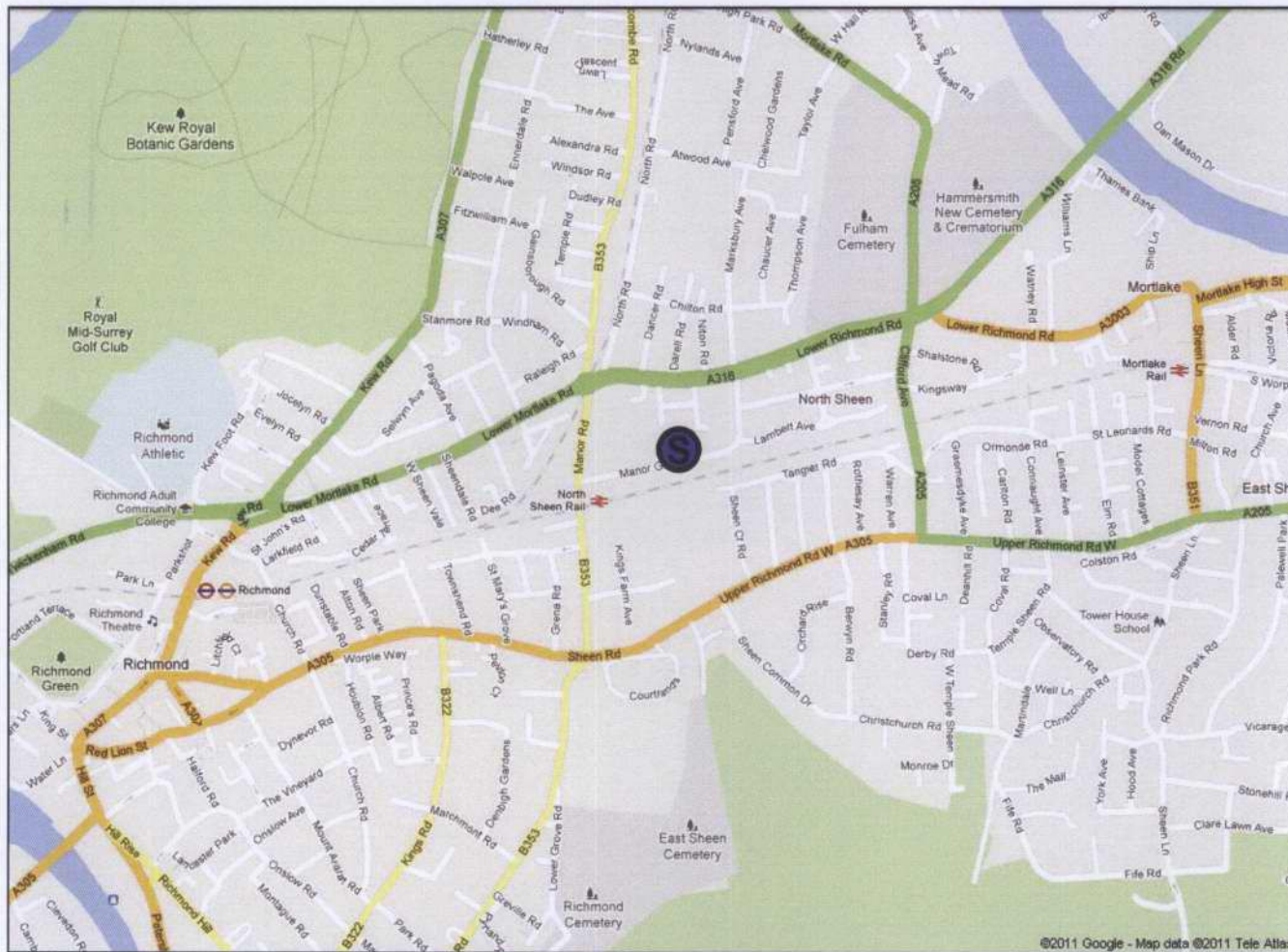


TOOLKIT REPORT - ORCHARD ROAD, RICHMOND, TW9 4NY

APPENDIX 1

The Dairy, Orchard Road, TW9 Site Location Map

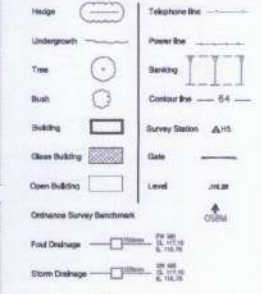


This map is not to scale. This map is indicative. For information and identification purposes only.

TOOLKIT REPORT - ORCHARD ROAD, RICHMOND, TW9 4NY

APPENDIX 2

AGRICULTURAL SURVEY PROVIDED BY BROOK TREE CONSULTANTS LTD.
 EXTRACTED FROM DRAWING NUMBER J43.73/01
 SURVEY PROVIDED BY HOOK SURVEY PARTNERSHIP
 EXTRACTED FROM DRAWING NUMBER S00/2713/01



- Abbreviations**
- Animal Gull
 - Air Valve
 - Bonhole
 - Bus Stop
 - Cover Level
 - Electricity Pole
 - Fire Hydrant
 - Inspection Cover
 - Invert Level
 - Lamp Post
 - Manhole
 - Marker
 - Name Plate
 - Power Pole
 - Rain water Pipe
 - Road Sign
 - Roofing Eye
 - Reinforced Steel Joint
 - Soft Vent Pipe
 - Stop Valve
 - Survey Station
 - Telephone Pole
 - Tree Stump
 - Tidal Hole
 - Unstable To LPI
 - Uncertainty of beam level
 - Vent Pipe
 - Water Valve



Levels related to:
 Assumed datum for Survey Station 10
 value 50.000m

Stn	Easting	Northing	Height
H1	325.000	284.088	50.008
H2	325.000	325.000	50.000
H3	380.877	332.818	49.898
H4	381.854	284.482	50.139
H5	349.576	358.989	49.879
H6	325.790	337.284	50.119
H7	331.587	315.298	50.065
H8	332.879	314.283	50.070
H9	333.988	310.527	50.224
H10	332.887	304.688	50.012
H11	346.900	302.879	49.986
H12	394.050	311.811	50.049
H13	345.530	312.813	50.065

All trees are identified where possible.
 Species, spread, height and girth are indicative only.
 Drainage has been surveyed where found, and traced where possible.
 Gases and ridge heights of surrounding buildings have been surveyed where possible.

