

TOLWORTH

Aerial view



SITES

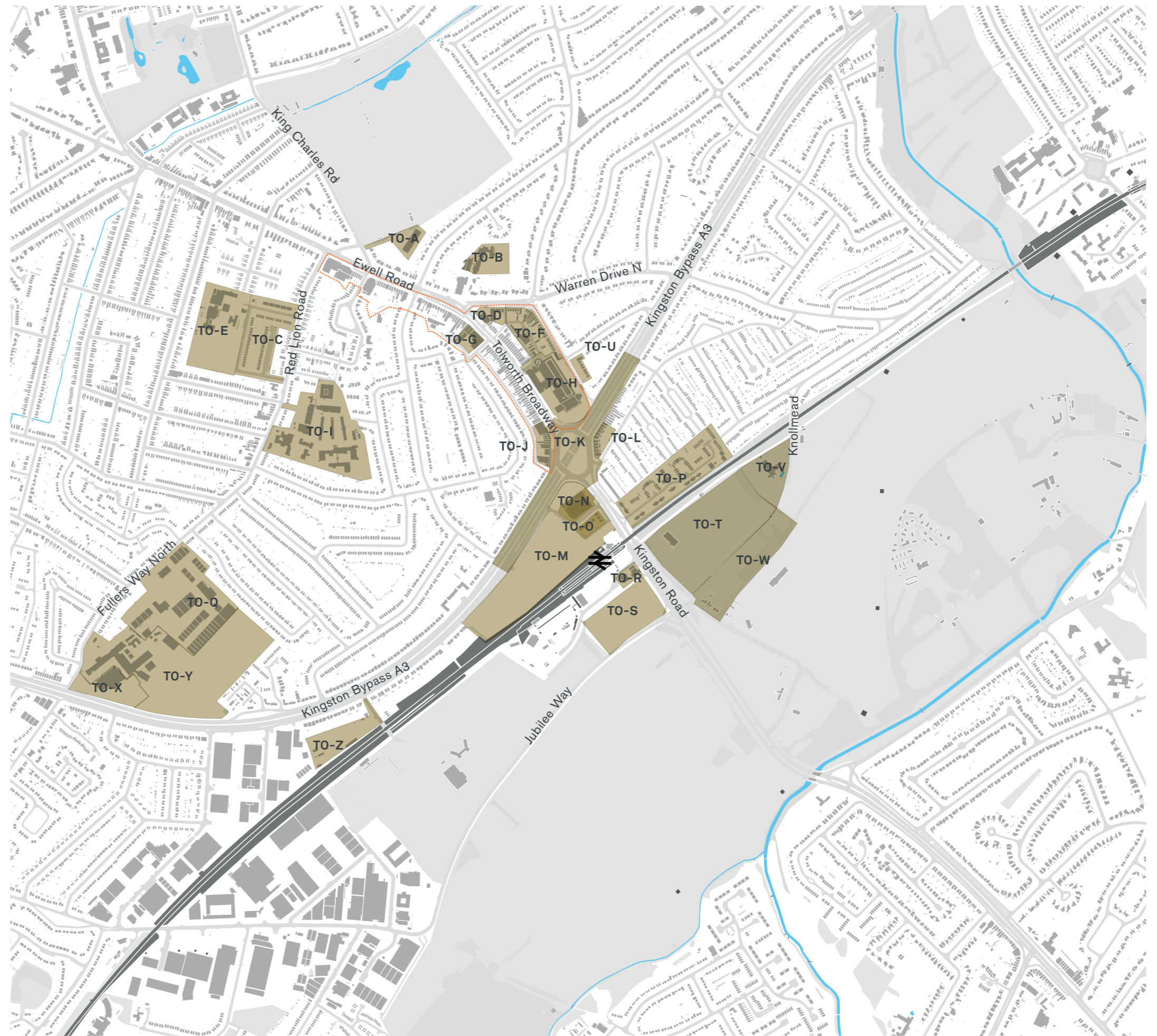
The map opposite illustrates sites that have been identified by RB Kingston and GLA officers.

