

Welcome to our drop-in event to find out more about the updated proposals for Lever House. These plans build on the existing consent and improve the approved scheme so that it delivers more effectively for Kingston, complements the adjacent Eden Campus and helps meet local housing needs.

By unlocking on-site affordable homes through the delivery of co-living in the final phase of the Surrey House Island site, the proposals strengthen Kingston town centre in a sustainable and well-connected location.

Members of our project team are on hand to answer any questions you may have, and we would welcome your input on our exciting plans.



Indicative image of previously consented scheme with the Eden Campus



Illustrative sketch of the proposals from Penrhyn Road at Crown Court

About the team

Cube Real Estate is bringing forward updated proposals for Lever House with a well-rounded team to assist. Having managed the design of the Eden Campus, we are working again with Darling Associates, who have reworked the previous plans to create a project that works better for Kingston.



We want your feedback

We would be grateful if you could take a few minutes to provide us with your feedback, either by completing a written questionnaire at the end or by scanning the QR code on the right with your smartphone.

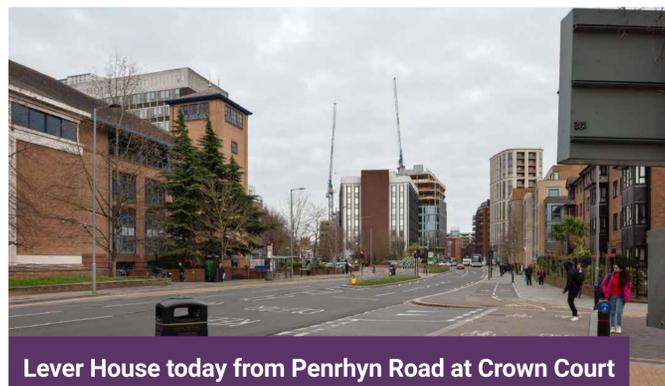


Lever House sits within the Surrey House Island site and adjacent to the Eden Campus at the heart of Kingston, close to the River Thames, shops, public transport and key routes into the town centre. From 2026, the Eden Campus will host Unilever’s new UK and Ireland headquarters and over 2,000 employees. This busy, well-connected setting makes the site ideal for a mix of homes that support local jobs, education and town centre life.

