

# Launch

## Kew Retail Park Community Planning Weekend

Friday 24 June & Saturday 25 June 2022

Report Back Presentation Tuesday 5 July 2022





# Launch Agenda

- 12:45 Event opens – lunchtime refreshments provided
- 13:00 Welcome & Introduction by St George, M&S & JTP
- 13.05 Presentation by JTP followed by Q&A and informal conversations
- 13:45 Optional site walkabout with project team
- 14:30 Return to venue for informal conversations
- 14:45 Event closes

# The Team



M&S

EST. 1884



ARUP

# JTP Projects



Twickenham Sorting Office, Twickenham



Chiswick Gate, Chiswick



Kew Bridge, Brentford



London Wetlands Centre, Barnes



Kew Riverside, Kew

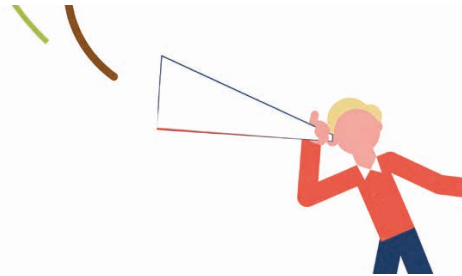
# Community Planning

## Our approach

“Collaborative Placemaking”



We listen



We draw together



We debate



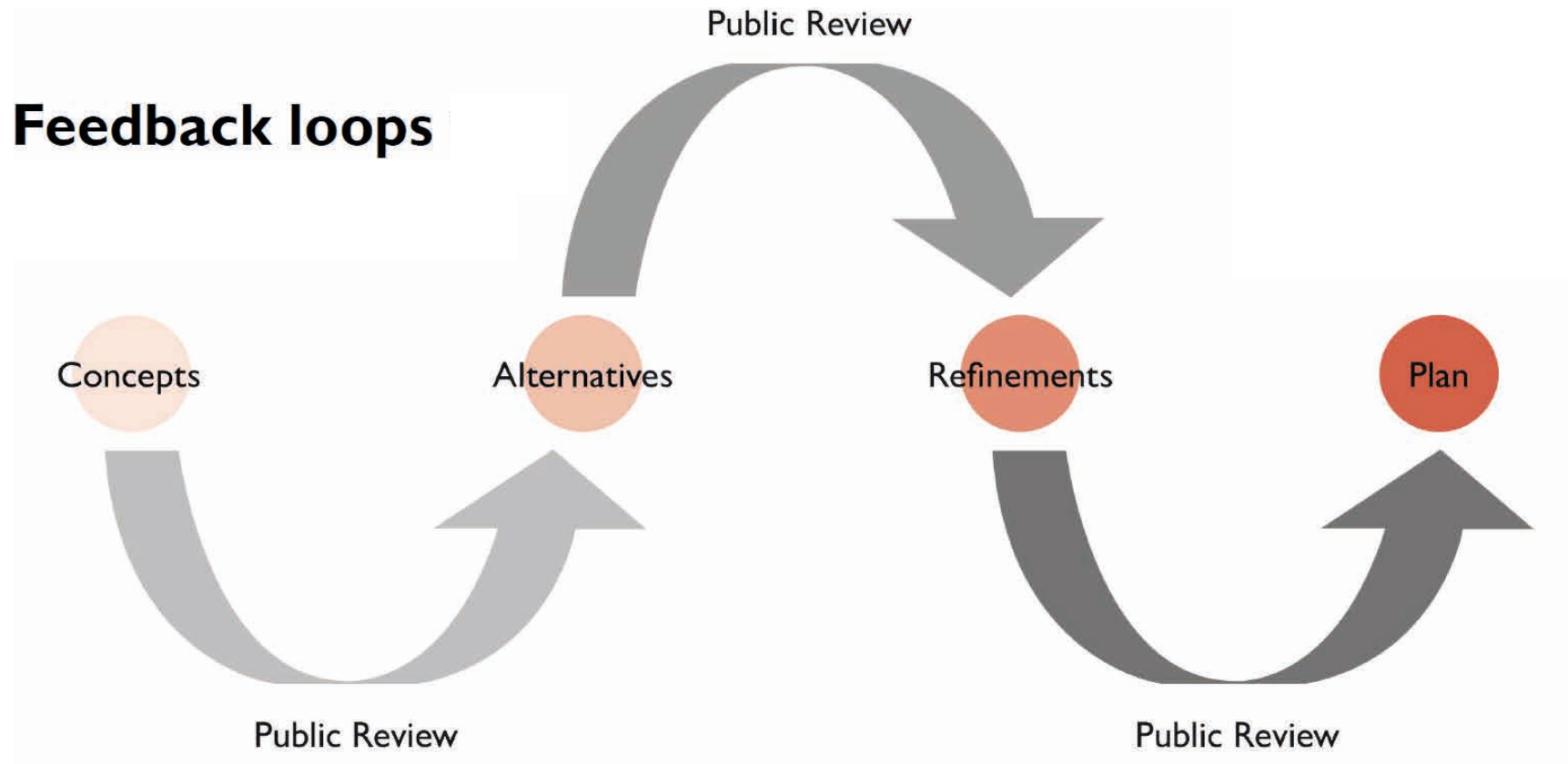
We create new places and breathe life into old ones