Tolworth Sites	
TO-A	Building supplies
TO-B	Our Lady Immaculate Catholic Primary School
TO-C	School lane estate
TO-D	Esso petrol station and residential
TO-E	Tolworth junior, infant and nursery school
TO-F	Residential, retail and commercial 3 storey
TO-G	Iceland retail, residential, surface parking
TO-H	Tolworth Tower
TO-I	Tolworth Hospital
TO-J	3 story building with retail
TO-K	Road junction
TO-L	Sundial Court
TO-M	Former Govt. Buildings
TO-N	Hollywood Bowl
TO-O	Residential 3 story, Drayton and Dean Court
TO-P	Sunray Estate
TO-Q	Business Park
TO-R	12 Kingston Road
TO-S	Land at Jubilee way
TO-T	Goals Tolworth
TO-U	Council owned housing
TO-V	Knollmead Primary School
TO-W	Garden centre
TO-X	Tolworth Recreation Centre
TO-Y	Tolworth Girls' School & Sixth Form
TO-Z	Council owned land, Air Cadets

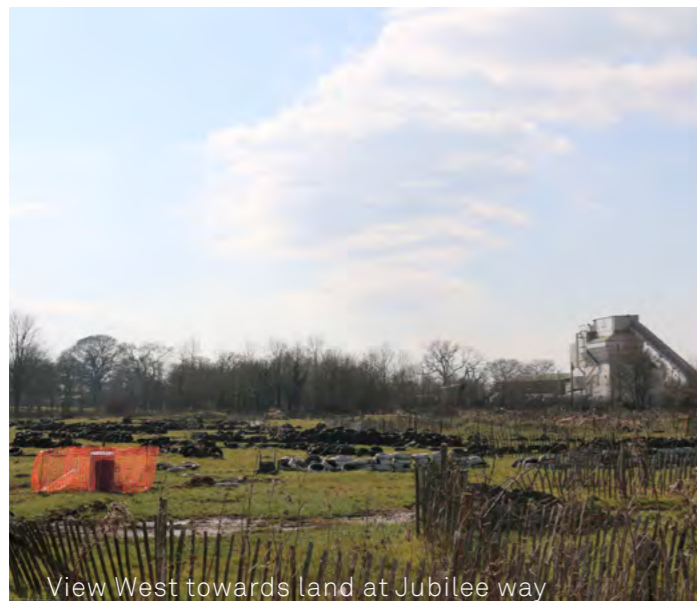
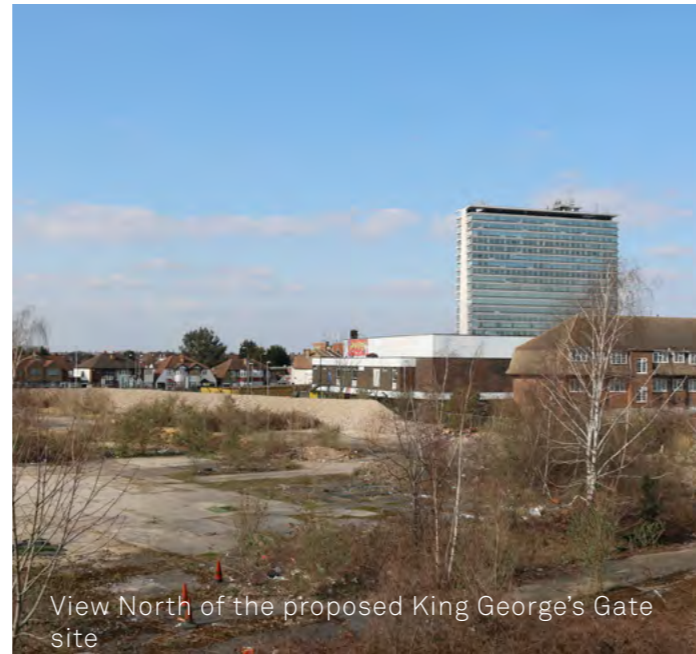
KEY

- Identified opportunity sites
- District Centre

N 0 200m



EXISTING
SITE IMAGES





View of Red Lion Business Park



View East of the A3



View of entrance to Knollmead Allotments



View of leisure centre adjacent to Tolworth Girls School



View within the School Lane estate



View within Tolworth Hospital site



View within King George's Field

AREA SUMMARY

Indicative scenario

The arrival of Crossrail 2 would dramatically change the profile of Tolworth, owing to the enhancement of PTAL ratings across opportunity sites, and the status of the town centre. This offers the potential for the introduction of higher density development, particularly around the station itself. There are a number of large sites that offer the potential for new medium-high density residential-led mixed use developments. These include the Toby Jug site as well as the existing 'Goals' site, and the possibility of estate regeneration of the Sunray Estate. The combination of these sites allows for a cluster of development around the station. This is in line with the existing increase in density that is planned with the new mixed-use development at Tolworth Tower. Intensification of employment land at the Red Lion Estate offers the opportunity for residential-led mixed use. However, transport connections to Tolworth Station would need to be improved to support this development.