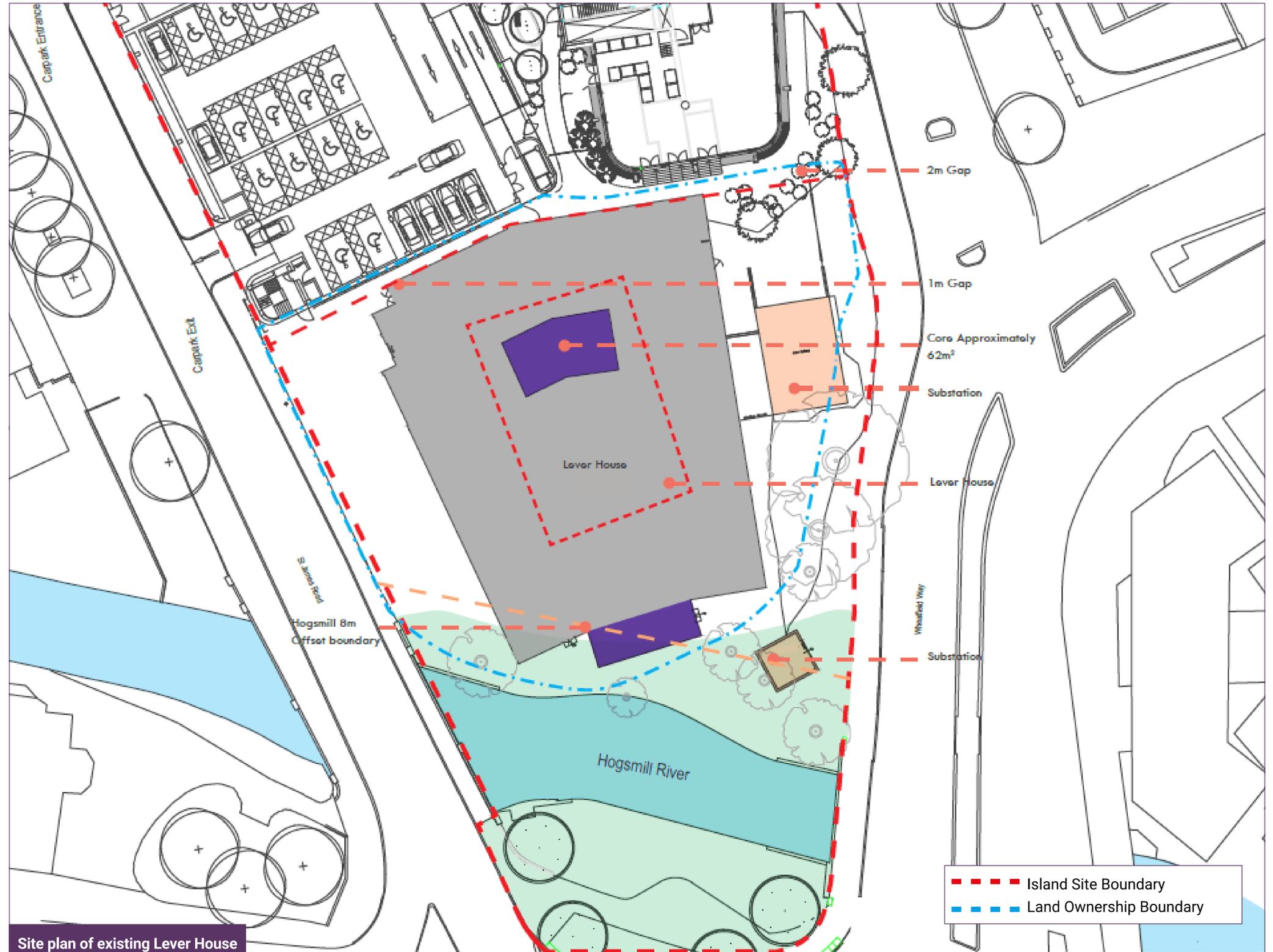
The updated proposals introduce co-living alongside new affordable homes, responding to changes in how people live and work. Co-living provides high-quality studio accommodation with shared kitchens, lounges, workspaces and outdoor areas. It is well suited to people who want to live close to work and study, rely on public transport and do not need a car.



Edge of roundabout looking to Lever House



Lever House today from Penrhyn Road at Crown Court



Site plan of existing Lever House

The Eden Campus is the redevelopment of the Surrey House Island site that does not include Lever House.

The Eden Campus, located adjacent to Lever House, will provide 33,000 sqm of high-quality office space in the heart of Kingston, proving space for thousands of jobs. The office space is set to be occupied by British-Dutch multinational consumer goods company Unilever later this year, when it becomes home to over 2,000 employees.

The updated proposals for Lever House complete the final phase of the Surrey House Island site. By introducing co-living, it unlocks the delivery of affordable homes on site and reinforces Kingston town centre as an Opportunity Area supporting regeneration and growth.



Eden Campus and the previously consented scheme

The site is subject to an extant outline planning permission.

The previously approved scheme included a single building standing at 16 storeys including:



115 residential units, comprising a mix of one, two and three-bedroom apartments



35% affordable housing



275 cycle parking spaces



A **ground floor space** including a café area and terrace space



Public realm improvements with amenity space for residents including an external play area, improvements to the Hogsmill River and private lounge terrace space



