

Case Study

Trinity Square

Brighton Road, Coulsdon

Client The Oakwood Group

Projected Contract Period 90 Weeks



The Oakwood Group agreed to purchase this motor dealership in London Borough of Croydon on a subject to planning permission basis.



The site comprises a large plot of land to the south of Coulsdon North Station within Coulsdon Town Centre and has a narrow frontage to the high street which widens towards the new Coulsdon Bypass.

The existing buildings on site consist of a two storey office and showroom to Brighton Road with single storey garages to the rear.

The site is identified as an opportunity site in Croydon's Masterplan and benefits from an extant planning permission for a food retail store comprising 5,446m² Gross Floor Area of Class A1 retail floorspace and with a net sales area of 2,837m², with residential units on the uppermost levels.

We worked in conjunction with the local authority and their Masterplanning team as a stakeholder in promoting a residential bias for the site. Our findings underpinned a proposal to provide a mix of retail and residential uses with provision of a new public space to Brighton Road and enhanced pedestrian routes to the station.

Permission was granted in September 2012 for a two to seven storey structure comprised of 350m² Class A1/A2/A3 retail space and 184m² of A1/A2/B1/D1/D2 space and 94 residential units.

The scheme is being delivered in conjunction with one of our strategic housing association partners, with the market sale elements being funded in part by National Westminster Bank Plc.

Construction commenced in March 2013 and is due to complete January 2015.