Key consideration and constraints

- Development is proposed on sites close to the station that would result in a loss of Metropolitan Open Land (MOL).
- The Sunray and School Lane housing estates have complex land ownership and long leasehold patterns that would complicate, but not preclude, comprehensive redevelopment and estate regeneration. However, their general arrangement may offer opportunities for infill development.
- Construction of the Tolworth Cap would have wide-ranging impact on Tolworth's development potential.
- Improvement in air and noise quality would support densities and quantities of residential development in excess of what is currently possible.
- The Strategic Freight Site has not been considered as an opportunity site.
- There are a number of opportunity sites which already have planning applications underway including Tolworth Hospital, Tolworth Girls School and Tolworth Tower.

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

TOLWORTH

TO-A	Predominantly residential	83	0	104	0	167	0		
TO-B	Education-led mixed-use	32	0	47	0	63	0		
TO-C	Predominantly residential	393	0	491	0	786	0		
TO-D	Commercial-led mixed-use	34	4,900	45	7,800	56	12,500		
TO-E	Education-led mixed-use	79	0	119	0	159	0		
TO-F	Commercial-led mixed-use	95	17,395	127	27,690	159	44,375		
TO-G	Commercial-led mixed-use	25	4,484	33	7,137	42	11,438		
TO-H	Commercial-led mixed-use	153	23,030	203	36,660	254	58,750	308	926
TO-I	Other site (Hospital)	132	0	198	0	265	0		
TO-J	Commercial-led mixed-use	32	5,292	42	8,424	53	13,500		
TO-K	Other site (A3 Road)	0	0	0	0	0	0		
TO-L	Residential-led mixed-use	68	0	96	0	96	0	56	
TO-M	Residential-led mixed-use	743	9,900	1,040	28,050	1,040	41,250	950	
TO-N	Commercial-led mixed-use	35	5,145	46	8,190	58	13,125		
TO-O	Commercial-led mixed-use	24	3,822	32	6,084	41	9,750		
TO-P	Residential-led mixed-use	428	5,700	599	16,150	599	23,750		
TO-Q	Residential-led mixed-use	727	9,692	1,018	27,459	1,018	40,381		
TO-R	Commercial-led mixed-use	17	2,132	23	3,393	29	5,438		
TO-S	Commercial-led mixed-use	147	17,150	197	27,300	246	43,750		22,946
TO-T	Residential-led mixed-use	751	10,011	1,051	28,365	1,051	41,713		
TO-U	Predominantly residential	45	0	57	0	91	0		
TO-V	Education-led mixed-use	40	0	60	0	80	0		
TO-W	Predominantly residential	417	0	521	0	834	0		
TO-X	Other site (Recreation Centre)	32	0	48	0	64	0		
TO-Y	Education-led mixed-use	276	0	413	0	551	0	106	
TO-Z	Predominantly residential	160	0	200	0	320	0		

4,975 **118,750** **6,800** **232,750** **8,125** **359,750**

to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2 to nearest 25 to nearest 250m2

Indicative scenario	6,275 homes to nearest 25	253,000 sqm commercial to nearest 250m2
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Notes

- TO-H Tolworth Tower building: 14/16878 PNO Prior approval - Conversion part offices to residential (108 new units)
Rest of site: 15/16356/FUL Approved pending S106 - Conversion and new mixed use development (200 new units)
- TO-I Tolworth Hospital: 14/10290/OUT Outline application approved - Comprehensive hospital redevelopment
- TO-K Site of A3 road
- TO-L Sundial Court: 14/16437/PNO Prior approval - Change of use from offices to residential (56 residential units)
- TO-M Former Govt. Buildings site: 16/10482/FUL Outline application pending (950 residential units)
- TO-R 12 Kingston Road: 15/10247/FUL Full application approved (137 bedroom hotel)
- TO-S Land at Jubilee way: 15/10383/FUL Full application pending - Grade A office accommodation for Lidl UK headquarters (22,946 sqm. GIA)
- TO-Y Tolworth Girls School: 14/10306/FUL Outline application approved - School extension and residential development (106 residential units)

CONSTRAINTS

KEY

- Listed Buildings
- Conservation Area
- Identified opportunity sites
- Site with approval pending
- Site with outline or full approval (subject to conditions)
- Strategic Industrial Location
- Locally Significant Industrial Site
- Flood Zone 2
- Flood Zone 3
- Metropolitan Open Land (MOL)
- Strategic rail freight site
- District Centre

