

Park Road, Kingston upon Thames

London Borough of Kingston upon Thames,
KT2

Haines Phillips Architects were appointed by Abimara Ltd in 2016 to prepare feasibility and design proposals for high quality residential and commercial spaces on a semi-derelict backland site in Kingston upon Thames.

The triangular site is currently occupied by redundant workshop and garage spaces and is accessed via a narrow driveway. The main body of the site lies between the rear gardens of two rows of houses to the north and south.

The proposed design is for a mews style development of 10 new homes over a flexible commercial space at ground floor level. The homes are a mixture of 1, 2 and 3 bed units and include generous amenity space.

The massing and orientation have been carefully arranged to allow excellent levels of daylight to the new homes, whilst minimizing overlooking to the surrounding properties.

The style of the proposals takes precedent from the surrounding streets and aims to use materials and details in keeping with the sensitive context. The new buildings will be constructed to a high standard of energy efficiency and fabric performance.

An extensive process of pre-application enquiries and consultations was carried out and the design carefully tweaked to arrive at a design that positively contributes to the local distinctiveness of the local conservation area and respects the privacy and amenity of the surrounding residents.

The full planning application was submitted in September 2017 and received approval at planning committee in June 2018.

Client: [Abimara Ltd.](#)

Planning Consultants: [Indigo Planning](#)

Sustainability Consultant: Bluesky Unlimited