Understanding, engaging, creating



# Community Planning Weekend Process



# Community Planning Timeline

Start-up  
Organisation, &  
Mobilisation

Launch &  
Community  
Animation

Community  
Planning Weekend  
& Report Back

Design  
Development

Planning Application  
& Ongoing  
Engagement

April/May 2022

25 May 2022  
& June 2022

24 to 25 June &  
5 July 2022

Summer 2022 to  
Spring 2023

Summer 2023



Young People's Workshop



Post-it Workshop



Hands-on Planning



Hands-on Planning Workshop



Project Tour



Post-it Workshop



Report Back



# Kew Retail Park Site Surrounding Context





# Kew Retail Park Site Surrounding Context



- 1 View from Bessant Drive
- 2 View from Kew Meadows Path
- 3 View from Burlington Road showing typical housetype
- 4 View of West Hall House from West Hall Road
- 5 Jigsaw Head Office
- 6 View from Kew Riverside open space
- 7 View from Greenlink Walk within Kew Riverside
- 8 Emerald Gardens from Burlington Avenue
- 9 The National Archives
- 10 View from Defoe Avenue
- 11 View from Kew Riverside
- 12 View of Magnolia Court from Kew Meadows Path



# Kew Retail Park Site



Kew Retail Park from Kew Meadows Path



View of shop frontages



View of M&S entrance



View of Kew Riverside from car park



View of service area along eastern boundary




View of service area along Bessant Drive





# Local Plan Context

**Site Allocation**  
30: Kew Retail Park, Bessant Drive, Kew



Site Area (ha): 3.91

**Site Proposal**

Comprehensive residential-led redevelopment of the site with a range of commercial uses, including retail, offices (with the provision of affordable workspaces), and leisure. The redevelopment should look to improve the public realm, active transport through the site and links to the River Thames.

**Context**

- Kew Retail Park is a well-used shopping destination made up of seven large floorplate stores and extensive surface car parking.
- There is a need for housing in the borough and this site is considered to be suitable for a substantial provision of new housing units. The Council expects that a policy compliant level of affordable housing is provided.
- Due to the site's proximity to the River Thames it is located within Flood Zone 3a (an area at high risk of flooding) and is in a Flood Alert and Warning Area as designated by the Environment Agency. Any redevelopment proposal needs to take this into account.
- The existing site is car-orientated, and any proposals should look to increase active travel through the site and towards Kew Station and the surrounding area.
- There is an expectation that any redevelopment provides new on-site Public Open Space in addition to any external amenity space requirements, delivering multi-functional benefits including for nature.
- Any new convenience retail provision should not exceed the floor space of the existing units, to protect the existing main centre in Kew.
- The Royal Botanical Gardens World Heritage Site is within 500m which will need to be taken into consideration when designing the scheme.
- The applicant will be required to submit a full transport assessment completed in accordance with local and London-wide guidance. This will include a detailed assessment of its impact on the local and strategic road network. The applicant is strongly advised to seek pre-application transport and highway safety advice from Borough and TfL Officers before writing their transport assessment.
- The Urban Design Study 2021 identifies part of Kew Retail Park as a tall building zone (7 storeys) surrounded by a mid-rise buffer zones (5-6 storeys) to provide for an area of transition with the more modest surrounding buildings, in accordance with Policy 45 Tall and Mid-Rise Building Zones.
- Design objectives and general guidance relating to local character of the area, which any redevelopment proposal should have regard to, is also set out in the Urban Design Study 2021, G3 East Kew Mixed Use and in the Kew Village Planning Guidance.