PLANNING

Revision
 Client
HAREPATH LLP
 Project
Proposed Mix Use Development, Express Dairies Site, Richmond

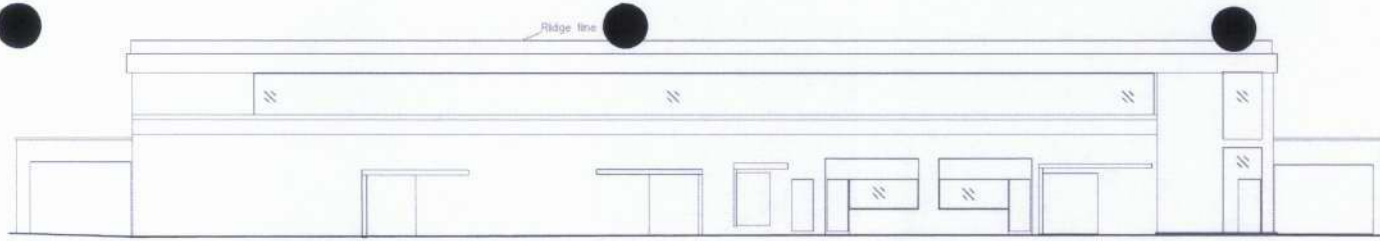
Issued
Existing Site Survey - Plan

Scale	Date	Drawn
1:200	01 Aug '11	SC

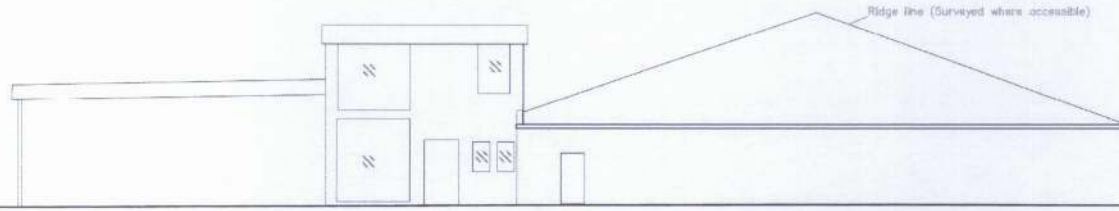
PAUL BROOKES ARCHITECTS
 The Works 28 Barnes Avenue London SW13 9AA
 T 020 8563 0181
 F 020 8563 0763
 E pb@pbworks.co.uk

Drawing No			
4030	D	[]	60

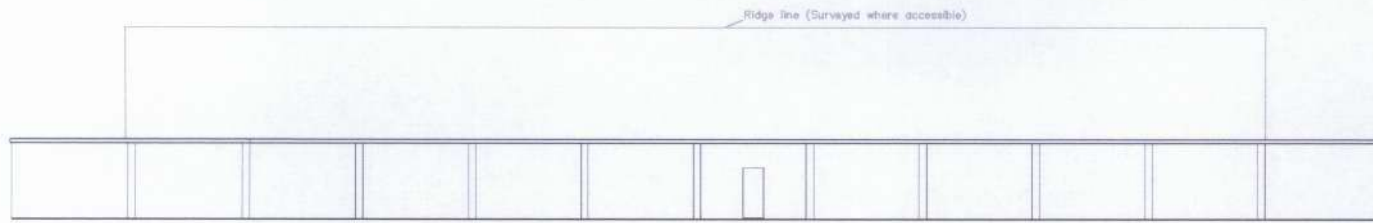




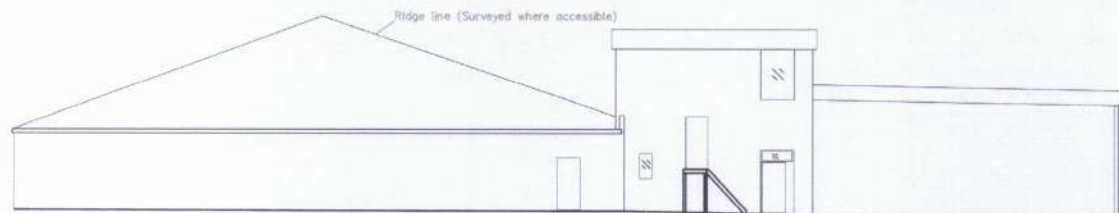
Elevation A



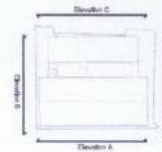
Elevation B



Elevation C



Elevation D



SURVEY PROVIDED BY HOOK SURVEY PARTNERS
EXTRACTED FROM DRAWING NUMBER 506/2713

Hedge		Telephone line	
Undergrowth		Power line	
Tree		Banking	
Bush		Control line	
Building		Survey Station	
Glass Building		Gate	
Open Building		Level	
Ordinance Survey Benchmark			
Foul Drainage			
Storm Drainage			

Abbreviations

- | | |
|------------------------|-----|
| Animal Salt | AS |
| Air Valve | AV |
| Boundary | BN |
| Bus Stop | BS |
| Cover Level | CL |
| Electricity Pole | EP |
| Fire Hydrant | FH |
| Inspection Cover | IC |
| Invert Level | IL |
| Lamp Post | LP |
| Manhole | MH |
| Marker | MK |
| Name Plate | NP |
| Power Pole | PP |
| Radi water Pipe | RWP |
| Road Sign | RS |
| Rounding Eye | RE |
| Reinforced Steel Joint | RSJ |
| Sub Vent Pipe | SV |
| Stop Valve | SV |
| Survey Station | STN |
| Telegram Pole | TP |
| Traffic Sign | TS |
| Urn | UR |
| Unstable To Lift | UFL |
| Valve | VP |
| Water Valve | WV |