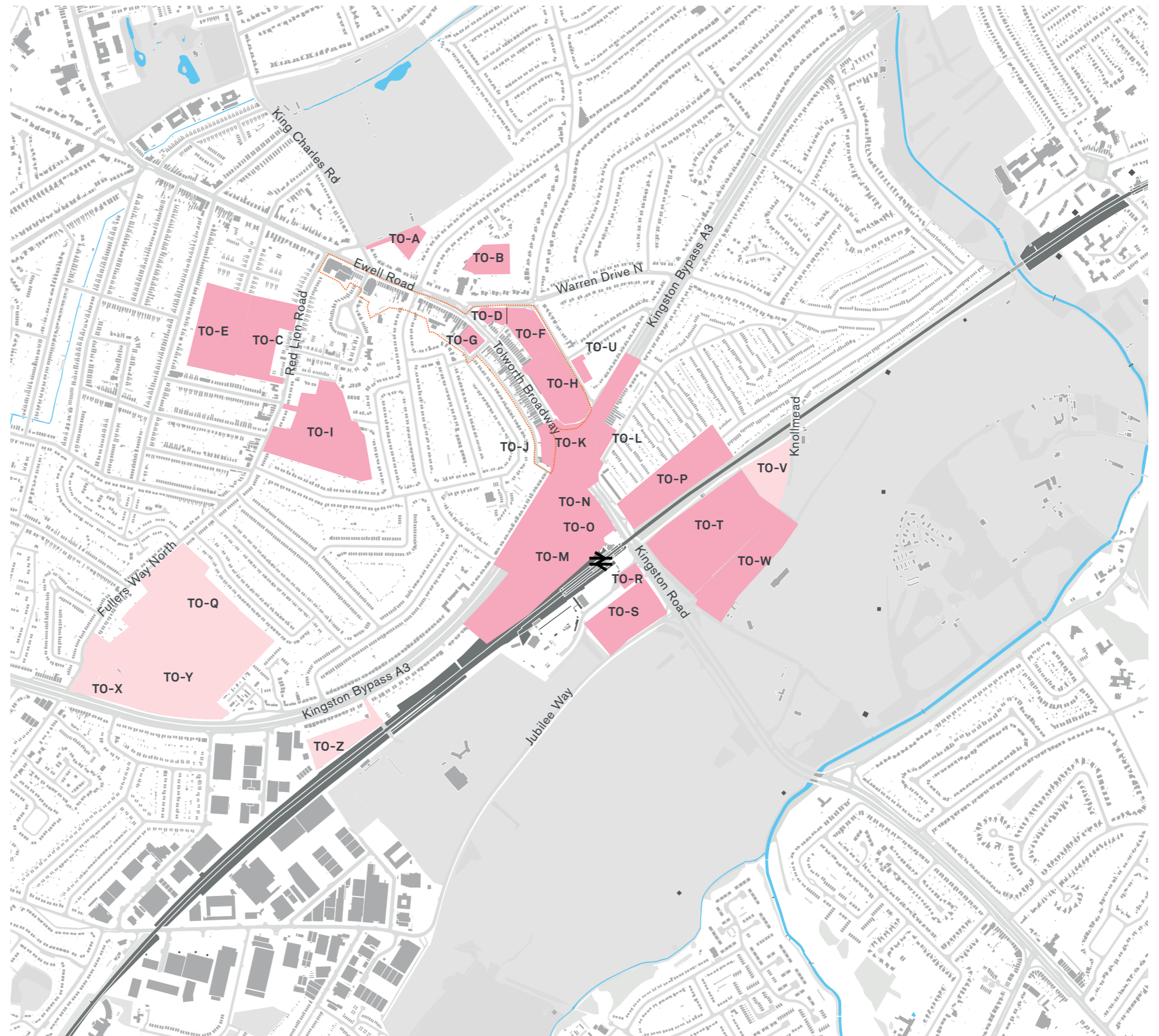


PTAL RATING

The map opposite illustrates the current PTAL ratings for each of the opportunity sites in Tolworth. The majority of the sites have a low to medium PTAL rating. These PTAL ratings will be significantly improved by Crossrail 2 services.