**Ownership(public/private/mixed/unknown)**

Private

**Expected Implementation Timescale**

Short-term (0-5 years)

Medium (5-10 years)

Long (10-15 years)

- The whole Kew Retail Park site is allocated for development within the LB Richmond-upon-Thames Draft Local Plan (Reg.18).
- The allocation supports substantial residential development.
- The allocation supports replacement retail and other commercial uses.
- There is an aspiration to provide and improve the public realm and connections to the surrounding context.
- Part of the site is located in a 'Tall Buildings Zone' (as defined in the draft Local Plan) and a surrounding Mid-rise Building Zone of 5 to 6 storeys along the edges.

Currently the Local Plan is at Regulation 18 stage with a further round of public consultation to be held in Autumn 2022. The new Local Plan expected to be adopted in Autumn 2024.

# Kew Retail Park

## Development Deliverables

- A new M&S store to include an improved food, home and clothing offering
- Continuity of trade so that M&S is always operational throughout construction
- A new public piazza and landscaped public realm
- Up to 1,200 new homes
- A mix of private and affordable tenures across a variety of home sizes
- New retail in the form of shops and cafes to complement M&S
- Improved pedestrian and cycle connections through the site
- Basement parking for M&S and residents



# Community Planning Weekend Publicity



Radio interview

Previous work has identified several key priorities for consultations and associated site visits, such as:

- open, multi-day, and co-design opportunities to share and create a new vibrant town.
- a drop-in basis - pre-register - you can drop in, a few hours if you are able to.
- mentation - workshop days, I analyse and draw on the centre, we masterplan, the routes to presented back by at 6.45pm on each 2022.

**Have your say...**

**Help shape the vision for Bodmin Town Centre**

Friday 18 March to Tuesday 22 March 2022

You are invited to the Bodmin Town Centre Charrette to help shape the vision for a more vibrant town.

**Public Sessions**

**Background exhibition and community workshops**  
Venue: Shire Hall, Mount Folly Square, Bodmin PL31 2DQ  
Friday 18 March 1.45pm - 5.30pm  
Saturday 19 March 11.00am - 4.00pm

**Report back presentation**  
Shire House Suite, Shire House, Turl Street, Bodmin PL31 2DH  
Tuesday 22 March 6.45pm - 8.00pm

**Community Workshops**

Friday 18 March 2022	Saturday 19 March 2022
Public Workshop Day 1 Venue: Shire Hall, Bodmin PL31 2DQ	Public Workshop Day 2 Venue: Shire Hall, Bodmin PL31 2DQ
1.45pm Doors open and exhibitions begin	11.00am Doors open and exhibitions begin
2.00 Welcome and introduction	11.15 Welcome and introduction
2.15 Dialogue workshop - Bodmin today. What are the issues and opportunities for the town centre and the surrounding area?	11.30 Dialogue workshop - The Town Centre tomorrow. What are the opportunities to regenerate the town centre to create a thriving 21st century town?
Young People's workshop - a chance for young people to talk about the town centre and draw ideas for the future	12.45pm Lunch break
3.15 Refreshment break	1.30 Hands-On Planning Groups - work in small, facilitated groups to consider key issues for the town centre and its relationship with the wider area and plan ideas for the future.
3.30 Hands-On Planning Groups - work in small, facilitated groups to consider key opportunities for the town centre and its relationship with the wider area and plan ideas for the future	2.45 Refreshment break
4.45 Refreshment Break	3.00 Feedback from Hands-On Planning Groups
5.00 Feedback from Hands-On Planning Groups	3.30 Next Steps workshop
5.30 Workshops and exhibition conclude	4.00 Workshops and exhibition conclude

You can let us know your ideas before the public workshops by visiting [letstalk.cornwall.gov.uk/bodmin-town-centre](https://letstalk.cornwall.gov.uk/bodmin-town-centre).

To allow time for these to be reviewed ahead of the workshops, the last day for you to submit your ideas is Thursday 18 March 2022.

