

Brighton Road, Coulsdon

Urban Regeneration

Location:

Coulsdon, South London

The site is located in Coulsdon town centre between the main shopping frontage and Coulsdon railway station.

Existing Use:

Car Show Room

Site Area: 0.34 hectare

Residential Density: 276

dwellings per hectare

Proposals: Erection of a multi-level mixed use building comprising 484 sqm commercial floor space 88 apartments and 6 mews houses.



This project redevelops a triangular shaped site between Coulsdon town centre and railway station, with a narrow frontage to the high street.

The site is identified as an 'opportunity site' in the Coulsdon Masterplan and benefited from an extant permission for a food retail store with limited residential accommodation on the upper floors.

Harper Planning Consultants provided planning advice to the developer and detailed evidence in support of an alternative residential-led scheme combining a mix of retail and commercial use at ground level with a variety of dwelling types forming a single U-shaped block.

Planning permission was granted by Croydon Council for the redevelopment of the site for a two -seven storey block comprised of 300m² Class A1/B1 retail floor space, 184m² Class B1/D1/D2 floor space and 94 residential units.

The scheme incorporates residential amenity space within a central courtyard and also provides a new public space fronting Brighton Road as well as enhanced pedestrian routes between the town centre and Coulsdon railway station.



RTPI

mediation of space · making of place