Levels related to:
Assumed datum for Survey Station H2
value 50,000m

Point	Easting	Northing	Height
H1	325,000	284,086	50,038
H2	325,000	325,000	50,000
H3	380,877	322,816	48,866
H4	381,854	284,482	50,139
H5	348,576	308,969	49,679
H6	325,780	387,384	50,119
H7	331,587	315,268	50,065
H8	333,879	314,283	50,070
H9	333,886	310,837	50,224
H10	332,687	304,686	50,012
H11	349,900	302,879	48,966
H12	386,055	311,011	50,048
H13	345,535	312,813	50,055

Notes
All trees are identified where possible.
Species, spread, height and girth are indicated where applicable.
Drainage has been surveyed where found, and traced where possible.
Colors and ridge heights of surrounding buildings have been surveyed where possible.

PLANNING

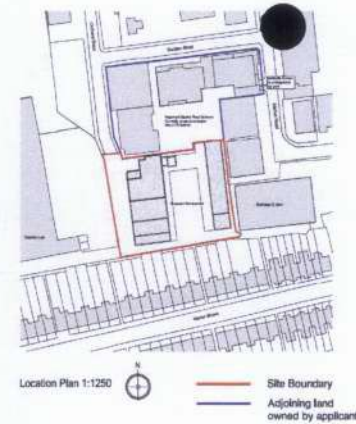
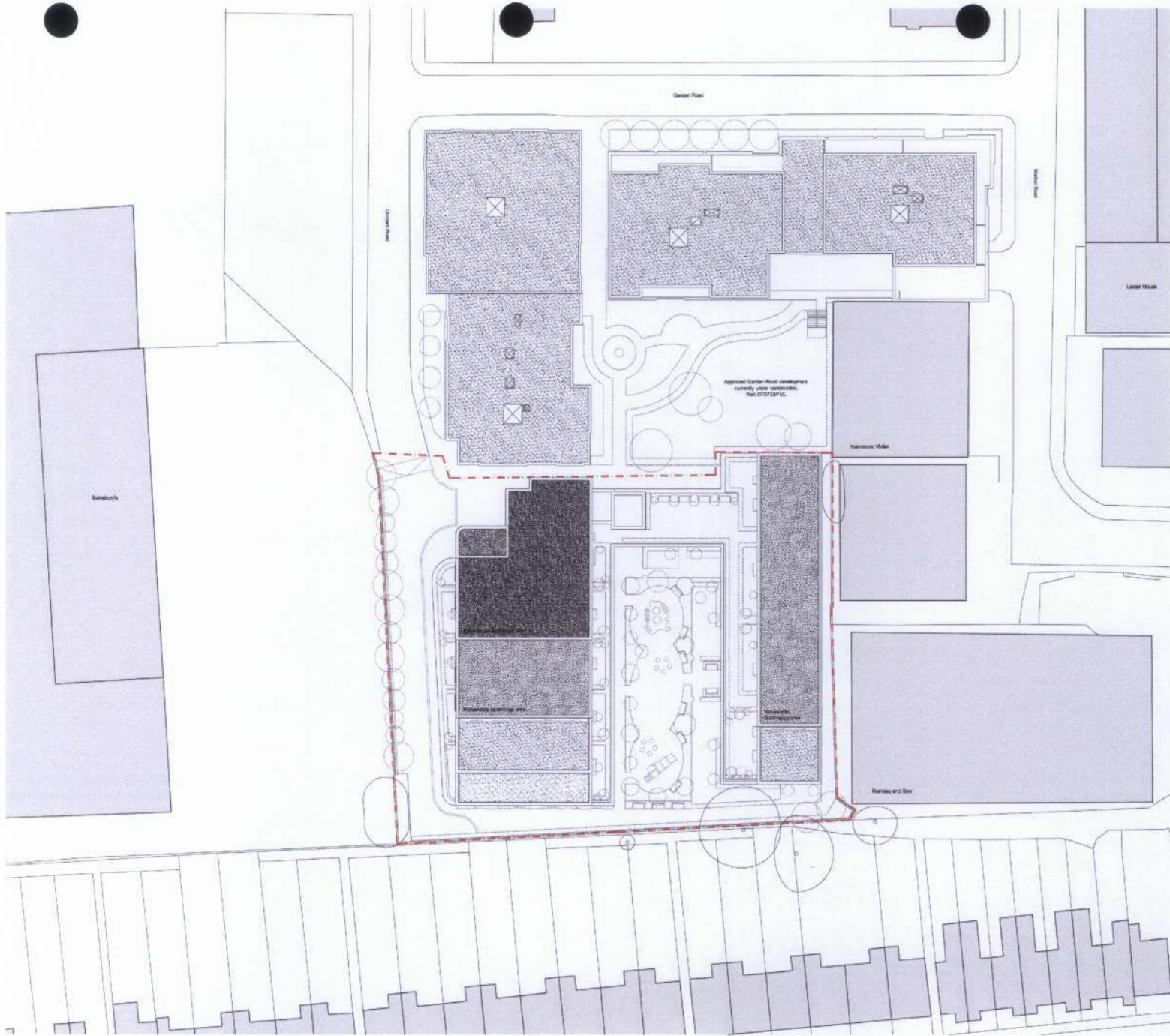
HAREPATH LLP
Project
Proposed Mix Use Development, Express Dairies Site, Richmond

Existing Site Survey – Elevations

Scale: 1:100 @ A1 Aug '11
Sheet: SC

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Drawing No: 4030 | D | 61



Location Plan 1:1250

--- Site Boundary
--- Adjoining land owned by applicant

Site Plan 1:250

--- Site Boundary

PLANNING

Revision
 Client
HAREPATH LLP
 Project
Proposed Mix Use Development, Express Dairies Site, Richmond