**Logos:** Cornwall Council, JCP, Bodmin Town Council, Cornwall Council, Cornwall Council, Cornwall Council.

Charrette flyer



# Community Planning Weekend

## Kew Retail Park Flyer

### Kew Retail Park Community Planning Weekend

Friday 24 June & Saturday 25 June 2022



**everyone is welcome**

You are invited by JTP, on behalf of St George and Marks & Spencer, to the Kew Retail Park Community Planning Weekend to help shape the Vision for the future redevelopment of the site.

**Community Planning Workshops & Exhibition at The National Archives, Bessant Drive, Kew TW9 4DU**  
 Friday 24 June, 1.45pm - 5.30pm  
 Saturday 25 June, 11.15am - 4.00pm

**Report Back Presentation at The National Archives**  
 Tuesday 5 July, 7.15pm - 9.00pm

**Have your say now!**  
 In the run-up to the Community Planning Weekend visit the QR code to give us your initial views about the Kew Retail Park site and its relationship with the surrounding area via the Creative Communities Innovation tool.



**Workshops and Presentation Venue at The National Archives**



**Friday 24 June, Public Workshop Day 1**  
 The National Archives, Bessant Drive, Kew TW9 4DU

1.45pm: Doors open & exhibition begins  
 2.00: Welcome and introduction  
 2.10: **Challenge Workshop: Kew Retail Park Today**  
 What are the issues and opportunities for the regeneration of the retail park site and its relationship with the surrounding area?  
 Young People's Workshop: A chance for young people to talk about the site and to share ideas for the future.  
 Refreshment break  
 Hands-on Planning Groups  
 Work in small facilitated groups to consider key opportunities for the site and its relationship with the wider area and start to plan ideas for the future. Groups may choose to walk around the site to see and discuss opportunities and constraints.  
 Refreshment break  
 Feedback from Hands-on Planning Groups  
 Workshop concludes  
 Exhibition closes

**Saturday 25 June, Public Workshop Day 2**  
 The National Archives, Bessant Drive, Kew TW9 4DU

11.30: Doors open and exhibition begins  
 11.30: Welcome and introduction  
 11.40: **Challenge Workshop: Kew Retail Park Tomorrow**  
 What are the opportunities to regenerate the site to create an envisaged 21st century redevelopment?  
 Young People's Workshop: Another opportunity for young people to talk about the site and to share ideas for the future.  
 Refreshment break  
 Hands-on Planning Groups  
 Another opportunity to work in small facilitated groups to consider key issues for the site and its relationship with the wider area and start to plan ideas for the future.  
 Young People's Workshop (continued)  
 Refreshment break  
 Feedback from Hands-on Planning Groups  
 Workshop concludes  
 Exhibition closes

**Tuesday 5 July Report Back Presentation**  
 The National Archives, Bessant Drive TW9 4DU

7.15pm: Doors open  
 7.20: Report Back of the Vision for Kew Retail Park  
 9.00: Close





# Community Planning Weekend Online

## Project website



Overview ▾

On Friday 24 June and Saturday 25 June 2022 the local community is invited by JTP, on behalf of St George and Marks & Spencer, to the Kew Retail Park Community Planning Weekend to help shape the Vision for the future redevelopment of the site.

Project type: [New Urban Quarter](#)  
Client: [St George](#)  
Stage: [Community Planning](#)