Previously consented scheme from Penrhyn Road at Crown Court

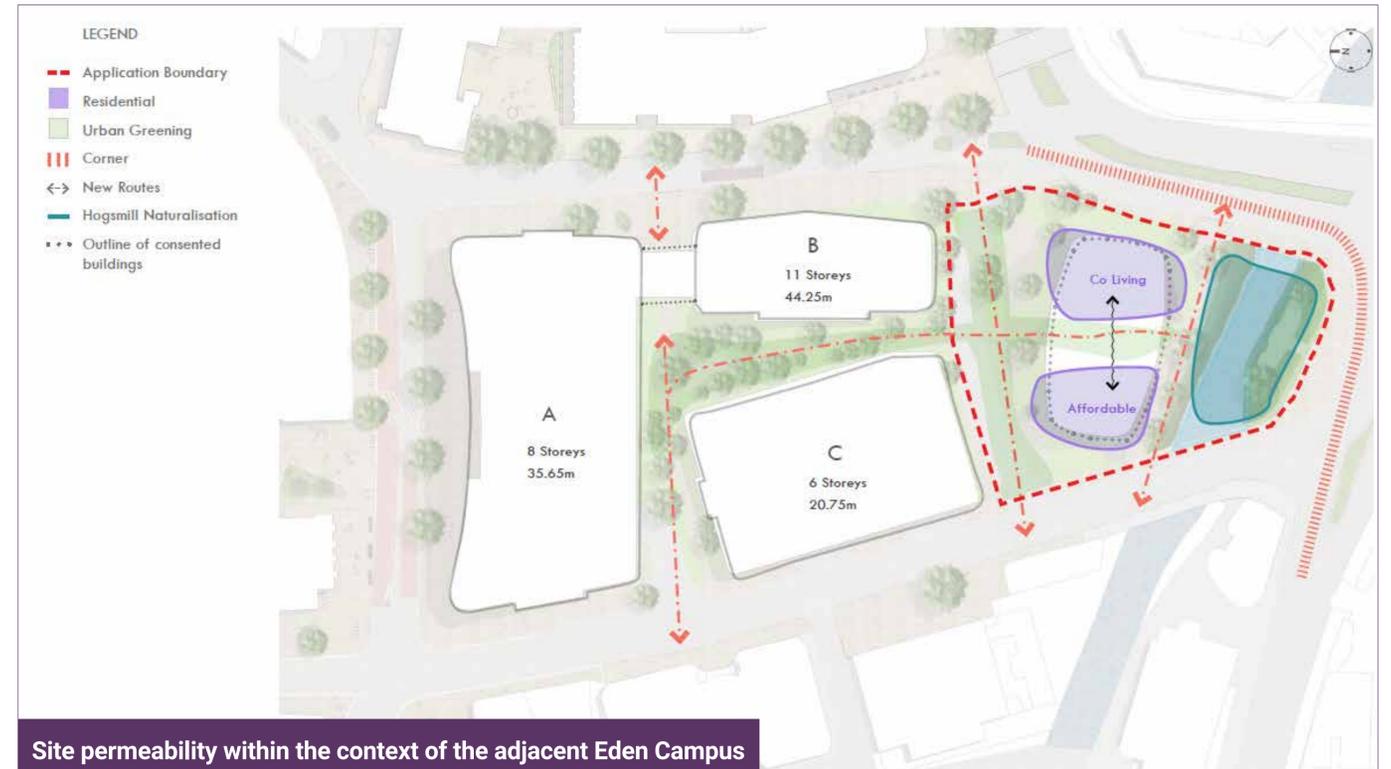
Having worked on the design of the Eden Campus, our appointed architects, Darling Associates, have reworked previous plans to create a high-quality design that works better for Kingston, creating a gateway to the town centre.

Situated close to both Kingston Old Town and Fairfield/ Knights Park Conservation Areas, they replace the single tall, bulky building with two slimmer buildings, creating a cleaner townscape and balance across the site whilst respecting Kingston's heritage.

The improved plans seek to improve on the existing permission, improving daylight and views, delivering usable space at ground level and enables a stronger setting for the Hogsmill River, while providing homes that meet local needs.