Drawing
Proposed Location Plan & Site Plan

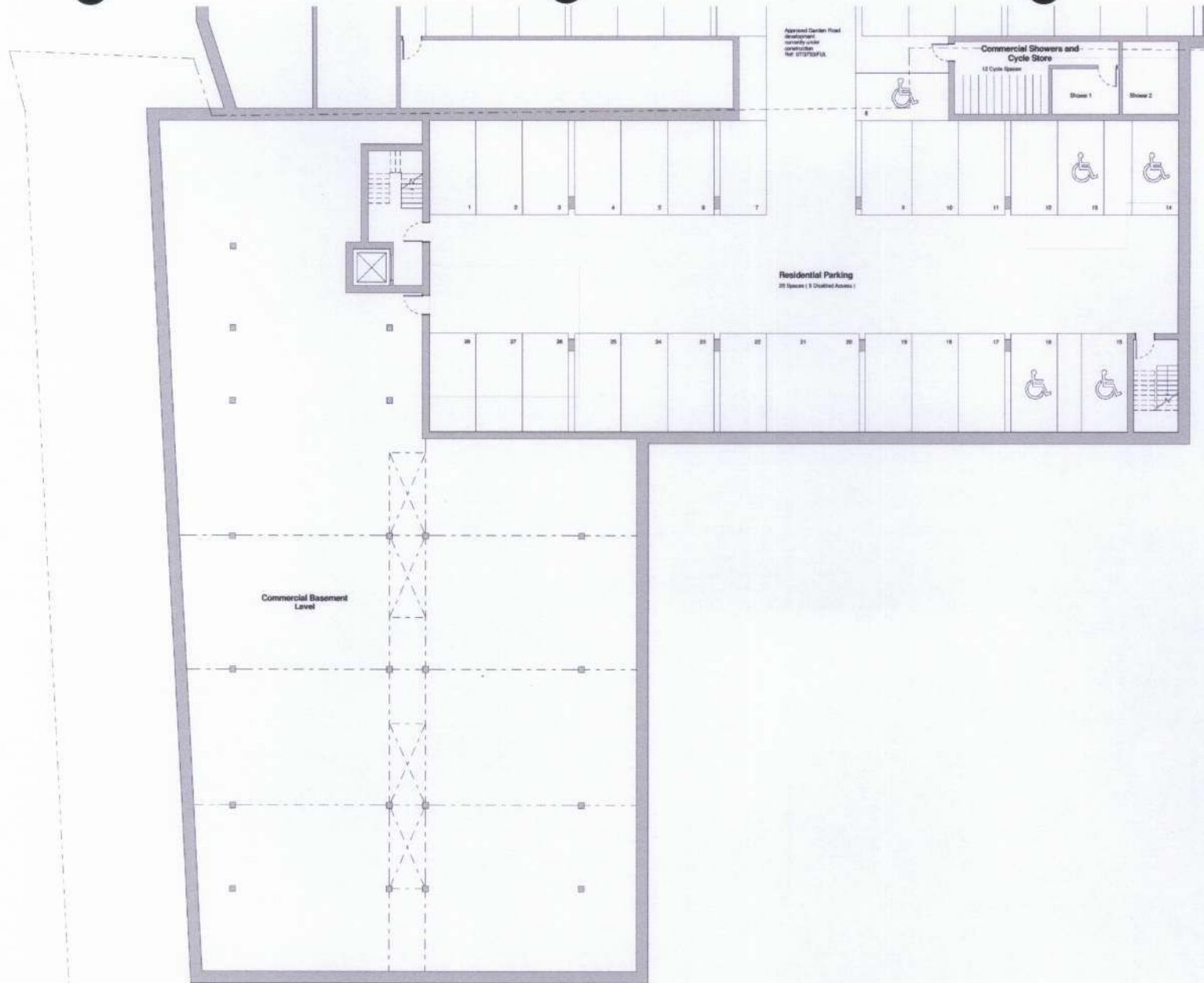
Scale
 Varies@A1

Date
 Aug '11

Drawn
 SC

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Do not scale from this drawing



PLANNING

No.	Description	Issued	Check	Date

Client: Harepath LLP
 Project: Proposed Mixed Use Development, Express Dairies Site, Richmond