### Community Planning Weekend

The National Archives, Bessant Drive, Kew TW9 4DU

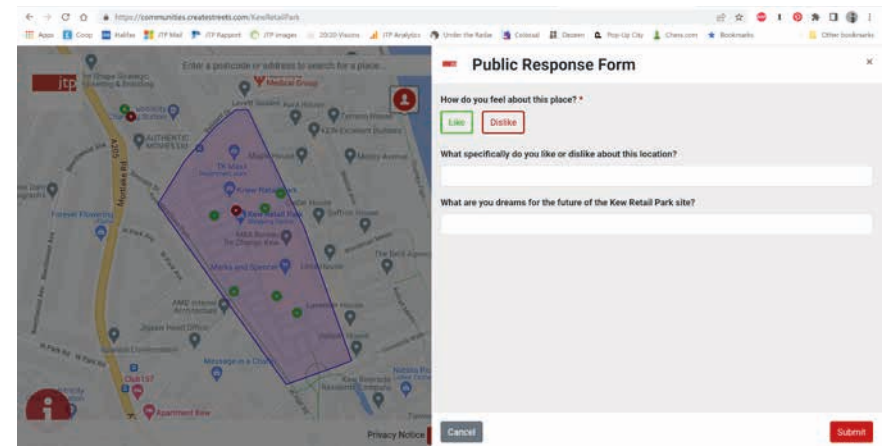
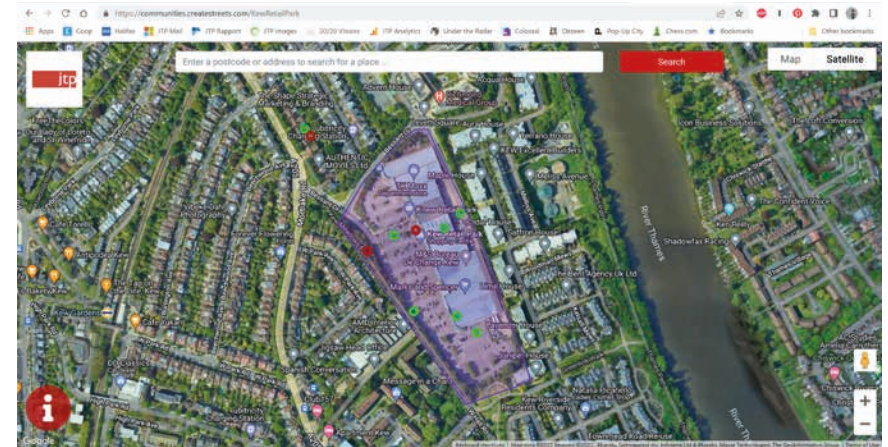
Friday 24 June 2022, 1.45pm - 5.30pm

Saturday 25 June 2022, 11.15am - 4.00pm

The Community Planning Weekend is being organised by architects JTP and will be a chance to share local knowledge and contribute to creating a new Vision through facilitated workshops and hands-on planning groups on Friday 24 and Saturday 25 June at The National Archives and there will also be an exhibition explaining the background of the site.

Participation is on a drop-in basis – there is no need to pre-register – you can stay for a short while, a few hours or the whole event as you wish. JTP team members will be on hand to answer any questions you may have throughout the event.

## Create Communities





# Community Planning Weekend

## Community Animation





# Community Planning Weekend Team Tour





# Community Planning Weekend

## Background exhibition





# Community Planning Weekend

## Post-it workshop: Issues, Dreams, Solutions





# Community Planning Weekend Walkabout





# Community Planning Weekend

## Hands-on planning workshop





# Community Planning Weekend

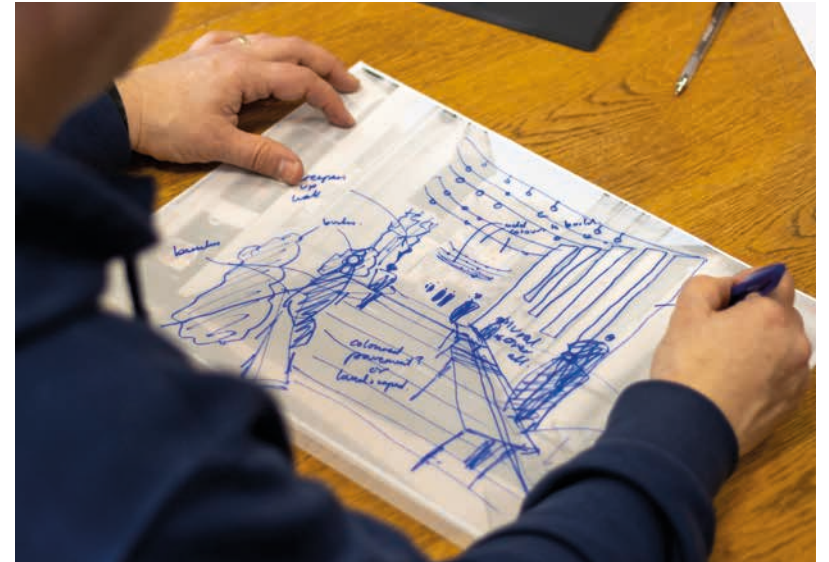
## Reports back from hands-on planning





# Community Planning Weekend

## Team Working





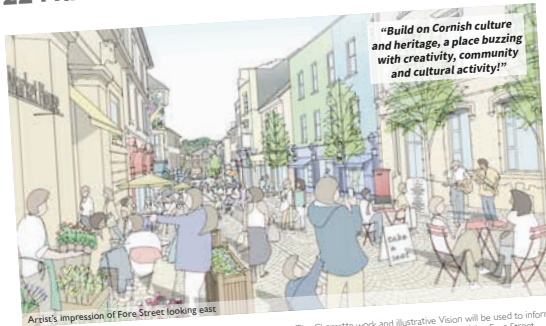
# Community Planning Weekend Report Back Presentation





# Community Planning Weekend Broadsheet

## A Vision for Bodmin Town Centre Charrette Report Back Broadsheet 22 March 2022



"Build on Cornish culture and heritage, a place buzzing with creativity, community and cultural activity!"

