

King's Road Park

Affordable Housing Opportunity
July 2022





 King's Road Park Site Boundary

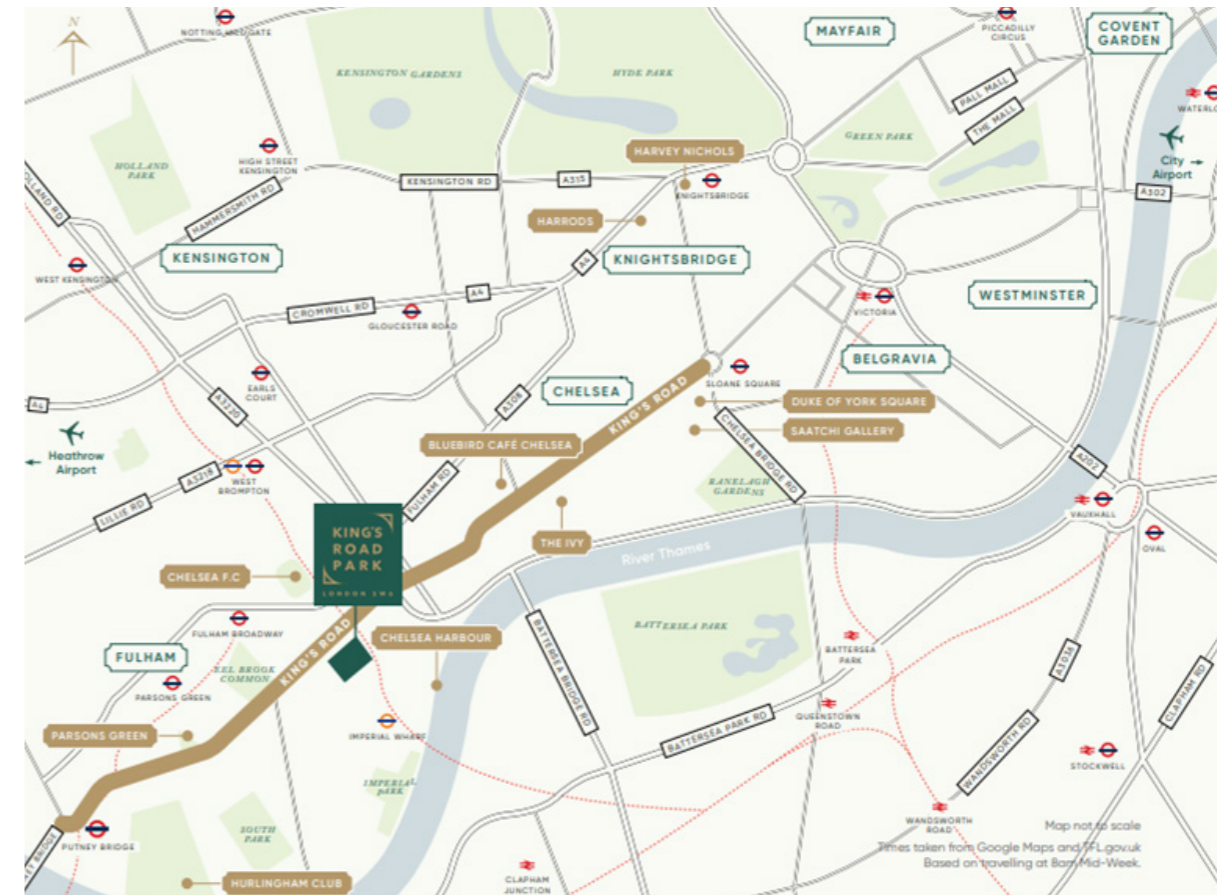
WELCOME TO KING'S ROAD PARK

Situated just 60 metres from The King's Road and close to the River Thames, King's Road Park is in one of London's most desirable locations. Perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station, this sought-after address is well connected and close to some of the very best amenities that London has to offer.

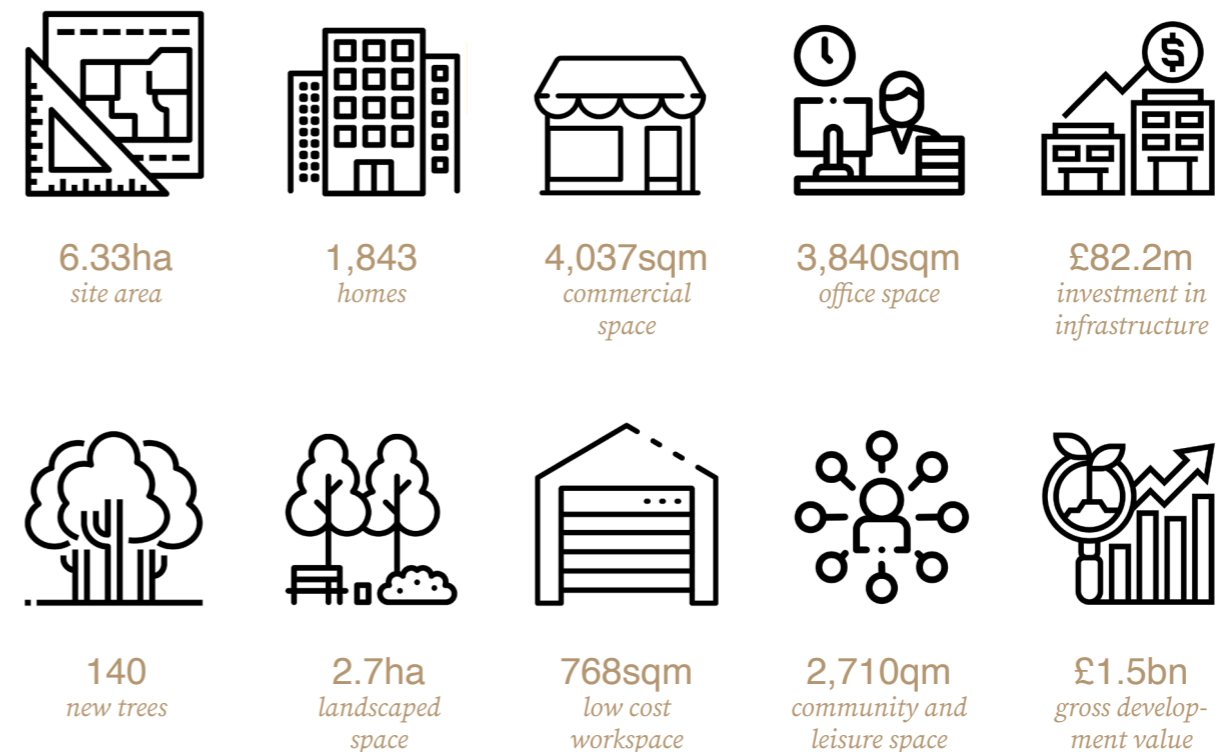
King's Road Park is part of the Fulham Riverside Regeneration Area. This will provide over 1,800 homes and will see the restoration of three buildings set within the park and a new public square. 100,000 sq ft of commercial space will provide a choice of restaurants, bars and offices.

King's Road Park will be a fantastic place to live that celebrates everything London has to offer with landscape at its heart - all backed by the Berkeley Group and its commitment to quality, customer service and sustainability.

St William has worked with a team of renowned architects, landscape architects and interior designers to create our vision for King's Road Park.



- Masterplan designed by APT.
- Set within six acres of beautiful landscaping including a public park, square and residents' garden, by landscape architects Gillespies.
- Located in the heart of South Fulham, within walking distance from the River Thames.
- Situated in Zone 2 with Fulham Broadway (Underground) and Imperial Wharf (Overground) stations, both less than 0.5 miles away
- The restoration of three listed buildings set within a new public square.
- Outstanding schools within walking distance and easy access to world-renowned universities
- A reserved matters submission for Plots D1 and D2 was made to the Council in July 2021, with Plot E1 and plot G1 following in December 2021.
- The planning reference numbers for the relevant reserved matters applications are as follows;
 - Plot D1 and D2: 2021/02533/RES
 - E1: 2021/03976/RES
 - G1: 2021/04010/RES
- Approval for plots D1 and D2 was received in March 2022, with E1 approval received in April 2022. Plot G1 approval is expected in July 2022.







