluster units) 1,653sqm incubator office space, 406sqm retail and cafe space (2,059sqm total commercial floorspace)  
Location: Kings Cross, LB Camden

\*not including student accommodation



Liddell Road Phase 2  
Maccreeanor Lavington

Density: 180 dwellings per hectare (site = 0.59ha)  
Setting: Urban  
Built form: Residential 5-11 storeys, workspace 4 storeys  
Details: 106 homes (4 units affordable) 4,000sqm of commercial space. Part of masterplan including new primary school.  
Location: West Hampstead, LB Camden



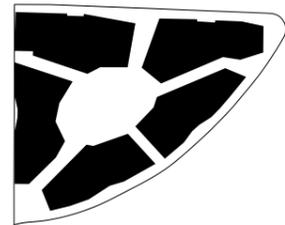
# MIXED-USE TYPOLOGIES

## High density



The Landing  
Studio Egret West

Density: 173 dwellings per hectare (site = 1.3ha)  
Setting: Urban  
Built form: 5 -13 storeys  
Details: 225 homes, 5,046 sqm of retail units and 36,304 sqm of office space  
Location: Maidenhead, RB Windsor & Maidenhead



Battersea Power Station Phase 4a  
Patel Taylor

Density: 360 dwellings per hectare (site =1.04ha)  
Setting: Urban  
Built form: 5 towers ranging 9-18 storeys  
Details: 374 homes (100% affordable), 1115sqm business incubator space, 1,560 sqm medical centre  
Location: Battersea, LB Wandsworth



APPENDIX 3:  
COMMERCIAL

Low density



Clearwater Yard  
AHMM

Density: N/A  
Setting: Urban  
Built form: 3 storeys  
Details: 1,070sqm commercial space  
Location: Camden, LB Camden



Medium density



The Steward Building (27-33 Artillery Lane)  
AHMM

Density: N/A  
Setting: Urban  
Built form: 7 storeys  
Details: 4,483sqm commercial space  
Location: Spitalfields, LB Tower Hamlets

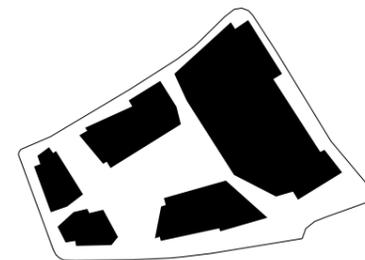


High density



Central St Giles  
Renzo Piano

Density: N/A  
Setting: Urban  
Built form: 11-15 storeys  
Details: 55,360sqm commercial space, 109 homes  
Location: Tottenham Court Road, LB Camden



# CITY IN THE WEST

## Royal Borough of Kingston upon Thames

Guildhall 2, Kingston upon Thames  
London KT1 1EU  
020 8547 5002

[www.kingston.gov.uk](http://www.kingston.gov.uk)

## Greater London Authority

City Hall, The Queens Walk  
London SE1 2AA  
020 7983 4000

[www.london.gov.uk](http://www.london.gov.uk)