Make far more of Bodmin's unique Cornish cultural and built heritage; co-ordinate the array of visitor attractions to focus on Bodmin and encourage more people into the town centre all year round; reduce dominance of the car in Fore Street and generate a diverse and vibrant mix of shops, cafes and residential; improve the look of buildings and shopfronts; town centre and improve the look of buildings and shopfronts; create an accessible network of streets and alleyways with a range of quality places and spaces to linger and enjoy through the day and into the evening; improve local education, skills training and job opportunities for the local community.

These are just some of the ideas to emerge from the Bodmin Town Centre Charrette held from Friday 18 to Tuesday 22 March 2022 to create a new Vision for Bodmin Town Centre.

The Charrette was an open invitation community planning and co-design event, held by Cornwall Council, with partners Bodmin Town Council, Bodmin Town Team and Bodmin Chamber of Commerce, and facilitated by architects JTP Residents and local stakeholders shared their local knowledge and ideas through a series of workshops, walkabouts and hands-on planning group.

After two days of public workshops, the JTP team drew up a Vision for the town centre, including an illustrative masterplan, which was presented back to the local community on Tuesday 22 March at Shire House Suite.

The Charrette work and illustrative Vision will be used to inform a Town Centre Action Plan and the Reimagining Fore Street work, funded by Cornwall Council's Town Centre Vitality funding and led by the Bodmin Town Team.

The Town Centre Action Plan and Reimagining Fore Street work will use the revenue funding to identify how the ambitions outlined from the Charrette can be delivered and identify 'meanwhile' uses to revitalise the town centre. The work will be considered by the Neighbourhood Plan Group, Bodmin Town Council and local Cornwall Councilors. Partners will then work together to develop business cases for individual elements of the scheme which will be used to support future bids for funding.

"If we all have the same vision, it's a way to move forward!"

**Background**  
Previous work has identified growth and place priorities for Bodmin. This work was informed by earlier consultations and is outlined in the Cornwall Local Plan and the associated Site Allocations document. The Bodmin 2030 and Beyond Vision, which was launched in 2019, identifies the long-term ambitions for the town as 'an attractive, thriving town centre which has evolved into a community hub offering a variety of daytime and evening meeting places and experiences as well as retail opportunities'.

For more information please visit [jtp.co.uk/projects/bodmin](http://jtp.co.uk/projects/bodmin) or contact the JTP Community Planning Team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or Freephone 0800 0126730.



## A Vision for Bodmin Town Centre Charrette Report Back Broadsheet 22 March 2022



Art's impression of Market House on Fore Street



Art's impression of Priory Park landscape amphitheatre



Art's impression of the community hub

For more information please visit [jtp.co.uk/projects/bodmin](http://jtp.co.uk/projects/bodmin) or contact the JTP Community Planning Team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or Freephone 0800 0126730.



## A Vision for Bodmin Town Centre Charrette Report Back Broadsheet: Key Themes 22 March 2022

The following key themes represent a summary of the views of the participants through the community planning process. All quotes are from participants in the process unless otherwise stated.

### Celebrating Bodmin's unique Cornish heritage & culture

Bodmin and its institutions have played a unique role in creating Cornwall's history and culture, and its 119 listed buildings are a visible link to an eminent past. Bodmin's heritage is a significant asset that should be better appreciated and promoted as the town moves forward and seizes new opportunities. Revitalisation of the town centre should combine protecting, enhancing and interpreting the town's rich heritage with 21st century living and technology.

"We've got some fabulous buildings. If you look up, you can see the beauty, but we're not making the most of them."

"We need to plug in technology!"

### Focus on the Bodmin community

A wide cross section of Bodmin's community participated in the Charrette, with all ages and backgrounds, including many young people. Existing community activities should be supported and there is a clear need for more provision and access to appropriate, affordable community spaces. Many Bodmin residents have to cope with the huge challenges of living on low incomes and there is a need for more investment in skills and training, youth work and social care.

