Redevelopment of Canbury Business Park  North Kingston

Key Stakeholder Briefing Note
Opening Statement

CNM Estates has drawn up plans to redevelop and rejuvenate the business park. The plans will look to achieve three main benefits for the business park and for the wider central Kingston area.

The plans will look to improve the employment space on offer at Canbury Business Park by providing not only 5,940 sqm of A-Grade office space but also 938 sqm of flexible workspace together with space and the necessary infrastructure for start-up businesses. This employment space will be of high quality and fit for 21st century businesses looking to grow in Kingston.

The plans for the business park will also provide 315 much-needed new homes in a central Kingston location. There will be 69 affordable homes on the site, with these to be mainly marketed towards key workers. With the excellent transport links nearby, such as Kingston station and several bus routes close to the site, residents will have the opportunity to live in high quality homes in a central Kingston location, with the potential to work on the site as well.

The redeveloped business park will also provide significant public open space benefits such as:

- A significant tree planting scheme;
- Wider pavements, making it easier for workers, residents and passers-by to use and move through the site;
- Tenanted allotments where residents can grow their own fruit and vegetables on site;
- Green roofs and use of modern technologies to improve and enhance the site’s sustainability;
- Creating the opportunity for temporary events to be held;
- Providing space for the local community.

These plans have recently been submitted to Kingston Council, with pre-application public consultation held in July 2017 to gain feedback from key stakeholder groups, councillors and the wider community. The Council will also undertake its own statutory consultation once they have made the application valid. We will keep you updated with the plans as they progress.

Yours faithfully,

Wahid Samady
Redevelopment of Canbury Business Park  North Kingston

CGIs of the proposed scheme

A CGI view of the proposed development from Canbury Park Road

A CGI view of the proposed creative mews

A CGI view of the proposed development from the junction of Elm Grove and Elm Crescent
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The site currently

Key
1. Site building
2. Car park
3. Office space
4. Office space
5. School
6. School parking and playground
7. Gala annex site
Key Deliverables

The redevelopment of Canbury Business Park provides an opportunity to regenerate an under-used and poorly performing site to deliver improved employment space, new housing, and vastly improved public realm, within a highly sustainable location, in the heart of Kingston. The proposals will deliver an exciting mixed-use development that will have far-reaching positive benefits to North Kingston, the wider town centre and the Borough as a whole, including:

- Supporting the regeneration of North Kingston and the aspirations of the North Kingston Development Brief by creating a site which interacts far better with its surroundings and creates a sense of place befitting to the rest of the town centre.
- Optimising the use of an inefficient, brownfield and sustainably located site currently occupied by out-dated and under-performing buildings of poor quality.
- Providing a significant quantitative and qualitative improvement to the employment capacity of the site, delivering 5,940 sqm of modern Grade A office floorspace as well as a new industry cluster and start-up business incubator units.
- Retaining employment on site, working with the existing occupiers.
- Delivering 315 much-needed high quality new homes in the borough that will be in a mixture of sizes and tenures to meet a wide-range of housing needs as well as providing over 60 new homes for key workers.
- Providing communal amenity spaces, high quality public realm and local A3/A4 commercial units, all of which will help develop community and an identity for the site.
- Constructing buildings of the highest quality in terms of their architectural appearance that will lift the character of the surrounding area, particularly the site’s relationship with Elm Crescent and Cowleaze Road.
- Delivering direct improvements to the public realm around the site, particularly the route between the site and the station which is of poor quality.
- Reducing the overall traffic generation of the site and improving accessibility, especially through the site with the creative mews.
A series of pre-application meetings have been undertaken with RB Kingston on 21 October 2016, 1 December 2016 and 22 March 2017. A meeting was also held with the GLA on 20 April 2017. Discussions were ongoing for the duration of the pre-application period and the project team are still in discussions with RB Kingston. During the pre-application meetings with RB Kingston and the GLA, the design and details of the scheme have been refined.

Prior to a public exhibition in July 2017, we met with local stakeholder groups on a one-to-one basis to gather their feedback on the proposals. The groups met with were:

- Canbury & Riverside Association;
- North Kingston Forum;
- Kingston BID.

The groups were given the opportunity to ask questions about the proposals. They also expressed interest in being kept updated as the scheme progresses.

A public exhibition took place on Monday 17 and Tuesday 18 July between 14.30 and 19.30 with 122 people attending.