- KEY
- High (4-6)
 - Medium (2-3)
 - Low (0-1)
 - District Centre

* Data sourced from WebCAT provided by Transport for London



INDICATIVE SCENARIO: DENSITY & 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

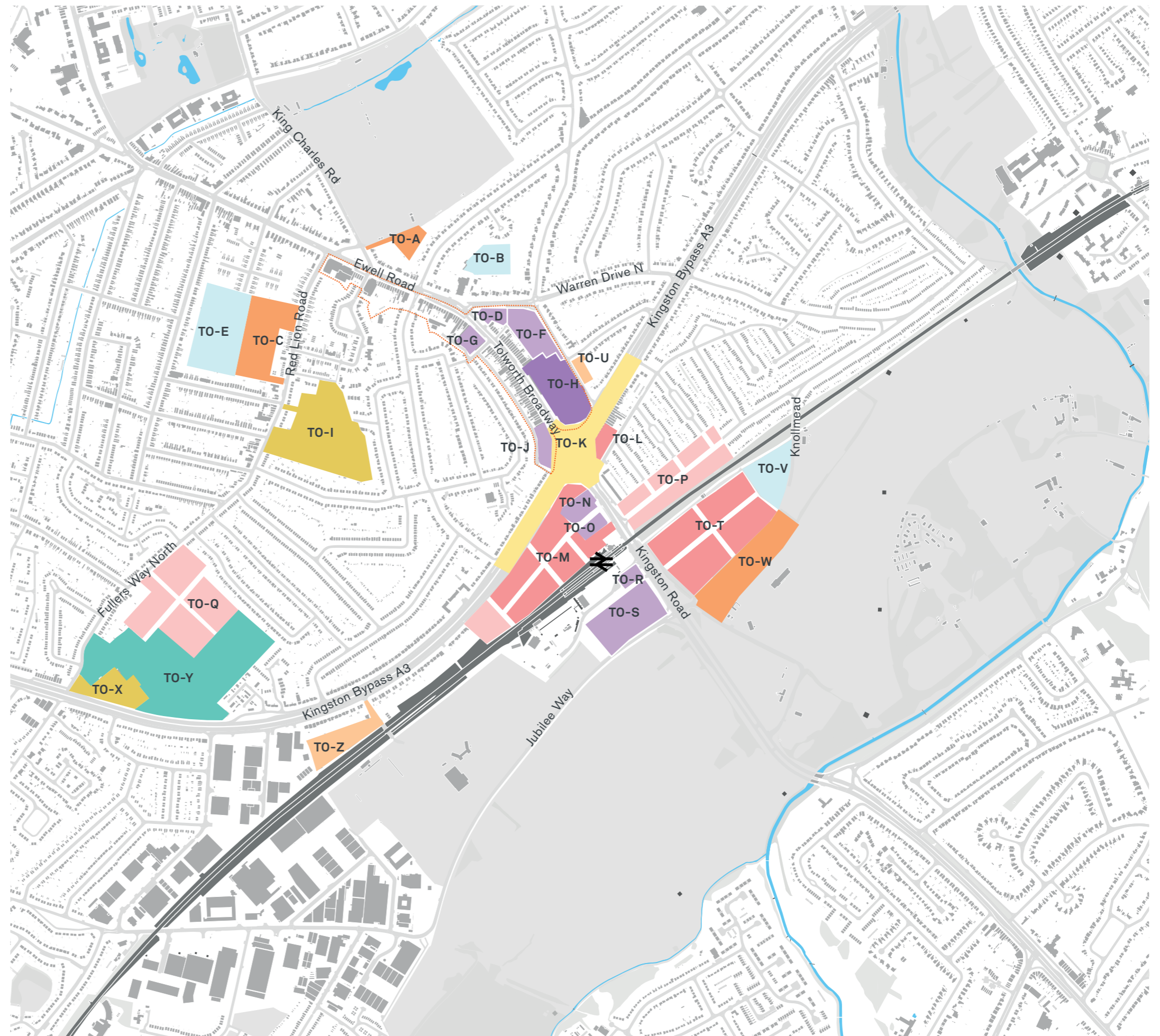
- Low density: <5 storeys
- Medium density: 5-8 storeys
- High density: 9-12 storeys

Other sites including Sui Generis

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

District centre inset area

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



5.0
CHESSINGTON
NORTH & SOUTH



AERIAL VIEW




OPPORTUNITY
SITES

The map opposite illustrates sites that been identified by RB Kingston and GLA officers.

