

# ALDI and B&M Kidbrooke Park Road Site Allocation

## Proposed Land Uses

**A.** Mixed residential and retail uses

## Indicative development capacity

**B.** 260 homes

**C.** Approximately 4860sqm of commercial floorspace

## Indicative delivery timescale

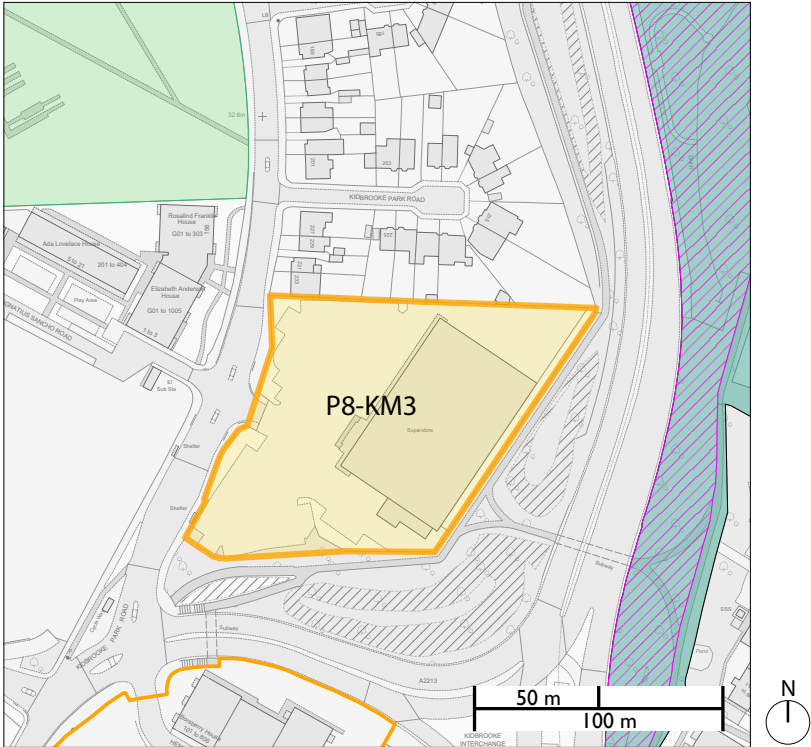
|           |           |           |
|-----------|-----------|-----------|
| 2023-2028 | 2028-2033 | 2033-2038 |
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## Evidence Base

**Characterisation Study:** Area of transformation/placemaking (P11.1) within Kidbrooke Village.

**Tall Building Assessment:** Located within a Tall Building Zone (TZ11.1).

## Site boundary and constraints



|                                                                                                                               |                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Address:</b> 241 Kidbrooke Park Rd, London SE3 9PP                                                                         | <b>Ward:</b> Kidbrooke Village and Sutcliffe                                            |
| <b>Site area:</b> 1.2 ha                                                                                                      | <b>Ownership:</b> Private                                                               |
| <b>Current use:</b> Retail uses. The site currently contains one Aldi, and one B&M retail superstore, and associated parking. | <b>Policy designation:</b> Tall Building Zone. No other designations apply to the site. |
| <b>PTAL rating:</b> Majority of the site has a rating of 3, partially a rating of 4                                           |                                                                                         |

## Policy P8-KM3: Aldi and B&M Kidbrooke Park Road

### Vision

A vibrant, residential led mixed-use development with the re-provision of the existing retail should be delivered. Residents should have easy access to local shops, employment, facilities and green space as well as a walkable route to Kidbrooke train station. The scheme should be delivered to a high standard of design and provide quality amenity spaces and enhance surrounding public realm, which positively contributes to the placemaking and visual quality of Kidbrooke Village as a whole.

### Design and Land Use Principles

#### Land Use

Development should consist of a residential led scheme that reduces surface level car parking, whilst seeking the re-provision of the existing retail across the site to continue to meet the needs of local residents.

The site will contribute to the delivery of 260 homes with a mix of sizes and tenures. This will be supported by 4860 sqm ground floor commercial space.

#### Design

The design of the scheme should integrate well with the established character of the new local centre being formed in Kidbrooke Village, as well as meeting high standards of quality and sustainability.

Housing density should be optimised on the site whilst retaining high design quality.

The heights of taller buildings on the site should not undermine the heights of the tall building

cluster adjacent to the railway, creating a mid-point between the height of these towers and nearby low-rise residential neighbourhoods.

Tall buildings may be appropriate on the site up to 12 storeys.

#### Connectivity and Public Realm

The scheme should include improved pedestrian links both within the site and to the wider surrounding area, promoting active travel and providing convenient access to Kidbrooke railway station

#### Environment

A key element of the scheme should be the improvement of public realm and green infrastructure. Although the site is not located in an area of public open space deficiency, the scheme should provide sufficient amenity space for new residents on site, including high quality urban planting to benefit wellbeing and the environment.

Place making diagram

- Connectivity, Movement, Access and Servicing**
-  Pedestrian and cycle route
  -  On site route for access, servicing and deliveries
  -  Potential location for access, servicing and deliveries
- Green and blue infrastructure, public realm and landscaping**
-  Green parks and linear parks
- Land uses and built form**
-  Site boundary
  -  Ground floor active frontage - commercial and retail uses
  -  Ground floor active frontage - Residential uses



## Site Context

The site currently contains one large building comprising of an Aldi and a B&M retail store and associated parking. To the north of the site is low-rise residential housing (largely 2-storeys), there are also low-rise residential houses on the east of the site, on the other side of the A2.

To the west of the site is the construction site for the Kidbrooke Park Road development, delivered by the Royal Borough which comprises of two phases: North and South. The North phase has been completed, providing 122 affordable homes, and the South phase is currently under construction and will provide 330 homes. Both phases will comprise of mid/high-rise apartments. To the south of the site are high-rise residential blocks forming the Kidbrooke Village development scheme. The wider area is largely residential, with some parks and community facilities (school, museum, playground and playing fields).

The site benefits from having a PTAL rating of 3 to 4, offering moderately high public transport accessibility. Kidbrooke Station is served by Southeastern rail services and is well-connected by bus routes to Woolwich, North Greenwich, Lewisham and Bexleyheath.



1. View of the site from the current access on Kidbrooke Park Road



2. Existing retail use on site.



3. Residential neighbourhood north of the site



4. High rise residential scheme south of the site



5. Partially constructed residential blocks opposite the site



6. View along Kidbrooke Park Road with the site on the left