



# Raynes Park

## Mixed use development

The site is located within the London Borough of Merton, a 1-2 minute walk from Raynes Park mainline train station. Running along the north of the site is Coombe Lane (the A238), providing a main vehicular route along an east-west axis connecting the site to Merton (east) and Kingston Upon Thames & Richmond (west).

With a Waitrose supermarket on the ground floor overlooking a public piazza the scheme consists of 97 new homes which includes:- 1 Studio, 73 1Bed flats and 23 2Bed flats. Communal and private roof terraces and private balconies provide residential amenity space on upper floors.

The overall envelope of the building is carefully modelled to respond to its context, with specific regard to streetscape, orientation, scale, mass, bulk and height. The site's context imposes four distinctly different situations on the buildings four facades, and the building responds appropriately.

The proposal is conceived not just as a building, but as a series of functions, which include mixed tenure housing, retail, private spaces and public places.

The form of this collection of functions carefully responds to the scale, mass and bulk of the surroundings while retaining its own identity, and providing much needed identity to the area.



**Location:**  
Merton

**Client:**  
St James Group

**Project:**  
Mixed Use Development

**Value:**  
£22m

**Status:**  
Complete 2011

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