Chessington North & South sites	
CH-A	Castle Hill Primary School
CH-B	Residential
CH-C	Moor Lane Junior School
CH-D	St Paul's CofE Primary School
CH-E	St Mary's CofE Primary School
CH-F	4 storey residential blocks
CH-G	CPL Distribution Centre
CH-H	Chessington Community College
CH-I	Service station on Bridge road




KEY

 Identified opportunity sites

N

0 200m



EXISTING SITE
IMAGES



View of Chessington North Station, adjacent residential and development site under construction



View down high street by Chessington North Station



View of Chessington South Station



View of existing residential blocks along Garrison Lane



View of existing residential blocks along Sopwith Avenue



View of CPL Distribution Centre



View of Strategic Industrial Location near Chessington South station

AREA SUMMARY

Indicative scenario

Potential development around both Chessington North and Chessington South stations is heavily restricted due to policy land designations and existing residential areas. There is an opportunity for some medium-high density residential development adjacent to Chessington North station. To the east of Chessington South there is existing residential that could be redeveloped to higher densities. The CPL site (CH-G) presents an opportunity for development, which is also in close proximity to the station, however the site is constrained and has limited access. There are a number of education sites identified, however, they are in residential areas so the opportunities for development are limited.

Key consideration and constraints

- The Green Belt constrains potential development to the south.
- There is a significant area of SIL land to the south west of Chessington South, which has not been considered for development opportunity.
- Schools are in residential areas which limits the opportunities for development.
- No development on the Green Belt or MOL is proposed for this location.

Site	Land use	Low		Medium		High		Planning application	
		Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)	Homes	Commercial (sqm)
CHESSINGTON NORTH AND SOUTH									
CH-A	Education-led mixed-use	90	0	135	0	179	0		
CH-B	Residential-led mixed-use	326	4,524	456	12,818	456	18,850		
CH-C	Education-led mixed-use	106	0	158	0	211	0		
CH-D	Education-led mixed-use	28	0	41	0	55	0		
CH-E	Education-led mixed-use	38	0	57	0	76	0		
CH-F	Predominantly residential	262	0	328	0	524	0		
CH-G	Residential-led mixed-use	249	3,324	349	9,418	349	13,850		
CH-H	Education-led mixed-use	200	0	300	0	400	0		
CH-I	Predominantly residential	12	0	16	0	25	0	13	
		1,300	7,750	1,850	22,250	2,275	32,750		
		to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2	to nearest 25	to nearest 250m2		
Indicative scenario		1,775 homes to nearest 25				22,250 sqm commercial to nearest 250m2			

Notes

CH-I Service Station, Bridge Road: 13/10124/FUL Full application. Under construction (13 residential units)

CONSTRAINTS

KEY

- Listed Buildings
- Conservation Area
- Identified opportunity sites
- Site with planning approval
- Site under-construction
- Strategic Industrial Location
- Locally Significant Industrial Site
- Flood Zone 2
- Flood Zone 3
- Metropolitan Open Land (MOL)
- Green Belt