BLOCK D1

88 UNITS

RENTED
TENURE

12 WHEELCHAIR
UNITS

15 UNIT TYPES

226 CYCLE
SPACES

474 SQM OF
DOORSTEP
PLAY

- Plot D1 is situated between Imperial Road and the forthcoming Sands End Square.
- Plot D1 will deliver 88 rent units through 15 unit types, in the following mix:

PLOT D1 AFFORDABLE RENT	NO.	AVE. UNIT SIZE (SQM)	AVE. UNIT SIZE (SQFT)
1 Bed 2 Person	18	54	586
2 Bed 3 Person	16	66	706
2 Bed 4 Person	24	71	766
3 Bed 4 Person	13	74	799
3 Bed 5 Person	17	88	950
	88	70	759

- 1 and 2 bed units will be provided as Affordable Rented units, with the 3 bedroom units being provided under London Affordable Rent.
- Of these 88 affordable rent units, 12 will be wheelchair units designed to meet the requirements set out in M4(3)(2)(b).
- Plot D1 provides 5 commercial units on ground floor. 3 of these will be marketed as office workspace, with the other 2 being marketed for retail.
- 226 cycle spaces will be provided in secure ground floor cycle stores.
- 474 sqm of doorstep play is designed into the soft landscape on the pedestrian path to the east of Plot D1, as well as adjacent to the Cadent Depot to the west.



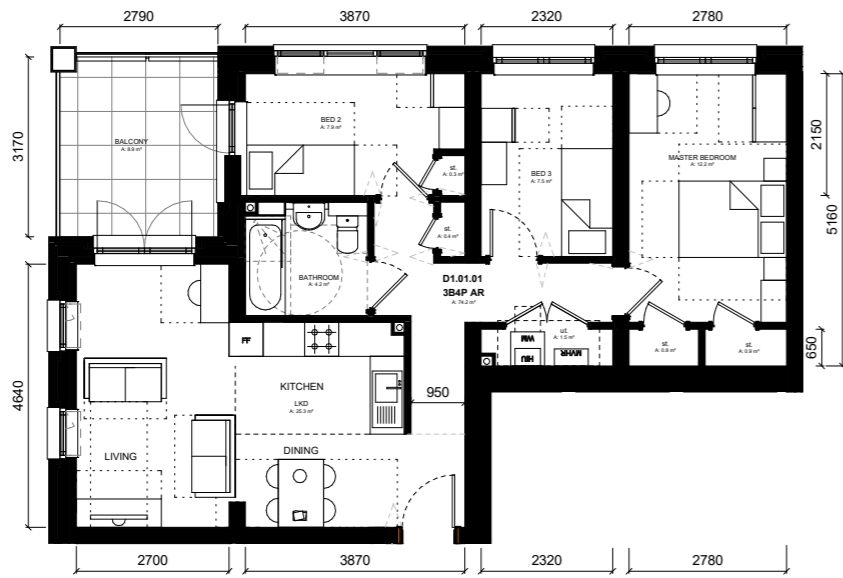
BLOCK D2

40 UNITS	RENTED TENURE
5 WHEELCHAIR UNITS	11 UNIT TYPES
71 CYCLE SPACES	79 SQM OF DOORSTEP PLAY

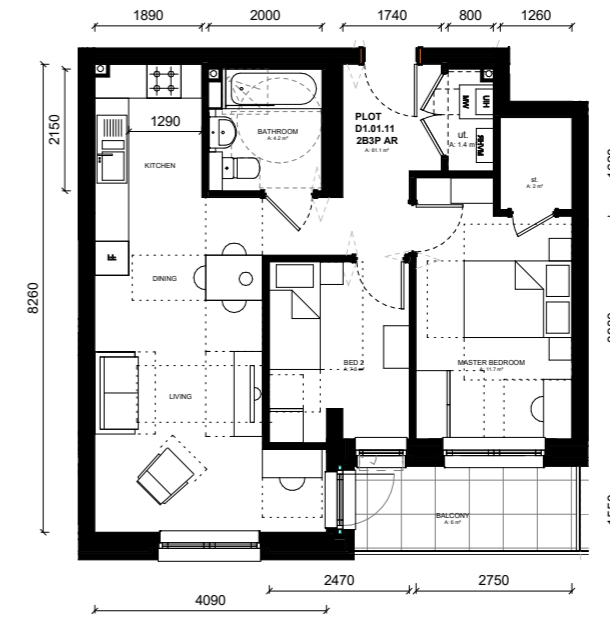
- Plot D2 is situated to the south of Phase 1 of the King's Road Park development, fronting Sands End Lane and the forthcoming Sands End Square.

- Of these 40 intermediate units, 5 will be wheelchair units designed to the requirements of M4(3)(2)(b).
- Plot D2 provides 1 commercial unit on ground floor. This will be marketed for light medical use, such as a dentist surgery or beauty salon.
- Residents of Plot D2 will have access to a communal garden at the base of the building. Use of this garden will be limited to Plot D2 residents only and will provide 79 sqm of doorstep play provision.
- 71 residents' cycle spaces will be provided in secure ground floor cycle stores.

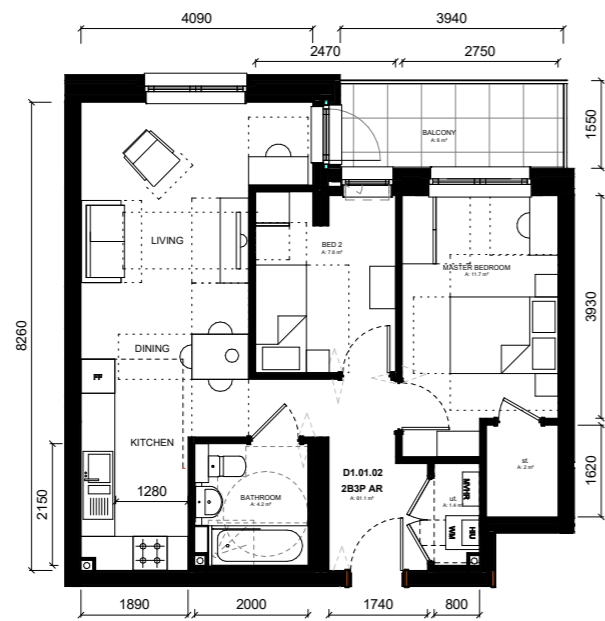
PLOT D2 INTERMEDIATE	NO.	AVE. UNIT SIZE (SQM)	AVE. UNIT SIZE (SQFT)
Suite (Type 1)	3	45	482
1 Bed 2 Person (Type 2)	15	52	558
2 Bed 3 Person (Type 2)	22	64	690
	40	58	625