Visitors had the opportunity to view eleven information banners containing details of the scheme, including site layout and details of the proposed development. Members of the project team were available on both days to answer any questions visitors had about the plans and wore name badges to identify themselves. Representatives from each of CNM Estates, the architect, the planning consultant, the traffic consultant, the landscape consultant and Your Shout were present throughout the exhibition.

Visitors were encouraged to give their feedback during the public exhibition and some attendees also took a form away with them to fill in at home and return via Freepost.

Following the public exhibition, we met with the following local stakeholder group:

- Kingston upon Thames Society.

As with the previous meetings with local stakeholder groups, CNM Estates and project team discussed the proposals in a one-to-one meeting with the Society. The Society was given the opportunity to ask questions about the proposals. The Society also expressed interest in being kept updated as the scheme progresses.
Design Rationale

The design option was developed by studying the various concept sketch options, consolidating their strengths and addressing their weaknesses.

The strengths of the resultant design are as follows:
• Generous amenity space;
• Good opportunity for active frontage to animate the streetscape;
• Minimal north facing units;
• Improved vistas for residents of Canbury Park Road;
• Improved pedestrian connectivity/site permeability with a through way across the site;
• Significant widening of public highways;
• Efficient plans- opportunity to punctuate the built form;
• Generous public and private urban space;
• Punctuates and defines the corners of the site;
• Addresses the relationship with Grade II listed former Gala building;
• Opportunity to have shared surfaces;
• Mix of uses;
• Primary frontage for the office and internal active frontages.

Integrating with its surroundings

The design rationale for the development has been heavily influenced by its immediate context, particularly the differing characters of the site's four edges as well as its urban location.
Traffic, Highways and Parking

We know that traffic and parking are always sensitive issues and we have planned proactively to ensure that the proposed development reduces traffic and parking congestion.

Trip Generation

Trip generation calculations (including a survey of the existing site) conclude that the proposals would result in an overall reduction of two-way trips to and from the site across the day. (See trip generation table below)

This is a result of significantly reducing the amount of commercial parking available within the site which will have a benefit in the morning peak rush-hour period. The development will, therefore, have a positive impact on the surrounding road network.

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<th>Use</th>
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<td>PM Peak</td>
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<tr>
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<td>362</td>
</tr>
<tr>
<td>Proposed</td>
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<td>34</td>
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<td>Total</td>
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Table of trip generation

Parking

Parking will be provided within a new basement level for, primarily, the residential element of the scheme. Sufficient parking spaces are proposed to strike the right balance between providing sufficient levels of parking to meet future occupier’s needs and promote sustainable modes of transportation.

In total 174 parking spaces will be provided within the site, 15 for the commercial aspects of the site and 159 for the residential (including 10% wheelchair accessible space and 20% electric vehicle charging points). This will be supplemented by 508 cycle spaces to comply with London Plan standards and off-site improvements to enhance links to the station.
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**Significant Housing Delivery**

A key aim of national, regional and local planning policies is to increase housing supply. Kingston is currently failing to meet its housing targets and a recent study (undertaken by Kingston Council) has identified that this target falls some way short of the identified needs of the area.

The development will provide 315 new homes in the form a mixture of apartments.

**Housing Mix**

The development will incorporate a range of housing types and tenures. These include:

- **Build to rent units** – the private rented sector is the fastest growing housing tenure in London and essential for supporting labour market mobility. Build to rent developments (which meet the various GLA criteria) can deliver higher quality accommodation and more certainty into the rental market.

- **Discount market rent for key worker housing** – housing offered exclusively to key workers such as locally employed nurses and teachers.

- **Traditional market housing** – homes built and offered to the market for sale.

This mixture of types of units and tenures will deliver a vibrant and truly mixed community, providing for a range of different needs whilst avoiding un-desirable segregation of tenures (pepper-potting).

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<td>156</td>
<td>35</td>
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Office Use

To inform our plans for the site we engaged with local commercial agents (and strong advocates for the protection of employment spaces in Kingston) Cattaneo Commercial. Our aim was to understand the positive and negative aspects of the existing employment spaces, the wider needs of Kingston’s employment market, and what the site could deliver.

Cattaneo Commercial has in depth specialist knowledge and many years’ experience of the office and industrial/storage markets within Kingston town centre and other surrounding boroughs and are therefore in a strong position to comment on the Canbury Business Park proposals. The Managing Director of Cattaneo Commercial, is a director of KingstonFirst which represents 750 businesses and promotes their interests whilst driving up standards to showcase Kingston.