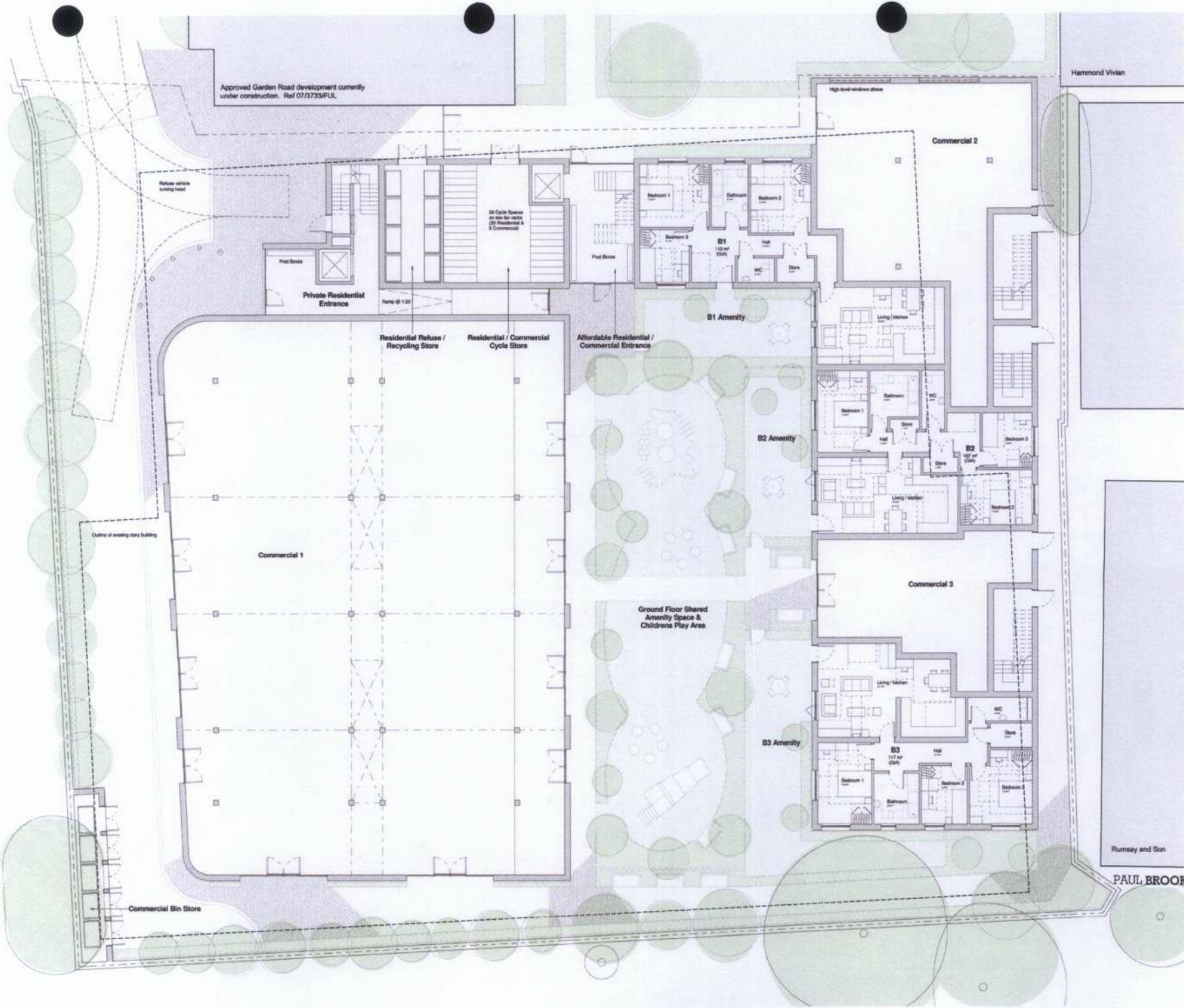
Drawn: Proposed Basement Level

Scale: 1 : 100@A1 Date: Aug '11 Drawn: TL / SC MB

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 T 020 8563 0161
 F 020 8565 0763
 E paul@pbwarchitects.co.uk

Drawing No. 4030 | D [] 63

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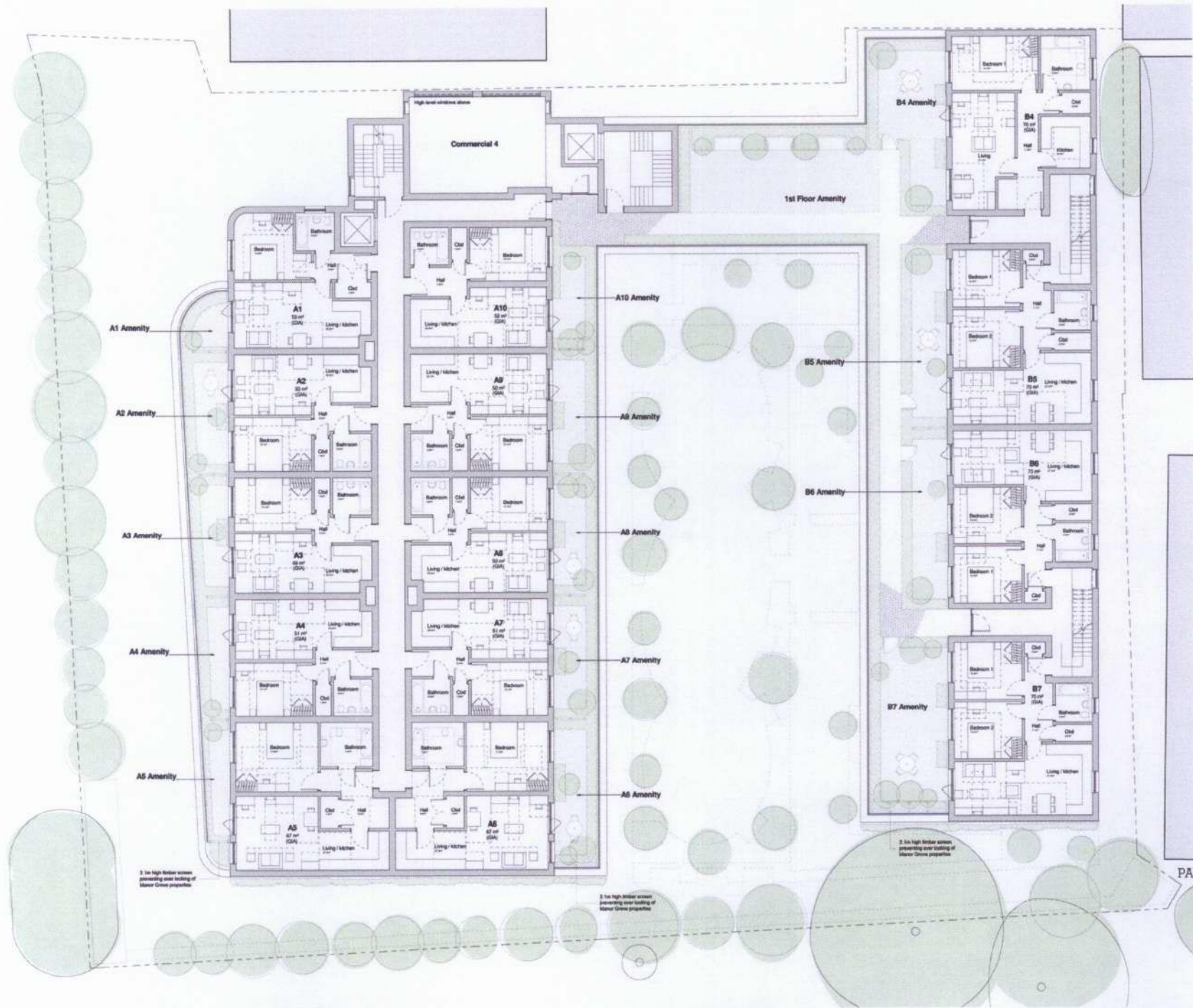
No.	Description	Issued	Rev. Date