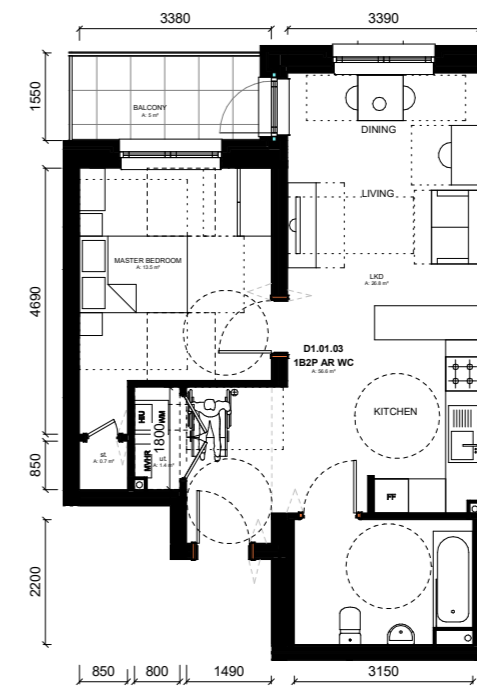
TYPE 01 - 3B4P AR



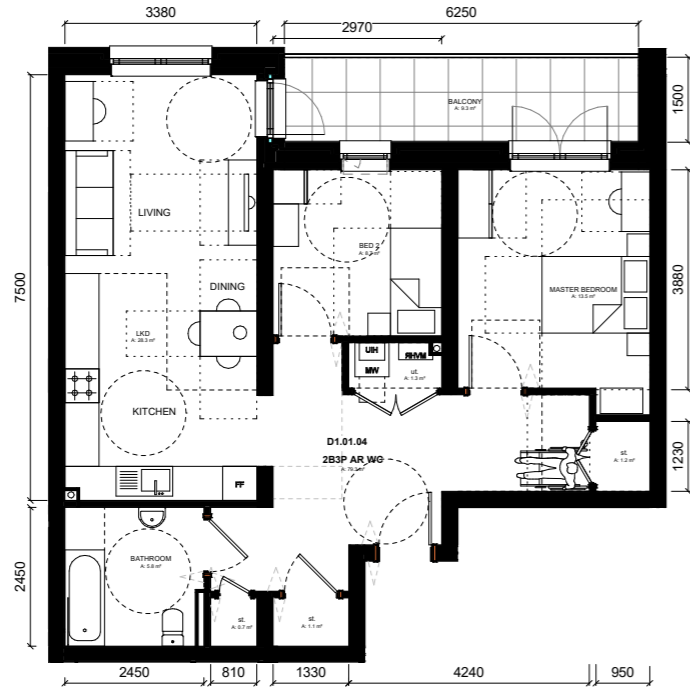
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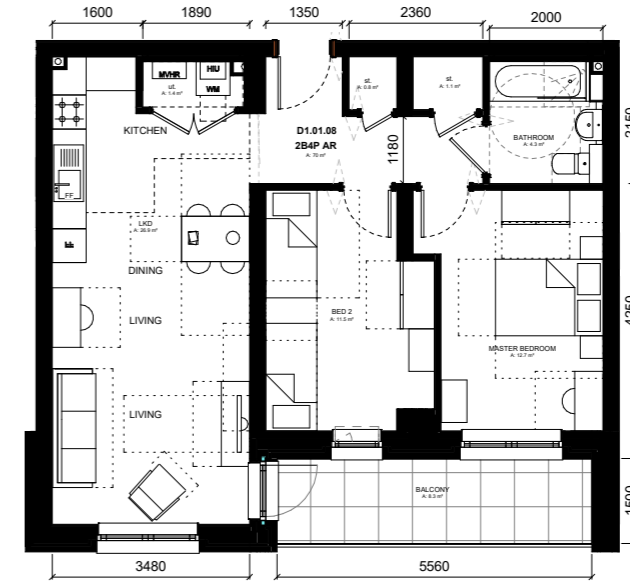
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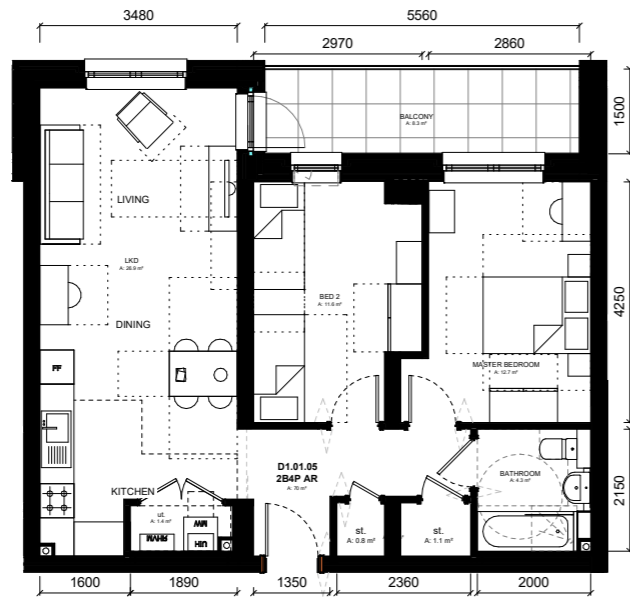
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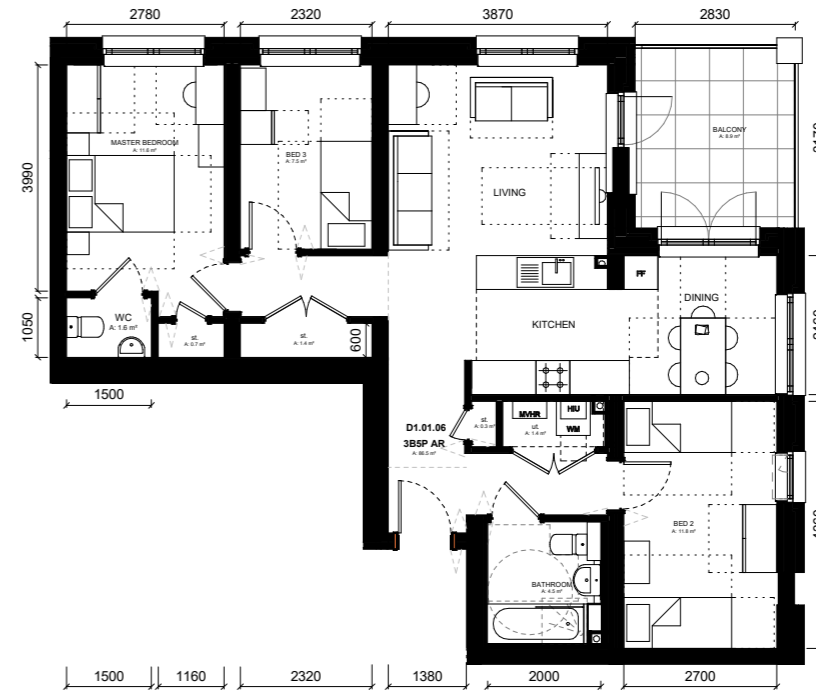
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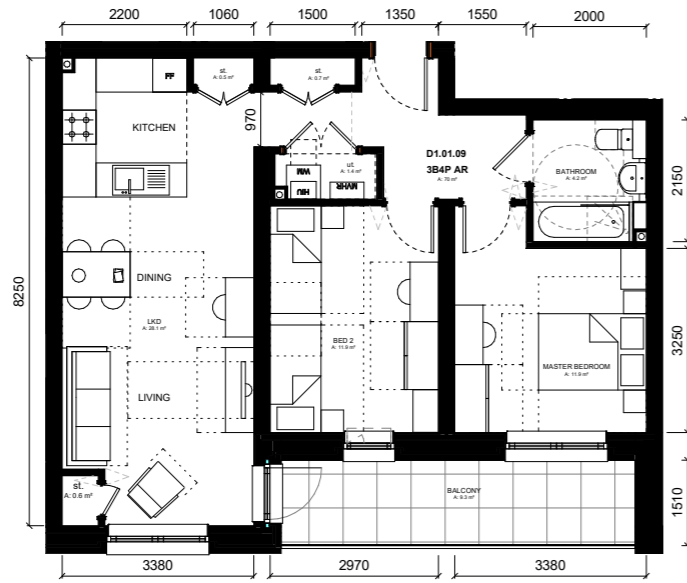
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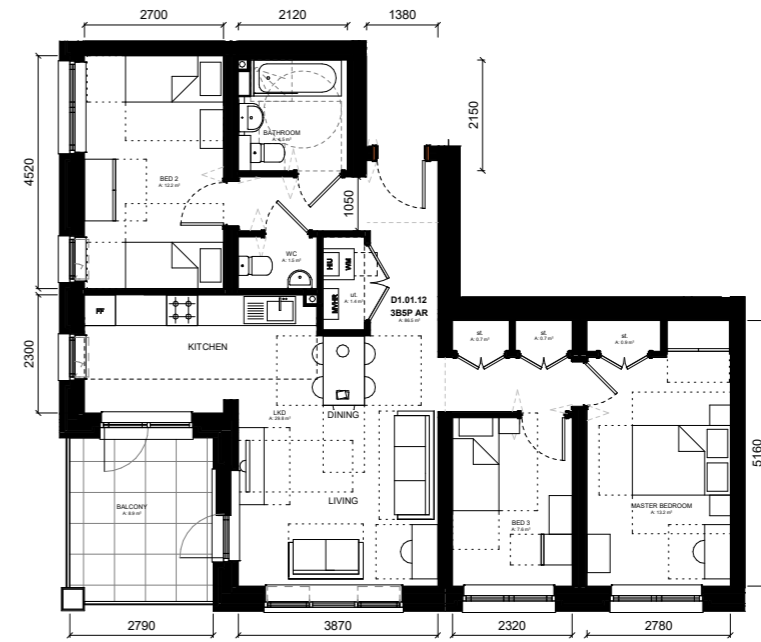
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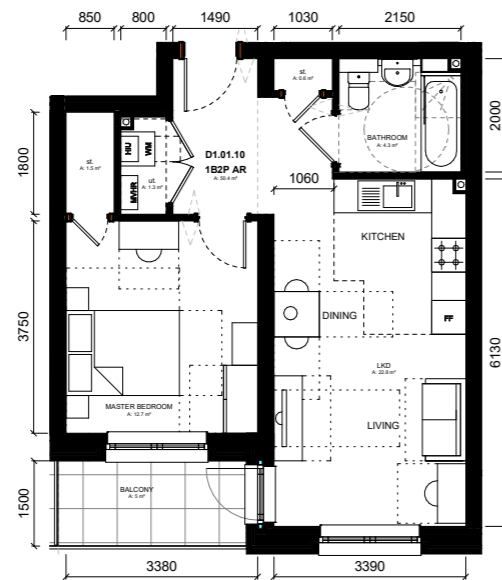
TYPE 06 - 3B5P



