Development of this urban site presented a number of complex planning issues, including heritage conservation, residential amenity, transport/parking, sustainability and drainage, sunlight/daylight, and tree preservation.

Formally owned by the NHS, the site comprised a derelict historic building (formally nurses accommodation) and a redundant health centre.

Harper Planning Consultants were instructed to lead a multi-disciplinary design team to secure planning permission for residential redevelopment of the site.

Following extensive pre-application consultation and post-submission negotiation, planning permission was secured from Kingston Council for a residential development of 100 per cent market housing.

Robin Harper successfully advocated the scheme for a mixture of one, two and three bedroom flats in three distinct blocks with minimal parking provision and generous landscaped gardens.

The Council agreed that refurbishment of the historic building including creation of an additional wing and sensitive infill of the remainder of the site, were important planning benefits which outweighed the affordable housing provision.

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