Client: Harepath LLP
 Project: Proposed Mixed Use Development, Express Dairies Site, Richmond
 Drawing: Proposed Site and Ground Floor Plan

Scale: 1:100@A1
 Date: Aug '11
 Drawn: TL
 Checked: SC|MB

Rumsay and Son
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 E ptb@pbworks.co.uk

Drawing No: **4030 | D | [] 64**



PLANNING

Rev	Description	Issued	Check

Project: **Harepath LLP**
Proposed Mixed Use Development, Express Dairies Site, Richmond
 Drawing: **Proposed First Floor Plan**

Scale: **1:100@A1** Date: **Aug '11** Drawn: **TL** / Checked: **SC|MB**

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PLANNING

No.	Description	Issued	Rev. Date

Harepath LLP

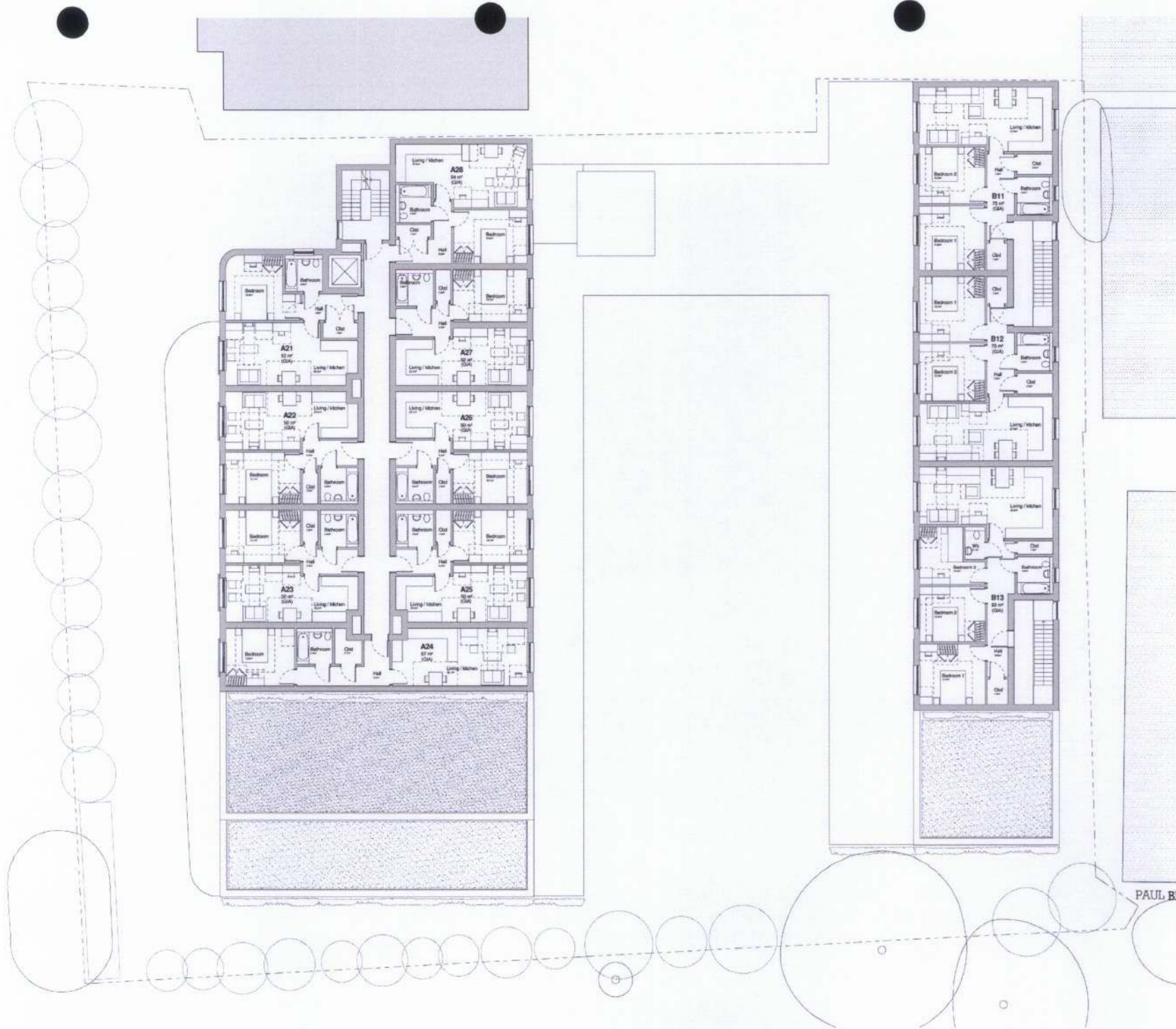
Proposed Mixed Use
Development, Express Dairies
Site, Richmond

Proposed
Second Floor Plan

Scale: 1 : 100@A1
Date: Aug '11
Drawn: TL / SC/MB

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The Works 28 Barnes Avenue London SW13 9AS
T 020 8963 0181
F 020 8963 0283
E pb@pbaworks.co.uk