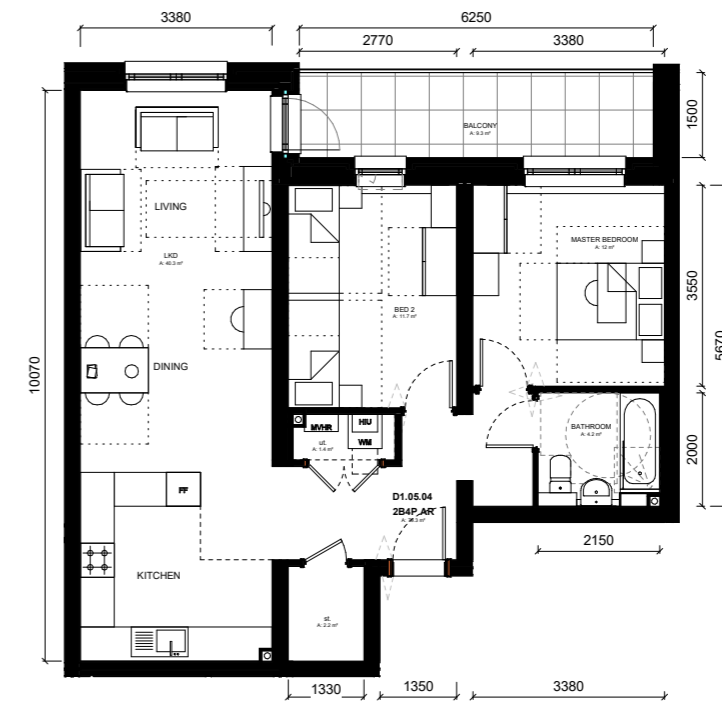
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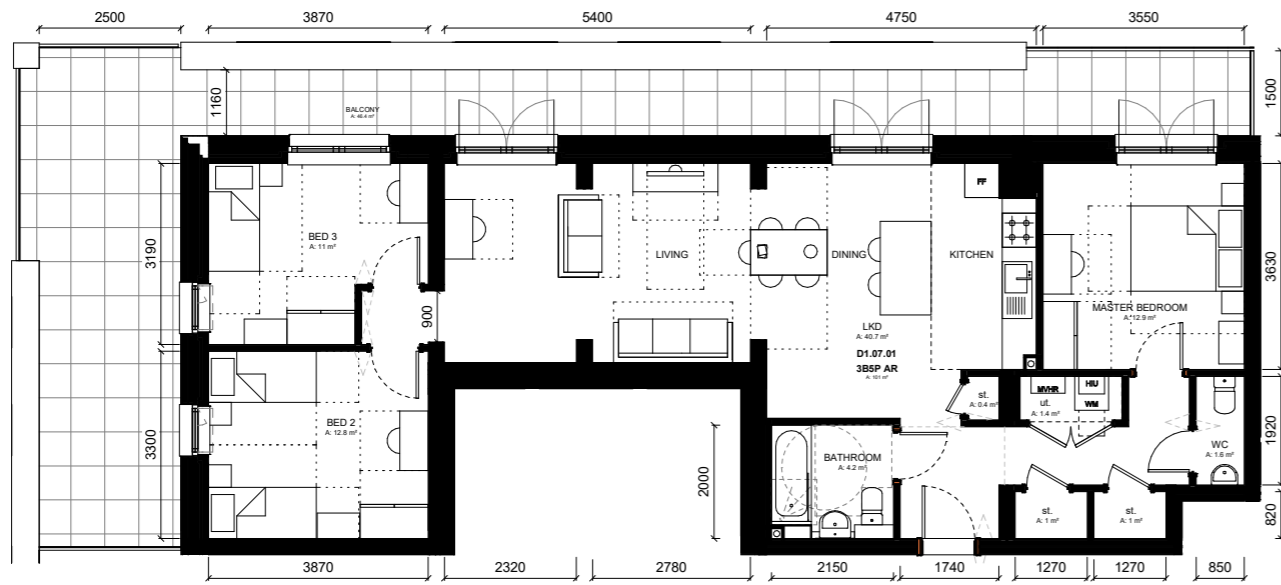
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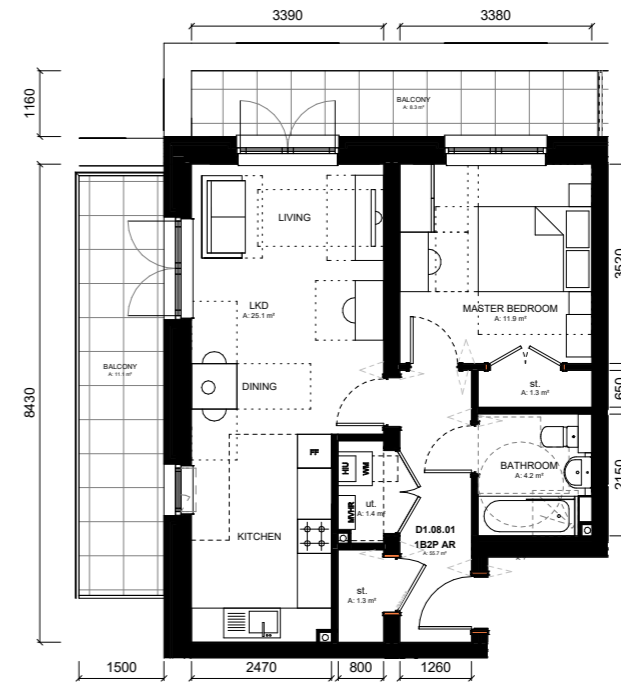
TYPE 08 - 1B2P