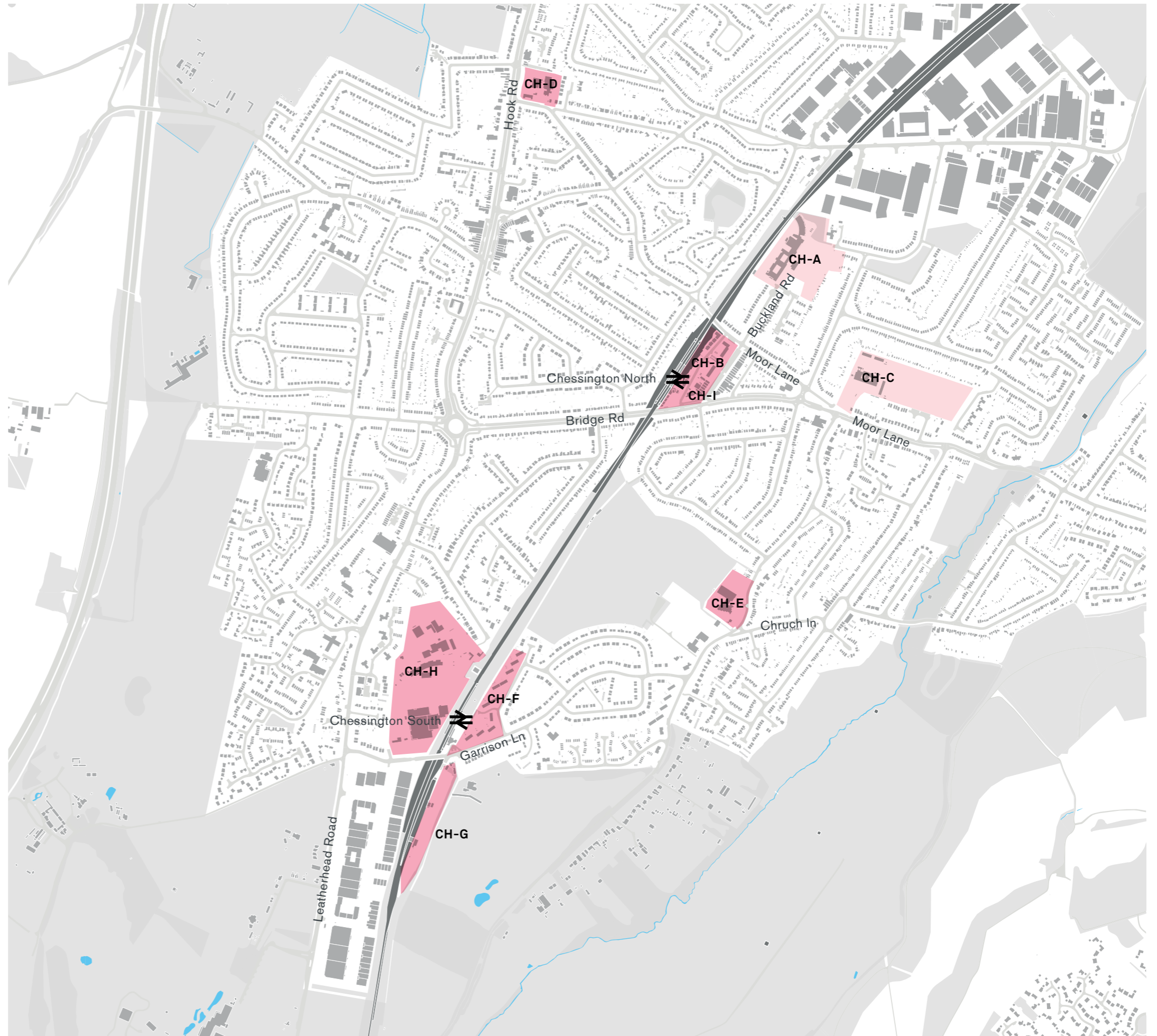
PTAL RATING

The map opposite illustrates the current PTAL ratings for each of the opportunity sites in Chessington North and South. The PTAL around the stations is medium. These PTAL ratings will be significantly improved by Crossrail 2 services.

KEY

- High (4-6)
- Medium (2-3)
- Low (0-1)

* Data sourced from WebCAT provided by Transport for London



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Commercial-led mixed-use

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- Medium density: 5-8 storeys
- High density: 9-16 storeys

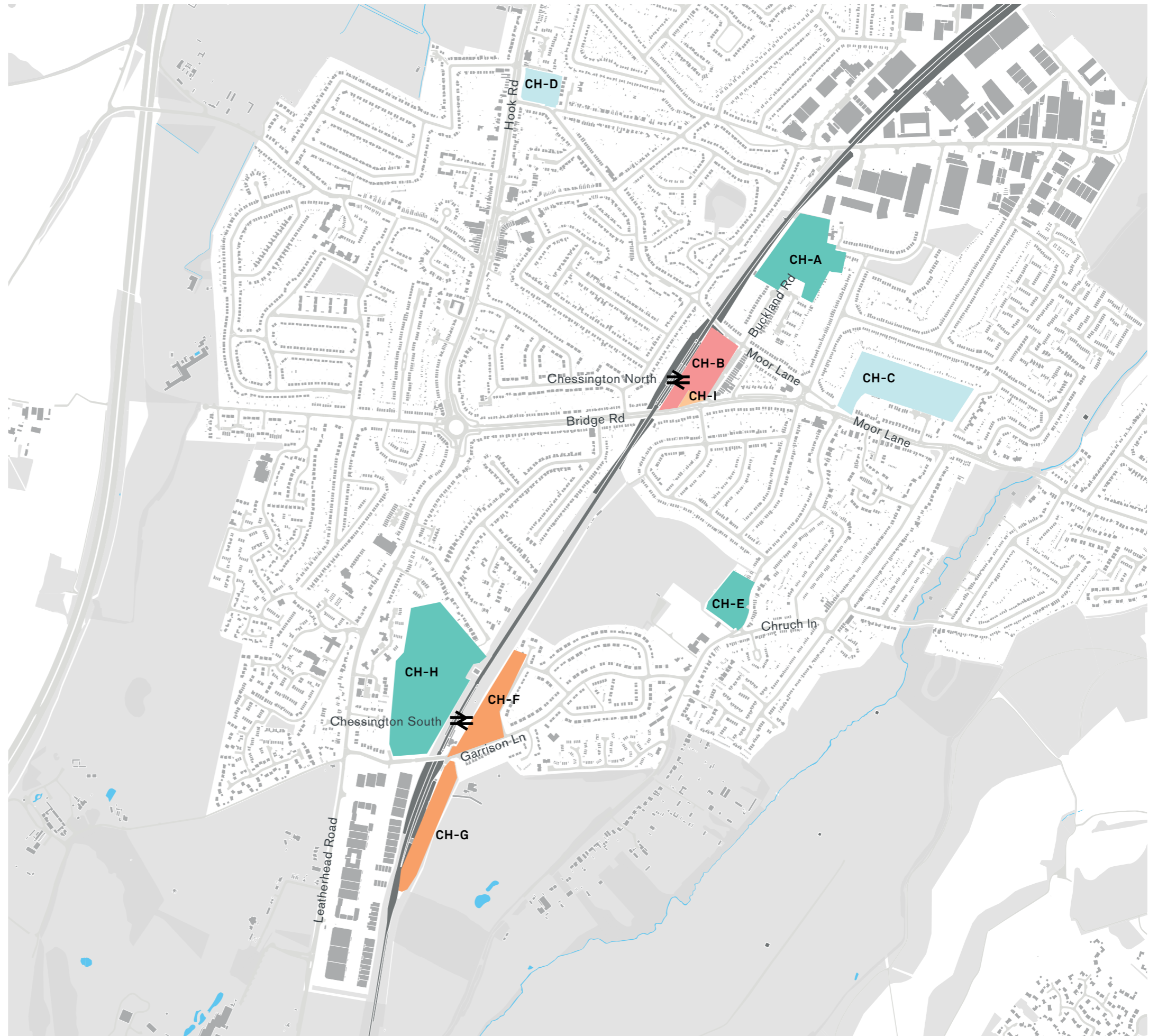
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Other sites including Sui Generis