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PLANNING

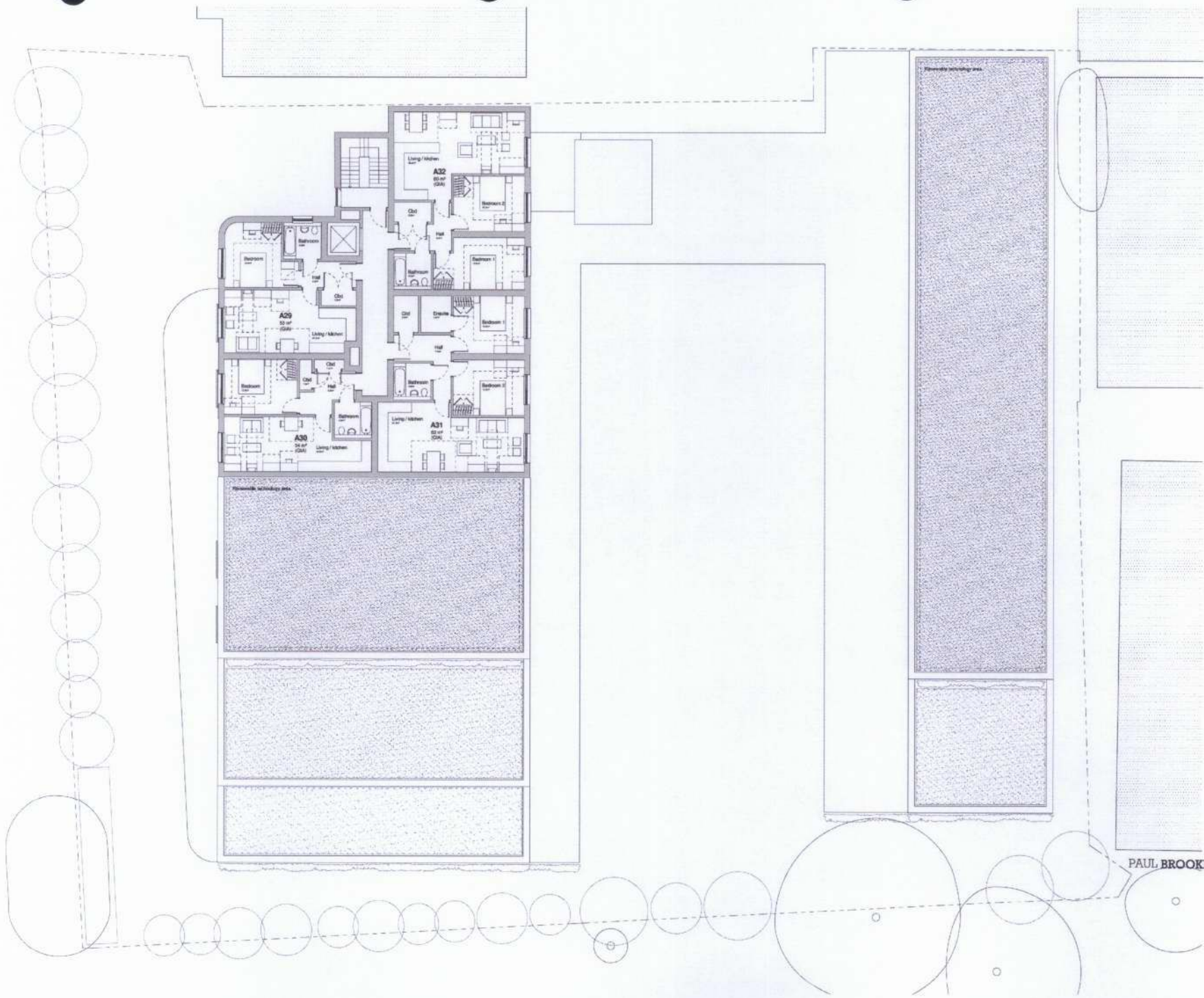
No.	Description	Issued	Check

Firm: Harepath LLP
 Project: Proposed Mixed Use Development, Express Dairies Site, Richmond
 Drawing: Proposed Third Floor Plan

Scale	Date	Drawn	Checked
1:100@A1	Aug '11	TL	SC/MB

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PLANNING

No.	Description	Issued	Rev.	Chk'd

Prepared by
Harepath LLP
 Project
**Proposed Mixed Use
 Development, Express Dairies
 Site, Richmond**
 Drawing
**Proposed
 Fourth Floor Plan**

Scale
1 : 100@A1 Aug '11 TL / SC/MB


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Drawing No. **4030 | D [] 68**

TOOLKIT REPORT - ORCHARD ROAD, RICHMOND, TW9 4NY

APPENDIX 3

Job No. 4030

16/09/11

PROPOSED DEVELOPMENT: DAIRIES SITE, RICHMOND**COMMERCIAL ACCOMMODATION**

	GIA	NIA
Basement		
Commercial	812	810.2
Commercial showers and cycle store	43	40.9
Ground Floor		
Commercial bin store	15	15.0
Commercial cycle store	25	25.0
Commercial entrance	32	31.0
Commercial 1	754	752.8
Commercial 2	149	148.7
Commercial 3	77	77.0
First Floor		
Commercial 4	48	47.7
Commercial entrance	11	10.0
Total		
Commercial	1966	1958.3
Existing commercial on site	1966	-

OVERALL GIA'S (COMMERCIAL & RESIDENTIAL)

	Residential		Commerical	
	Block A	Block B	Block A	Block B
Basement	21	11	812	43
Ground Floor	97	373	826	226
First Floor	671	338	59	-
Second Floor	639	282	-	-
Third Floor	508	282	-	-
Fourth Floor	320	-	-	-
Total	2256	1286	1697	269