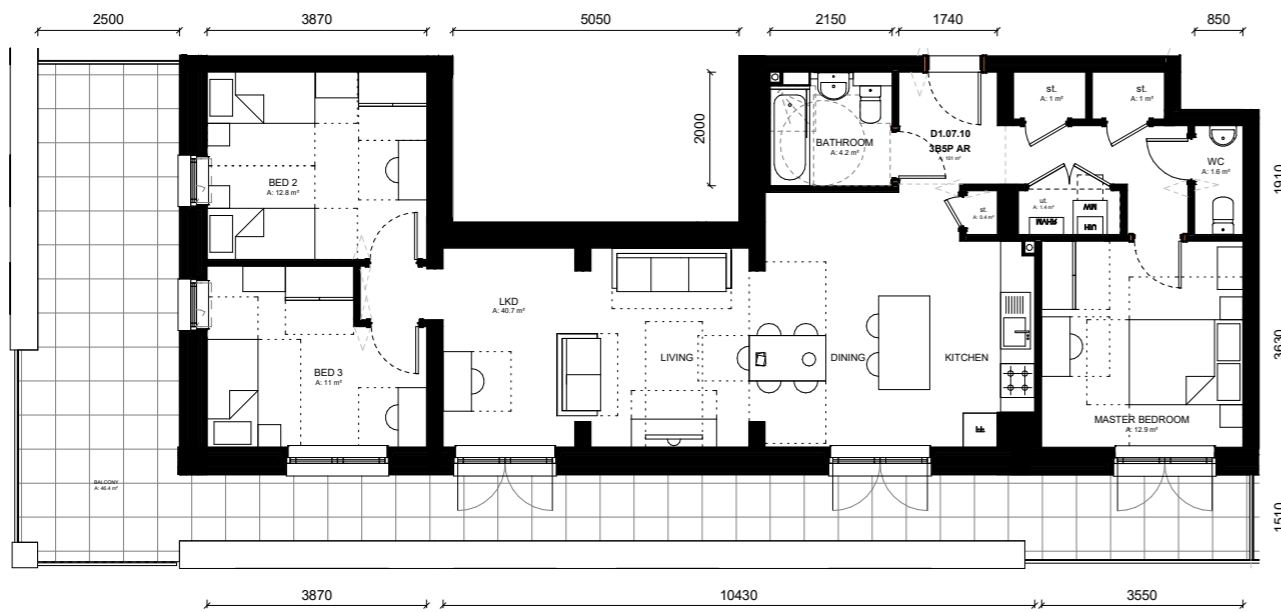
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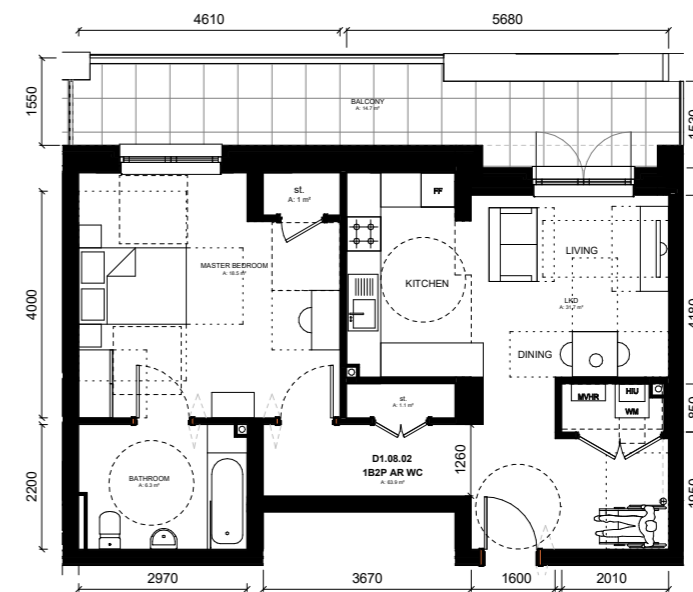
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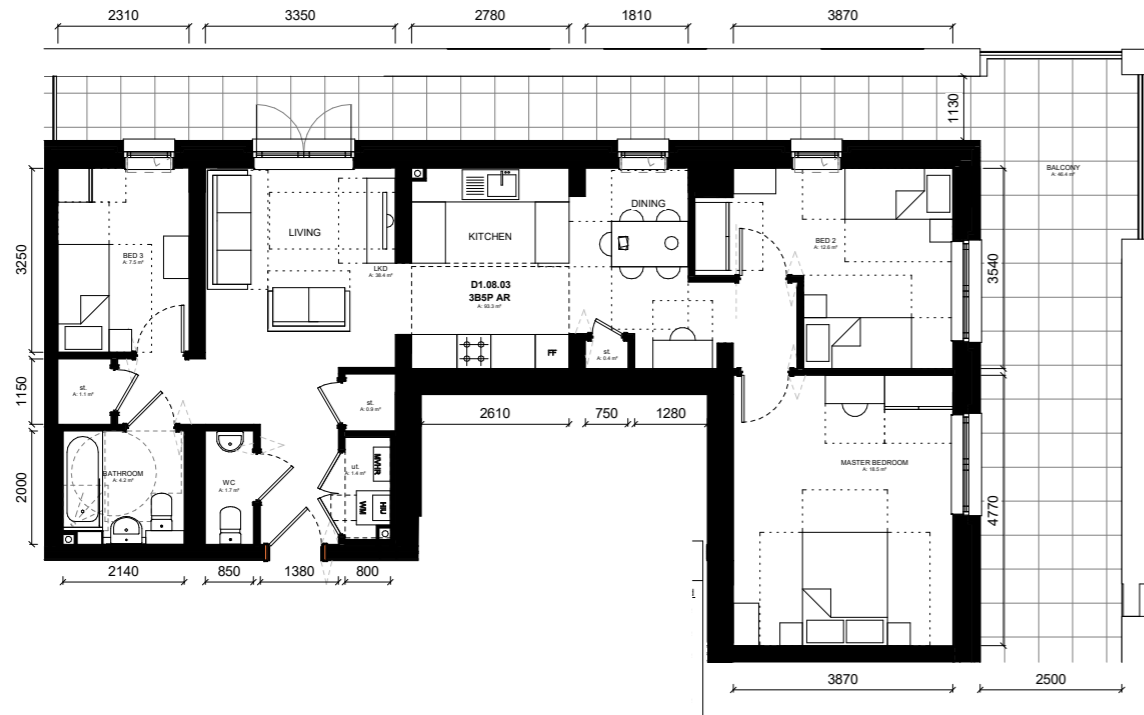
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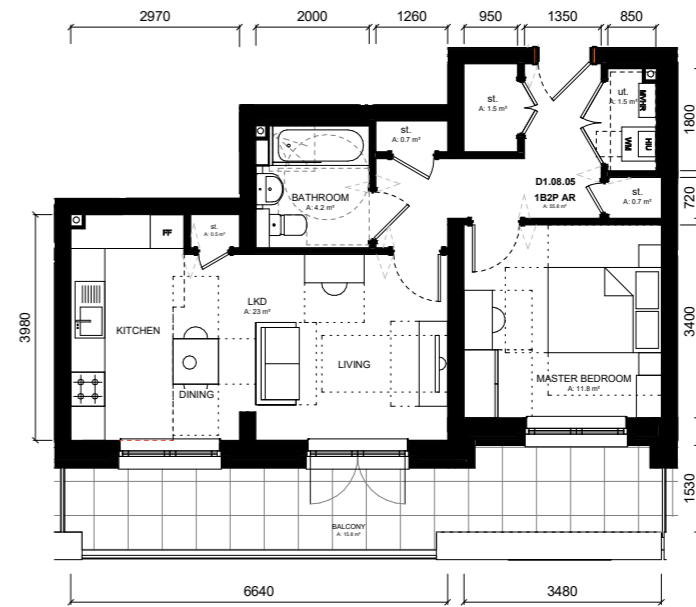
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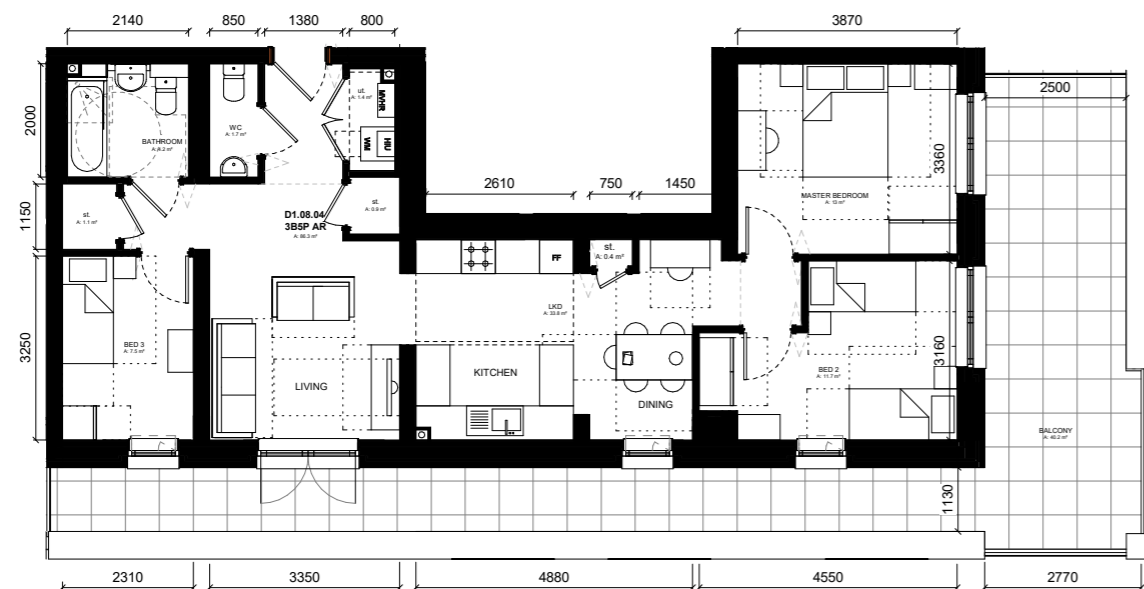
