

Summary of outcomes - Royal Borough of Kingston HRA Sites Feasibility Study

Project & Site Name	Development Option	No of Homes	Total Estimated Cost (excl. Interest & profit)	Option - Pros	Option - Cons	Conclusions	Ward
Garages at York Way, Chessington, KT9 2JU (20 Garages)	20 x 2B4P Flats	20	£2,887,693	1. Maximises site potential for residential units. Reflects prevailing building heights 2. Provides sufficient space for bin store and cycle storage 3. Sufficient amenity space 4. Provides 70% of required parking spaces.	1. Does not comply with 7.5m minimum from habitable room windows to boundaries of neighbouring properties at the rear. 2. Could increase pressure on existing parking infrastructure. 3. Legal issues regarding covenant will need to be addressed.	1. Maximises site potential for residential units 2. Provides sufficient private amenity space for each individual unit 3. Provides sufficient communal amenity space through shared patio 3. Delivers 70% of required parking spaces 4. Potential for increased pressure on local parking infrastructure. 5. Discussion with Network Rail/TfL required due to sites proximity to station which will form part of Crossrail 2. 6. Noise/vibrations from adjacent railway line will need to be addressed. 7. Opportunity for communal amenity space via roof - terrace.	Chessington South
Garages 9 - 30 Cumberland House, Kingston, KT2 7LH (21 Garages)	10 x 1B2P & 10 x 2B4P	20	£2,689,093	1. Maximises residential potential of site 2. Provides 85% of required parking spaces 3. Potential for public realm and play space improvements in adjacent communal space 4. Potential to split tenure through provision of two cores.	1. Does not comply with 7.5m minimum from habitable room windows to boundaries of neighbouring properties 2. Part of building located	1. Maximises residential potential of site by delivering twenty units. 2. Required amount of private amenity space provided through gardens and balconies. 3. Communal amenity space provided through adjacent	Coombe Hill

					outside of original site red-line 3. Proposal extends onto communal play space 4.Potential legal issues regarding covenants affecting land outside red-line.	parkland. 4. Potential to significantly improve usage, facilities and overlooking of existing communal green amenity space. 5. Provides 85% of required parking space. Additional parking could be delivered in adjacent green space provided green space is improved. 6. Extends outside original red-line onto communal play space. 7. Potential legal issues regarding covenant to be assessed.	
Garages 58-64 Marshall House off Rodney Road, KT3 5AD (8 Garages)	3 x 1B2P & 6 x 2B4P	9	£1,313,784	1. Maximises residential potential of site by delivering 9 affordable units 2. Creates courtyard style setting 3. Provides required amenity space 4 .Provides 100% required car parking spaces 5. Respects access requirements for substation.	1. Potential for increased pressure on existing car parking provision. 2. Potential for overshadowing of neighbouring properties.	1. Maximises residential potential of site by delivering 9 units. 2. Respects existing access to the adjacent substation, although this will need to be confirmed as sufficient by the operator. 3. Respects mapped route of HV Cable, although the actual location of cable's route will require further exploration due to potential for discrepancies. 4.Creates courtyard setting with improved communal amenity space. 5. Respects the TPO tree to the north - west of the site red-line. 6. Provides 100% of required parking spaces for new development. 7. Requires removal of adjacent buildings bin store to improve access to the site. 8. Could pressure	St James

						existing parking provision in the courtyard area.	
Former Garages 16-21 Downfield House, Sheephouse Way Estate, KT3 5PR (0 Garages)	8 x 2B4P	8	£1,282,574	1. Provides 100% of required parking spaces 2. Provides sufficient private/communal amenity space 3. Opportunity to improve existing public realm of the estate	1. Does not take advantage of wider estate - regeneration possibilities. 2. Does not complement orientation of existing buildings. 3. Scheme's proximity to railway line will require discussion with Network Rail due to Crossrail 2.	1. Fails to take advantage of wider estate - regeneration opportunities for the Sheephouse Way Estate. 2. Does not maximise residential potential for the site, providing just 8 units. 3. Discussion with Network Rail/Tfl required due to site's proximity to station/railway line which will form part of Crossrail 2. 4. Provides 100% required parking spaces for new development. 5. Provides 100% required private space through balconies and gardens. 6. Potential noise/vibration issues due to site's proximity to railway line will need to be addressed.	Old Malden
Garages at Selby Close, Chessington, KT9 2LH (15 Garages)	3 x 1B2P Flats & 6 x 2B4P Flats	9	£1,270,224	1. Reflects existing street-scene if third storey were built within roof pitch of building 2. Maximises residential potential of site 3. Provides 100% required parking spaces for development.	1. Does not comply with 7.5m minimum from habitable room windows to boundaries of neighbouring properties 2. Does not provide additional parking spaces for existing properties.	1. Maximises residential potential for site by delivering 9 units. 2. Private amenity space via south-facing balconies and gardens. 3. Provides 100% required parking spaces for development. 4. Potential to lessen impact of three storey development on surroundings by providing third storey within the roof space. 5. Does not provide additional parking for existing houses. 6. Does not provide any communal amenity space. 7. Potential to mitigate	Chessington South

						proximity to property boundary through landscape screening.	
Garages at Wessex Close, Kingston, KT1 3RQ (25 Garages)	1 x 2B3P, 1 X 3B4P Flats, 1 X 2B3P, 2 x 2B4P Maisonettes	5	£746,740	1. Delivers 5 affordable units, maximising residential potential for the site 2. Provides a mix of family units and smaller units 3. Delivers 100% of the required parking spaces 4. Delivers 100% of required private amenity space.	1. Does not comply with 7.5m minimum from habitable room windows to boundaries of neighbouring properties. 2. Does not provide any additional communal space; uses existing space within estate. 3. Potential to create pressure on existing parking infrastructure.	1. Maximises residential potential of site by delivering 5 units despite very constrained nature of the site. 2. Provides mix of family units and smaller units. 3. Delivers 100% of required parking spaces. 4. Provides sufficient amount of private amenity space, but no additional communal space aside from the existing space within the estate. 5. Respects more sensitive frontages in surrounding area. 6. Does not comply with distance standards from habitable room windows to boundaries of neighbouring properties. 7. Could create pressure on existing traffic/ parking infrastructure.	Coombe Hill
Garages 25-29 & 30-35 Kent Way, KT6 7SU (11 Garages)	2 x 2B4P & 2 x 3B5P	4	£638,643	1. Maximises residential potential for site by delivering 4 units 2. Provides mix of family units and smaller units 3. Respects existing street-scene and heights 4. Delivers required amenity space 5. Delivers 100% required car parking spaces.	1. Extends beyond original site red-line into adjacent Council-owned amenity space 2. Provides car parking on opposite side of road 3. Does not comply with 7.5m minimum from habitable room windows to boundaries of neighbouring properties.	1. Maximises residential potential for site by delivering 4 units on a very constrained site. 2. Extends beyond site red-line into adjacent public amenity space, providing opportunity to improve existing green qualities of space 3. Provides 100% required parking spaces on opposite side of Kent Way 4. Provides sufficient private and communal amenity space 5. Potential for overlooking on adjacent properties	Tolworth and Hook Rise

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