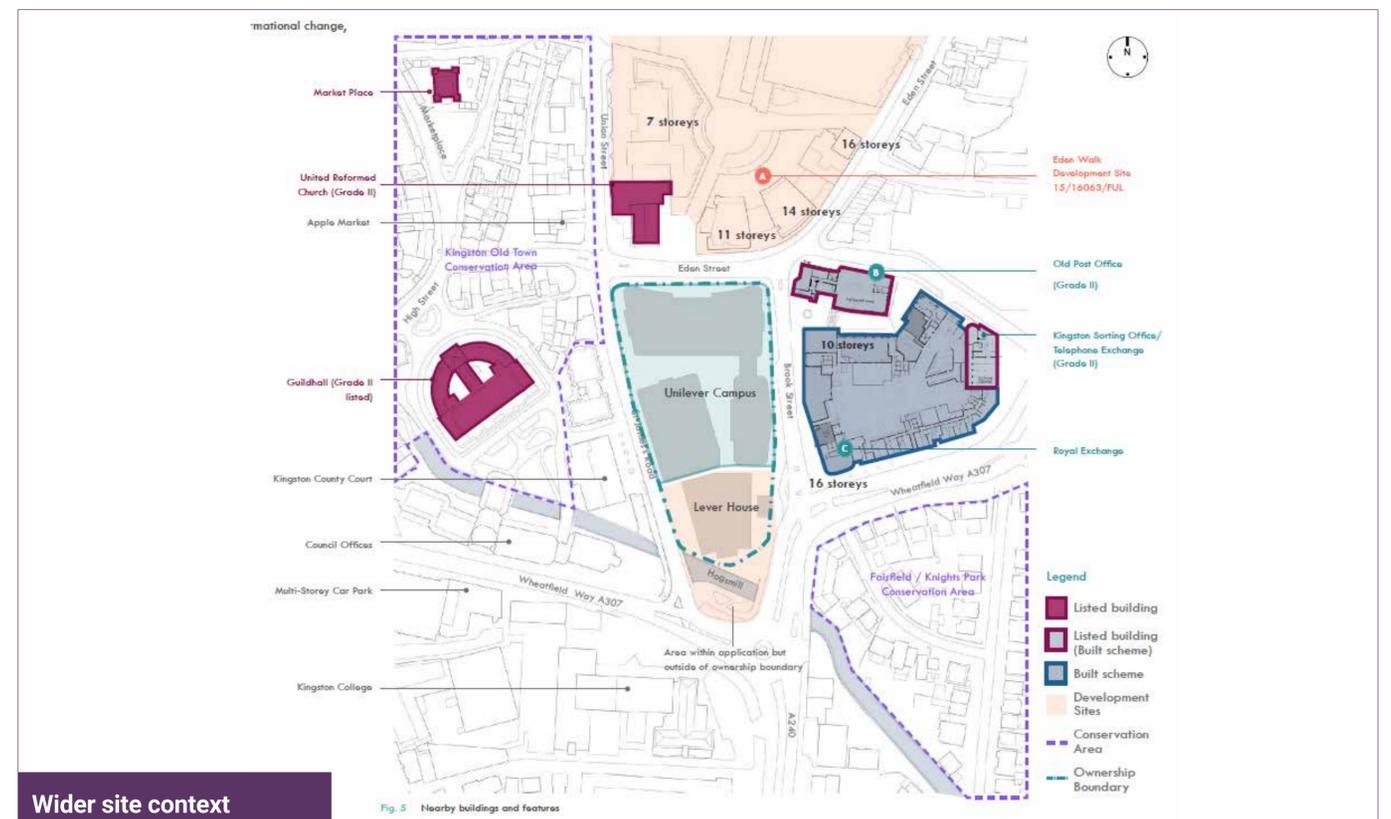
The improved proposals deliver:

- 272 co-living homes
- Co working space
- A ground floor cafe which will be open to all
- Policy compliant level of affordable housing, including family-sized homes
- Extensive resident amenity space
- New and improved public realm



The proposals build on the approved proposals by:

-  Splitting the site with two slender buildings that sit more comfortably in the townscape
-  Delivering a car free development supported by excellent public transport connections
-  Incorporating a co-living designed to support the Eden Campus workforce and the wider town centre
-  Target of BREEAM Outstanding for the co-living building and on-site delivery of biodiversity net-gain
-  Providing a policy compliant level of affordable housing, including family sized homes
-  Naturalising the Hogsmill River to deliver greener, safer and more accessible riverside space
-  Improving landscaping and accessibility across the site for residents
-  Creating active and welcoming ground floor uses that enhance the surrounding streets
-  Developing pedestrian access through the site to create safer and clearer routes to the town centre
-  Providing publicly accessible co-working space and café on the ground floor





Previously consented scheme from Penrhyn Road at Crown Court



Proposed scheme from Penrhyn Road at Crown Court



Indicative ground floor plan



Illustrative cross sections of new walkways along and crossing the Hogsmill River



Illustrative cross section of the walkway and public realm within the proposed scheme

Co-living is professionally managed housing designed primarily for single people and couples without children. Residents live in self-contained studios with access to shared amenities such as lounges, kitchens, co-working spaces and outdoor areas.

All bills are included in a single monthly cost, offering convenience, cost certainty and flexibility. Co-living supports changing living patterns, helps combat loneliness and encourages community cohesion.

