

## Carshalton Road, Carshalton

### Mixed Use Development

**Location:**  
Carshalton

**Existing Use:**  
Mixed commercial and residential

**Site Area:** 0.27ha

**Residential Density:** 163 dwellings per hectare

**Proposals:** Part 3 and part 4 storey mixed use redevelopment comprising 395m<sup>2</sup> of commercial floor-space (within A1, A2, B1 and D1) and 44 flats with 29 undercroft parking spaces.

The site is situated on a prominent corner close to Carshalton town centre. It had been occupied by a two-storey Victorian terrace with shops on the ground floor and mix of commercial and residential units above.



This project involves the clearance of a 'brownfield' site and construction of an L-shaped building fronting Carshalton Road. The scheme provides new residential flats over a ground floor commercial or retail use.

The client had secured end users for the commercial unit - Kids Unlimited—one of the UK's largest childrens' day nursery operators - and were working in partnership with Metropolitan Housing Trust to provide 100% affordable housing. The application was refused permission by Sutton planning committee.

Permission was granted at appeal and costs awarded against the Council. Harper Planning Consultants provided planning and urban design services to the client throughout the planning and

appeal processes as well as instructing Counsel under the 'direct professional access' arrangements and providing expert witness evidence at the appeal Public Inquiry.

