

## Project Experience

### Tolworth Area Plan, Kingston



### Outline

AspinallVerdi were commissioned by The Royal Borough of Kingston Upon Thames, TFL and The Greater London Authority to help deliver the Tolworth Area Plan. We worked alongside We Made That, Regeneris, Tibbalds and Arup to produce a placemaking strategy and masterplan to support growth and development in the area.

The study looked at Tolworth Town Centre and its surrounding area, considering how to create better connections between the Railway Station and the town. The study area included development sites with the potential to deliver over 1,000 new homes. It also included the site of the new 240,000 sqft Lidl Headquarters.

The project required a comprehensive market assessment which included analysis of property data and consultation with key local stakeholders. This helped to understand the potential for new development throughout the plan period.

Our market analysis was used to inform a range of development options for key strategic sites throughout the area. Using our knowledge of sales values, rents and yields, we then provided advice on the viability of each option.

AspinallVerdi were responsible for presenting findings to the Client team, as well as providing advice on how preferred options could be delivered.

### Services Provided

AspinallVerdi provided the following services:

- Property market research and report.
- Consultation with agents, local businesses, landowners and other key stakeholders.
- Development/viability advice.
- Presenting findings.
- Delivery advice.



## Outcome

The Tolworth Area Plan is at draft stage and has gone out for consultation.

Once the plan has been adopted, it will be used help to steer future development in the Tolworth area.