Co-living for Kingston

Kingston has strong employment growth, high housing costs and excellent public transport links. These factors make a strong case and demand for co-living.

The borough is home to major employers including Unilever at the Eden Campus, Lidl's Tolworth headquarters, NHS facilities and higher education institutions. This concentration of jobs creates sustained demand for well-located, flexible rental homes for professionals and graduates.



Indicative co-living unit plan

The benefits of co-living

For residents



A more affordable and flexible alternative to one-bed flats



Greater privacy and quality than HMOs or shared houses



Convenience and cost certainty through all-inclusive rents



Helping create social connections and community for people who are new to Kingston



Locations close to jobs and public transport, reducing commuting time

For Kingston



Supports local employers by helping attract and retain staff



Reduces pressure on HMOs and smaller private rented homes



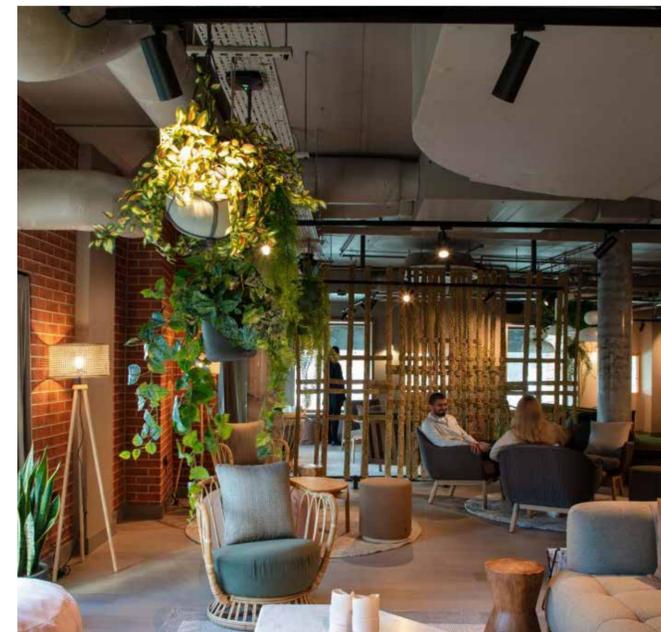
Increases town centre footfall and local spending



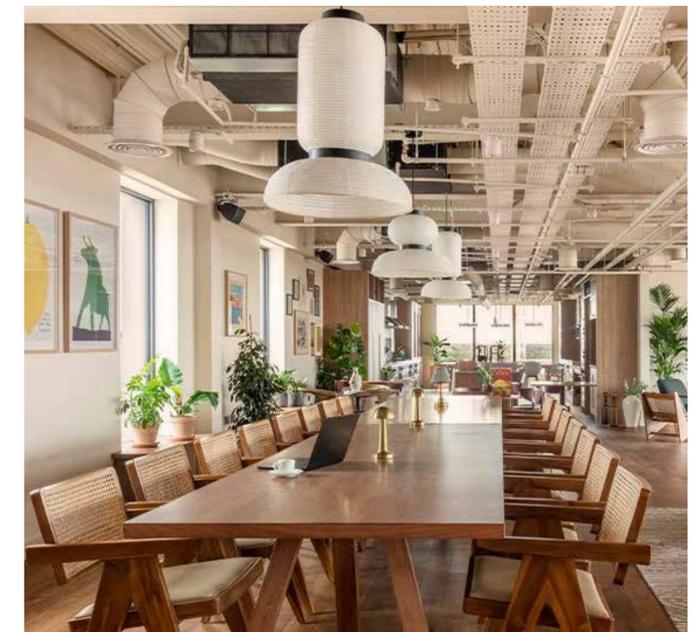
Makes an efficient contribution towards housing targets through high-density, car-light development



Reduces the need for HMOs, alleviating pressure on family housing



Sunday Mills, Wandsworth



Ark, Wembley

Thank you for attending today's drop-in event.

Your views are important to us, so we would appreciate if you could share your views on the proposals. The easiest way of doing this is by scanning the QR code with your smartphone and filling out our short feedback form.

If you would prefer to fill out a paper copy, please ask a member of the project team.

Our consultation will be open until 26th February. After this we will consider all feedback received ahead of submitting a full planning application to RB Kingston Council.

Get in touch



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Timeline