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



6.0
APPENDICES

APPENDIX 1:
RESIDENTIAL
TYPOLOGIES

Low density



Claredale 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



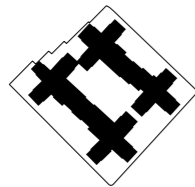
RESIDENTIAL TYPOLOGIES

Medium density



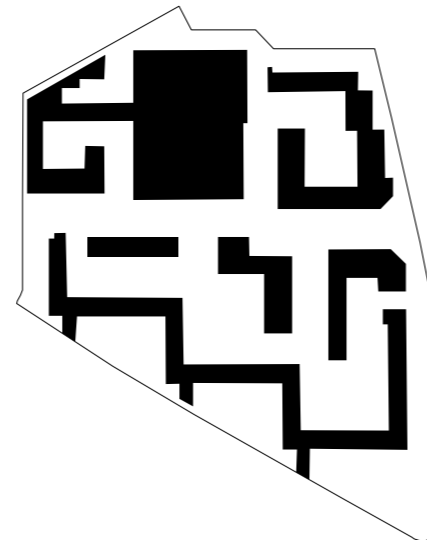
Royal Road
Panter Hudspith

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



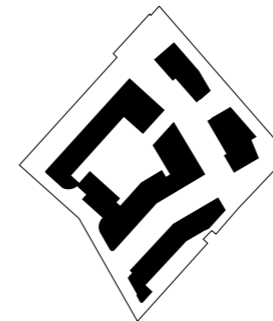
The Kings Crescent Estate
Karakusevic Carson

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

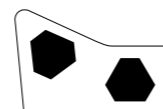


The Colville Estate Phase 2 & 3
Karakusevic Carson & David Chipperfield

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

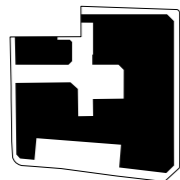
Medium density



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

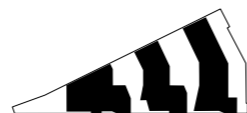
Density: 644 dwellings per hectare (site = 0.101ha)
Setting: Urban
Built form: 4, 6 & 15 storeys
Details: 65 homes and a 213sqm commercial unit on ground floor
Location: LB Tower Hamlets



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



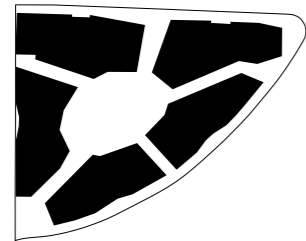
MIXED-USE TYPOLOGIES

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

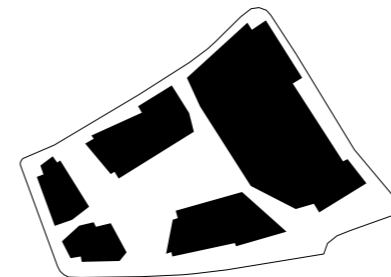


High density



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



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