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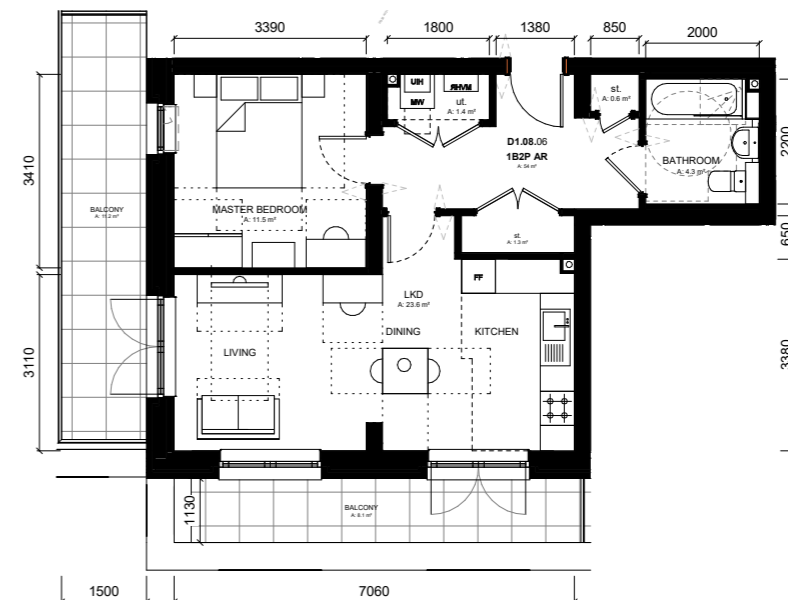
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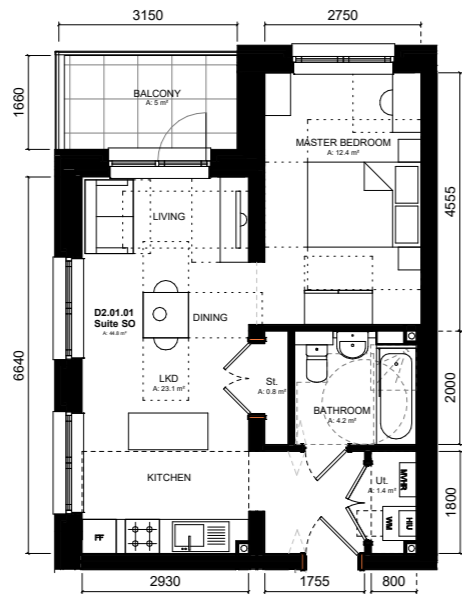
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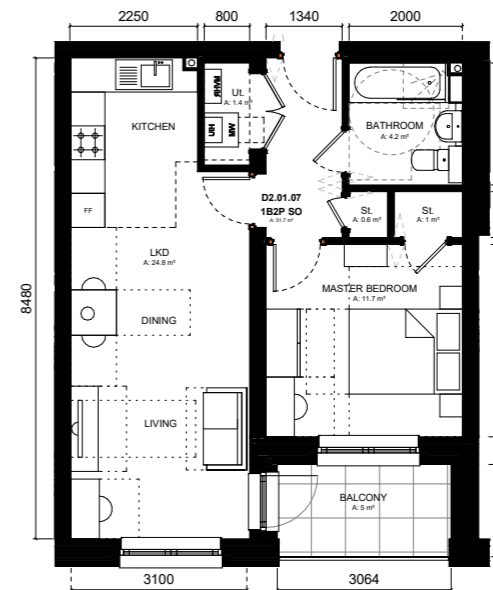
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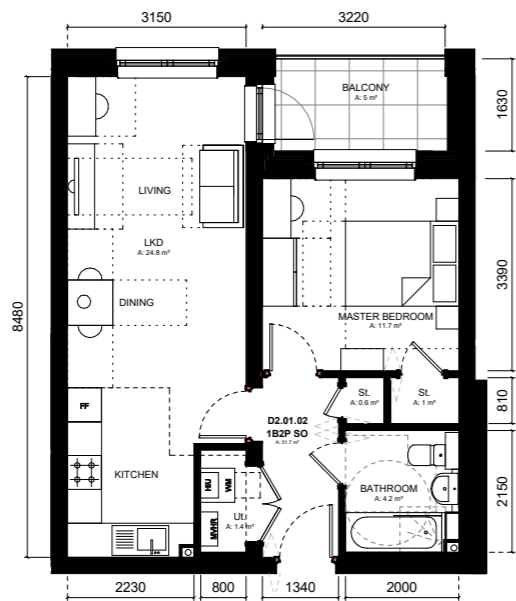
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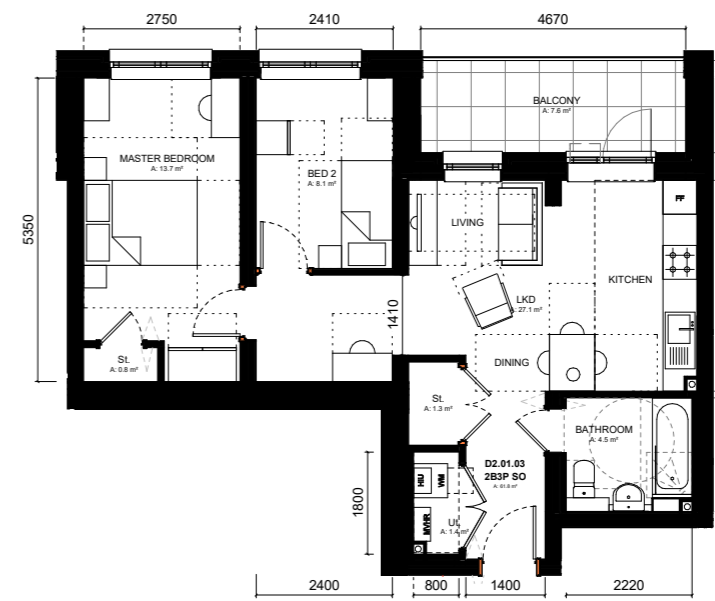
TYPE 01 - 1B1P SO