The findings of their report identified that:
- Canbury Business Park is a poor location for industrial occupiers owing to poor access roads for HGVs and lack of yard space;
- The existing units in Canbury Business Park are substandard compared with the expectations of modern businesses;
- There is a significant lack of supply in the Kingston office market.
- There is office demand in Kingston from both ends of the market, from start-up businesses wanting flexible terms, to major blue-chip companies.

Our proposals, respond to this research and propose the following;
- A main office building to be a large high spec space suitable for a single, large occupier or potential subdivision.
- Smaller, affordable start-up incubator and business cluster units. To assist this end of the market the space will be provided with flexible sizes and lease terms which will allow companies to grow.

Our proposal is to deliver ground + 3 storeys (approximately 60,000 sqft GIA) of high spec, open plan office space which could be leased to one tenant, or subdivided as required.

The office entrance lobby will be an impressive double height space looking onto, and entered off the creative mews, a lively landscaped through way which will be animated by ground floor activity, the A3 uses at either end of the residential block opposite and the business incubator space, also opposite the main office.

The office has been designed to a high spec, with high quality detailing and materials and generous floor to ceiling heights. It takes clues from the adjacent Gala building in terms of it’s height, elevational composition and the red tone of it’s brick, creating a synergy between the two. This space offers something not currently provided in Kingston Town Centre and we hope for it to open up Kingston to a new market, creating an employment hub destination.

The office's excellent transport links and proximity to Kingston Rail Station also boost it’s offer.
Incubator Hub

Business incubators are characterised by the provision of office or business space (sometimes including laboratory space) available to selected start-up companies, SMEs or entrepreneurs.

Office space is rented out or let on a fee, allowing occupants to scale overtime. Often there is no fixed timescale for companies to remain in an incubator who will then move on to more permanent accommodation once they are at the appropriate stage. Typically, companies may remain for around two years.

As well as the provision of physical space, incubators offer support services to help start-ups avoid common errors and meet their growth potential. This can take the form of mentoring and training programmes from industry experts and other entrepreneurs alongside business support and sector specific networks such as UK Space Incubator Network and London Cleantech Cluster (LCC).

Technology start-up companies form one of the largest growth sectors, attracting strong investment and providing skilled jobs, especially for graduates. A significant proportion of Kingston businesses are currently within the category of SME, but the present lack of appropriate accommodation has resulted in a demand for an incubator to provide both the physical space and practical assistance to fledgling companies.

Since 2014 Kingston University has operated a business support scheme and offers some business space on their campus, but not on a scale yet that has developed Kingston as a town into a hub for new companies and SMEs in the wider technology sector.

A full scale incubator in Kingston would provide the opportunity of attracting new and rapidly growing companies to the town which will boost employment and will likely result in maturing companies then seeking more permanent offices in the town and borough.
Landscaping

The development proposals will deliver a significantly improved landscaping and public-realm offer within the site and on the surrounding public realm.

A detailed assessment of the surrounding public environment has been undertaken to establish its strengths and weaknesses to identify areas which can feasibly be improved by the development. A breakdown of the analysis and our proposed improvements are as follows;

• Improve the pedestrian/cyclist environment. Working with the local authority to create a shared surface for pedestrians, cyclists and vehicles.

• Soften the streetscape with tree planting where possible. Providing an attractive and green environment that contributes to the local ecosystem and increases biodiversity.

• Encourage social interaction with attractive furniture. Creating places that people want to spend time in, be they residents, office workers or people passing through.

• Reinforce views to local landmarks through the street layouts. Giving the streetscape an easy to navigate and uncluttered feel; and allowing it to be properly integrated into the existing streets.
Key Benefits

The proposed development at Canbury Business Park provides a unique opportunity to deliver a sustainable development on a brownfield and highly accessible site. For its location, the existing site makes an inefficient use of land, only providing poor quality employment space.

The development will, therefore, deliver a significant range of benefits for North Kingston and the wider Borough, including:

- New and improved employment space including a Grade A office building, start-up incubator units and an industry cluster;
- Much-needed new homes to help meet the council’s burgeoning housing needs;
- Provide an assortment of housing types and tenures to meet a wide range of housing needs identified in the area and promoted regionally;
- High quality public realm within the site including a new and vibrant Mews passageway;
- Direct funding for public realm improvements off-site, including enhancements to the link to Kingston Station and town centre;
- Enhanced architectural appearance of the site, particularly its relationship with its immediate surroundings;
- Reduced overall traffic generation whilst supporting the use of sustainable modes of transport;
- Support the wider regeneration of North Kingston.