The revitalised town centre must provide welcoming and safe spaces for everyone. Employment and training opportunities will need to be a key component of the high street supplementing more traditional commercial zones on the edge of town.

"KBSK need a big space that's permanent, the kids need continuity. There would be a hell of a lot of disappointed kids if this had to stop."

### Connecting attractions

Bodmin has several significant visitor attractions including the Camel Trail, Bodmin Jail, St Petroc's Church, the Beacon, Lanhydrock, Bodmin Town Museum, Discovering2 Science Museum, Bodmin & Wenford Railway, Bodmin Keep, Cardinham Woods and the Capitol Cinema.



Bodmin Town Centre Charrette, 18 to 22 March 2022

Participants felt these attractions are usually visited in isolation and not associated with Bodmin or connected into the town centre. There are opportunities for the attractions to be more linked with Bodmin to showcase its heritage, bring more footfall to benefit the local economy and make Bodmin town centre a destination. Providing a Camel Trail cycle hub/cafe at Denison Road could be an early win.

"Showcase what we are, not what everyone says we are!"

"Make Bodmin a destination!"

### Restore the network of streets and spaces

When Denison Road was built in the late 1950s the fine, urban grain of the north side of the town centre was taken away, exposing the backs of Fore Street and interrupting the natural flow of the town. New mixed-use development at Denison Road car park will complete the frontage onto Denison Road and act as the catalyst for the restoration of an attractive, fine grain network of streets and spaces throughout the town, incorporating Fore Street, to enable visitors to explore, discover and enjoy all that the town has to offer. Opportunities should be taken to reduce the dominance of cars in Fore Street, with car parking in the main on the periphery of the town centre.

"High Streets aren't isolated things, it's all about connectivity – how to provide spin off benefits."



For more information please visit [jtp.co.uk/projects/bodmin](http://jtp.co.uk/projects/bodmin) or contact the JTP Community Planning Team at [community@jtp.co.uk](mailto:community@jtp.co.uk) or Freephone 0800 0126730.



Summary Vision

Key Themes

# Kew Retail Park

## Community Planning Weekend Programme

### Friday 24 June, Public Workshop Day 1

**The National Archives, Bessant Drive, Kew TW9 4DU**

- 1.45pm Doors open & exhibition begins
- 2.00 Welcome and introduction
- 2.10 Dialogue Workshop - Kew Retail Park Today  
What are the issues and opportunities for the regeneration of the retail park site and its relationship with the surrounding area?  
Young People's Workshop - A chance for young people to talk about the site and to draw ideas for the future.
- 3.15 Refreshment break
- 3.30 Hands-on Planning Groups  
Work in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area and start to plan ideas for the future. Groups may choose to walk about the site to see and discuss opportunities and connections.
- 4.40 Refreshment break
- 4.45 Feedback from Hands-on Planning Groups
- 5.15 Workshops conclude
- 5.30 Exhibition closes

### Saturday 25 June, Public Workshop Day 2

**The National Archives, Bessant Drive, Kew TW9 4DU**

- 11.15am Doors open and exhibition begins
- 11.30 Welcome and introduction
- 11.40 Dialogue Workshop - Kew Retail Park Tomorrow  
What are the opportunities to regenerate the site to create an exemplar 21st century redevelopment  
Young People's Workshop - Another opportunity for young people to talk about the site and to draw ideas for the future.
- 12.45pm Lunch break
- 1.30 Hands-on Planning Groups  
Another opportunity to work in small, facilitated groups to consider key issues for the site and its relationship with the wider area and start to plan ideas for the future.  
Young People's Workshop (continued)
- 2.45 Refreshment break
- 3.00 Feedback from Hands-on Planning Groups
- 3.30 Next Steps
- 3.45 Workshops conclude
- 4.00 Exhibition closes

### Tuesday 5 July, Report Back Presentation

**The National Archives, Bessant Drive TW9 4DU**

- 7.15pm Doors open
- 7.30 Report Back of the Vision for Kew Retail Park
- 9.00 Close



# Kew Retail Park Timeline



Young People's Workshop



Post-it Workshop



Hands-on Planning



Hands-on Planning Workshop



Project Tour



Post-it Workshop



Report Back



# Thank you!