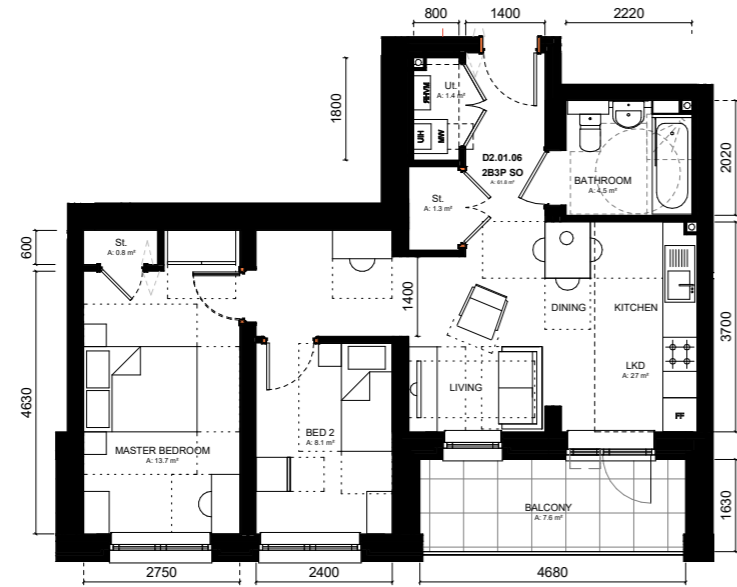
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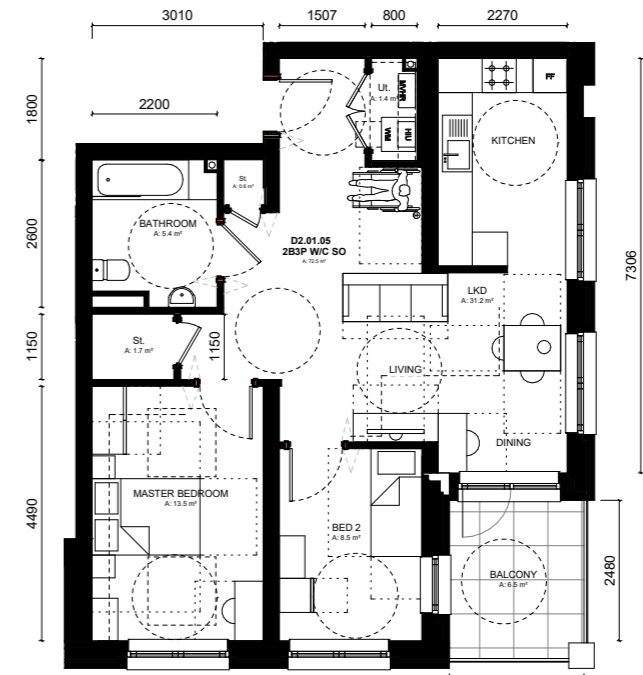
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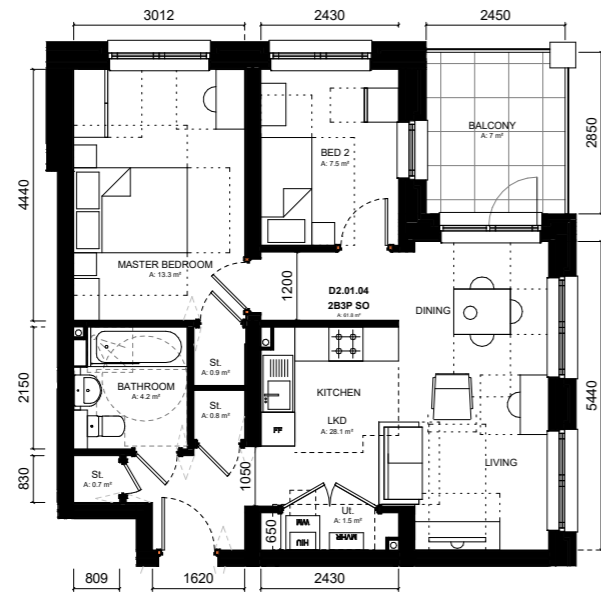
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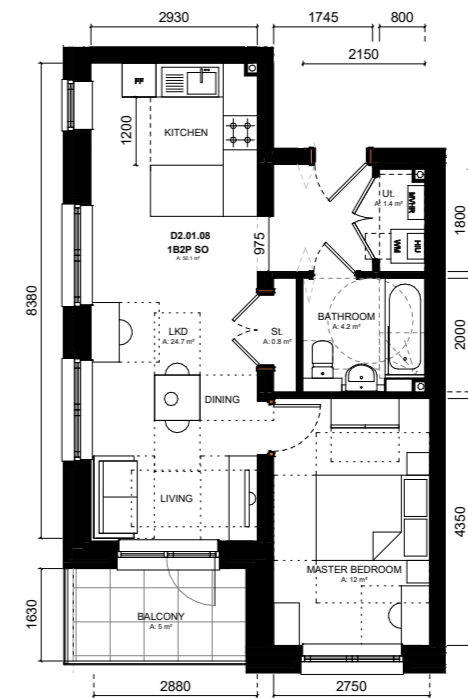
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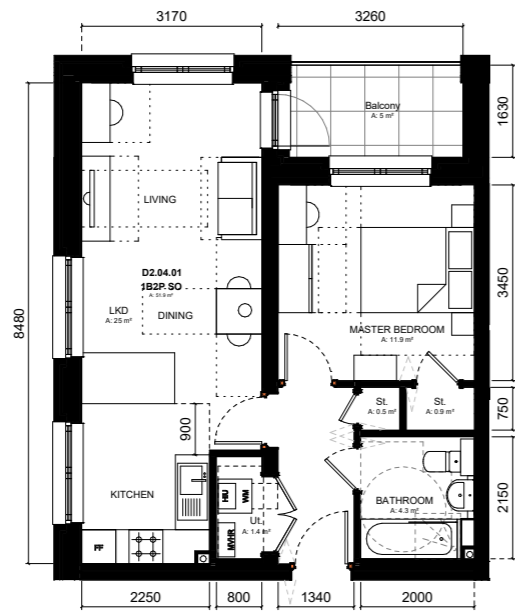
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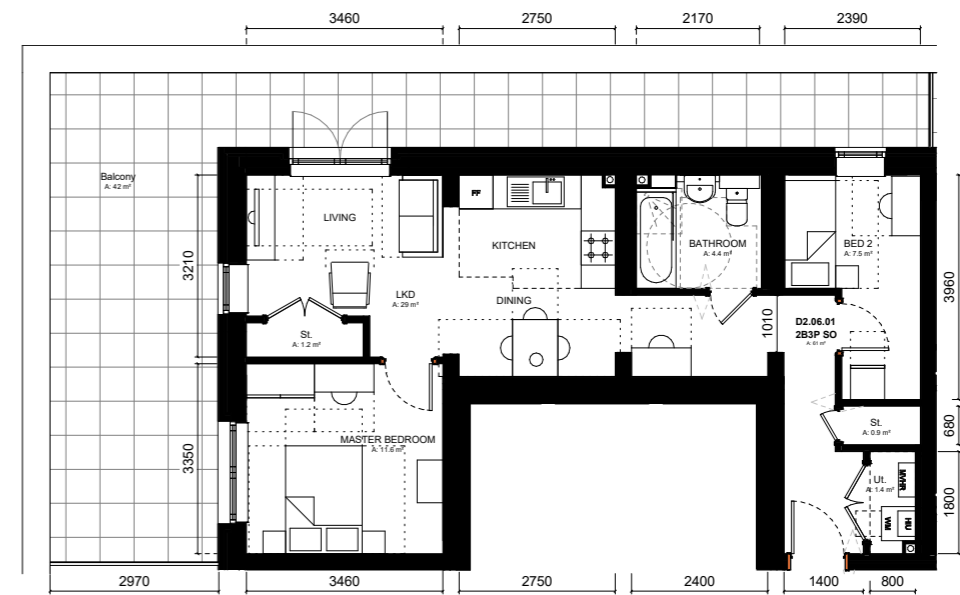
