



# 111 & 113 Upper Richmond Road

## Putney

### Role

Quod was instructed by London Square to submit full planning applications for the redevelopment of a part vacant office blocks at nos. 111 and 113 Upper Richmond Road in Putney.

Proposals for no.113 sought to break the recognised maximum height parameter along this key route. The twelve story development was justified through high quality design and effective community interaction. The detailed application sought the delivery of 76 residential units, 1463m<sup>2</sup> of Class B1 floorspace and 360m<sup>2</sup> of retail floorspace.

The application for no.111 followed successful conclusion of no.113 and comprised 37 residential units and 1,204m<sup>2</sup> of flexible A1/2/3/B1 floorspace. A strategy to achieve permitted development approval of the office development as residential floorspace was progressed to increase the alternative use value of the site.

The keys issues associated with the development related to development scale, residential quality, affordable housing and loss of office floorspace.

Quod successfully negotiated these issues with Wandsworth Council, the GLA, key stakeholders and with Putney Society.

The site is now under construction and comprises zero affordable housing. Both developments are now linked and construction is underway.

### Description

Mixed use redevelopment with tall buildings

### Client

London Square

### Planning Authority

London Borough of Wandsworth & LLA

### Expertise

Planning	✓
CIL	✓
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

### Project Type

Infrastructure	
Major Mixed Use	
Residential	✓
Retail & Commercial	