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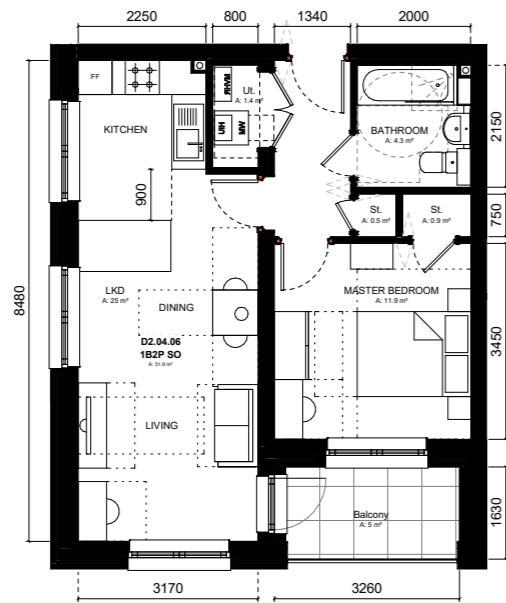
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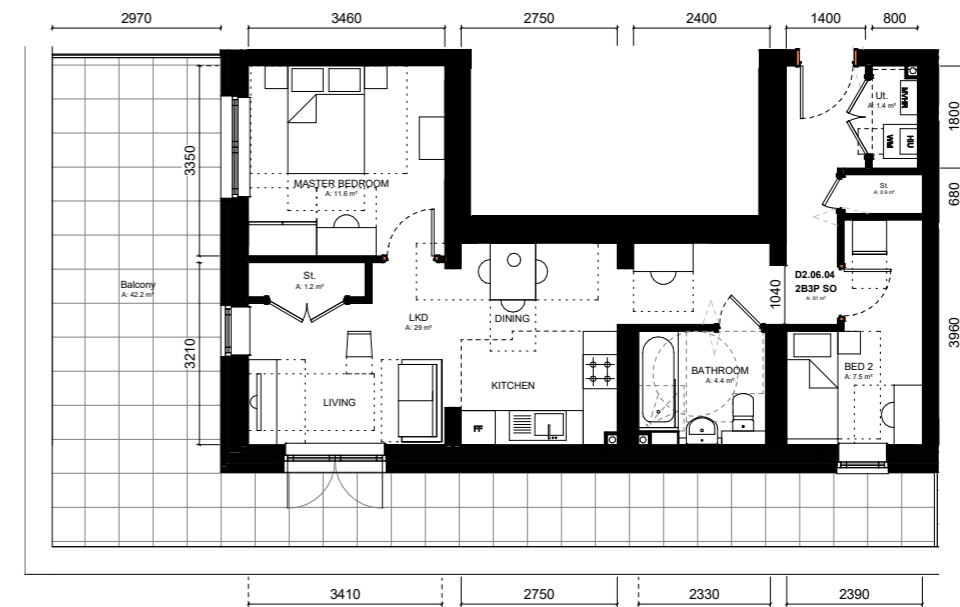
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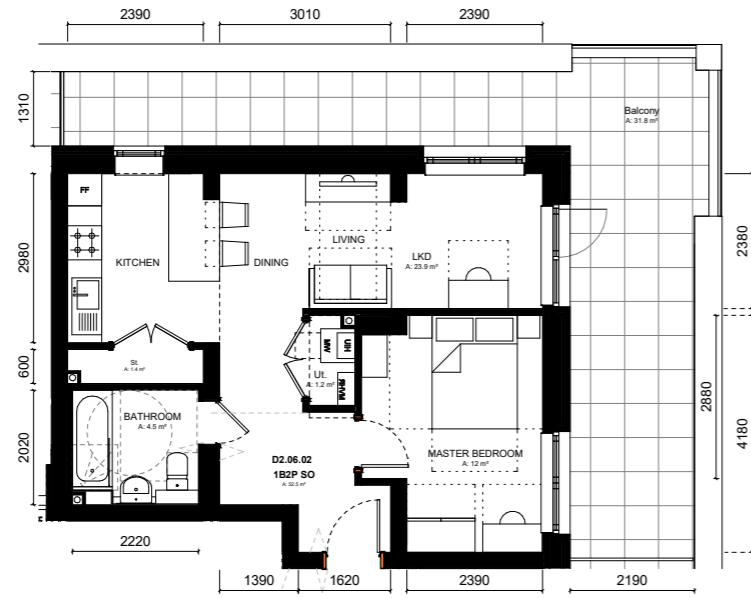
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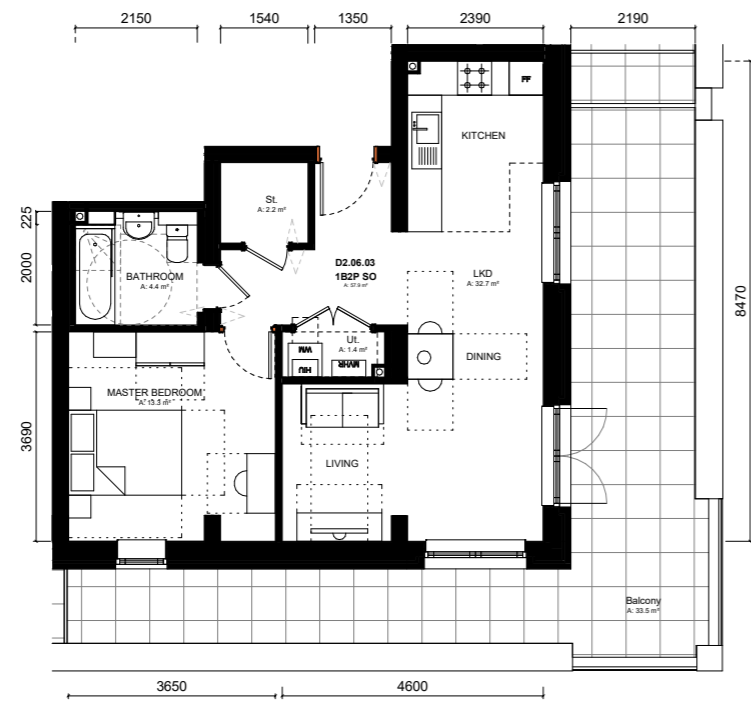
TYPE 07 (HANDED) - 1B2P SO



TYPE 08 (HANDED) - 2B3P SO



TYPE 09 - 1B2P SO



TYPE 10 - 1B2P SO