RESIDENTIAL ACCOMMODATION**ROOM AREAS**

	GIA	NIA	No. Beds	No. Persons	Tenure	Living	Bedroom (Double)	Bedroom (Single)	Storage
Ground Floor									
(Wheelchair) B1	110	104.9	3	5	Affordable	34.2	15.3 & 14.5	9.1	3.2
(Wheelchair) B2	107	100.5	3	5	Affordable	35	14.4 & 13.8	9.5	3
(Wheelchair) B3	117	109.8	3	5	Affordable	42.7	15.1 & 15.0	9.4	3.5
First Floor									
A1	53	50.4	1	2	Private	25.3	13.9	-	1.8
A2	50	47.5	1	2	Private	23.3	13.1	-	1.6
A3	50	47.5	1	2	Private	23.3	13.1	-	1.6
A4	51	47.8	1	2	Private	23.4	13.1	-	1.6
(Wheelchair) A5	67	64.0	1	2	Private	27.9	17.9	-	1.9
(Wheelchair) A6	67	64.0	1	2	Private	27.9	17.9	-	1.9
A7	51	47.8	1	2	Private	23.4	13.1	-	1.6
A8	50	47.5	1	2	Private	23.3	13.1	-	1.6
A9	50	48.0	1	2	Private	23.7	13.1	-	1.6
A10	52	48.2	1	2	Private	23.4	13.1	-	1.6
(Wheelchair) B4	70	66.6	1	2	Intermediate	29.6	14.7	-	2
B5	70	66.6	2	4	Intermediate	27.3	12.4 & 12.4	-	2.8
B6	70	66.6	2	4	Intermediate	27.3	12.4 & 12.4	-	2.8
B7	70	66.6	2	4	Affordable	27.3	12.4 & 12.4	-	2.8

All areas are approximate and shown in square metres

Residential units have been designed in accordance with the following standards:

London Housing Design Guide
 Local Authority Residential Space Standards
 Homes and Communities Agency Housing Quality Indicators
 Lifetime Homes Requirements

Job No. 4030

16/09/11

PROPOSED DEVELOPMENT: DAIRIES SITE, RICHMOND

RESIDENTIAL ACCOMMODATION

ROOM AREAS

	GIA	NIA	No. Beds	No. Persons	Tenure	Living	Bedroom (Double)	Bedroom (Single)	Storage
Second Floor									
A11	53	50.4	1	2	Private	25.3	13.9	-	1.8
A12	50	47.5	1	2	Private	23.3	13.1	-	1.6
A13	50	47.5	1	2	Private	23.3	13.1	-	1.6
A14	51	47.8	1	2	Private	23.4	13.1	-	1.6
A15	68	64.6	1	2	Private	29.8	17.4	-	2.4
A16	51	47.8	1	2	Private	23.4	13.1	-	1.6
A17	50	47.5	1	2	Private	23.3	13.1	-	1.6
A18	50	48.0	1	2	Private	23.7	13.1	-	1.6
A19	52	48.2	1	2	Private	23.4	13.1	-	1.6
A20	54	51.2	1	2	Private	25.3	13.1	-	1.5
B8	75	71.3	2	4	Affordable	27.5	14.5 & 12.8	-	4.4
B9	75	71.3	2	4	Affordable	27.5	14.5 & 12.8	-	4.4
B10	92	86.7	3	5	Affordable	29.3	13.7 & 12.4	10.4	3.4
Third Floor									
A21	53	50.4	1	2	Private	25.3	13.9	-	1.8
A22	50	47.5	1	2	Private	23.3	13.1	-	1.6
A23	50	47.5	1	2	Private	23.3	13.1	-	1.6
A24	57	55.1	1	2	Private	26.1	13.5	-	2.7
A25	50	47.5	1	2	Private	23.3	13.1	-	1.6
A26	50	48.0	1	2	Private	23.7	13.1	-	1.6
A27	52	48.2	1	2	Private	23.4	13.1	-	1.6
A28	54	51.2	1	2	Private	25.3	13.1	-	1.5
B11	75	71.3	2	4	Affordable	27.5	14.5 & 12.8	-	4.4
B12	75	71.3	2	4	Affordable	27.5	14.5 & 12.8	-	4.4
B13	92	86.7	3	5	Affordable	29.3	13.7 & 12.4	10.4	3.4
Fourth Floor									
A29	53	50.4	1	2	Private	25.3	13.9	-	1.8
A30	54	50.8	1	2	Private	24.2	13.8	-	2.2
A31	82	77.4	2	4	Private	31.2	13.9 & 13.5	-	3
A32	80	75.4	2	4	Private	33.2	15.2 & 13.5	-	2.5

All areas are approximate and shown in square metres

Residential units have been designed in accordance with the following standards:

London Housing Design Guide
 Local Authority Residential Space Standards
 Homes and Communities Agency Housing Quality Indicators
 Lifetime Homes Requirements

● **TOOLKIT REPORT - ORCHARD ROAD, RICHMOND, TW9 4NY**

APPENDIX 4



The Chief Planning Officer

12 May 2009

Dear Chief Planning Officer

Planning for Housing and Economic Recovery

I am writing to outline what we are doing to help planning authorities to respond to the downturn and, in particular, to ensure that planning is in a position to deliver when the upturn in the economy happens. This letter sets out a range of measures building on the housing stimulus package announced in the Budget. We need to ensure that planning complements that package to continually respond to economic and market circumstances.

It will come as no surprise in that context that the Government attaches particular importance to the identification of a good supply of land for housing. Planning Policy Statement 3 was published in November 2006 as a direct response to the Barker review, which drew attention to the problems created by not having enough suitable land on which to build the houses necessary for a growing population. Now is the time to ensure that land supply is in place so that we can deliver more housing as industry returns to health. Continued effort to re-profile schemes as well as getting sound plans in place will help create the conditions to attract capital investment and allow local authorities guide and steer investment in ways that the community wants.

Housing and Planning Delivery Grant and Land Supply

We are today launching a consultation on revisions to Housing and Planning Delivery Grant, ensuring that it continues to provide the strongest possible incentive to local authorities in significantly changed circumstances. Details can be found at: <http://www.communities.gov.uk/planningandbuilding/planning/>

The consultation reflects the fact that a necessary condition to facilitate a speedy recovery of the housing market, when demand starts to pick up, will be the availability of sufficient, suitable land for development. A key issue is how to ensure that the supply of land for housing is deliverable. Effectively this means two things: firstly, reviewing existing sites to judge whether there are actions that can be taken to unlock sites and allow development to go ahead, and secondly looking carefully with the development industry at all new opportunities.

Paragraphs 28-38 of the consultation document set out our approach on land supply, with paragraphs 30-31 referring particularly to the issue of the deliverability of sites.

In year 3 of HPDG we propose that grant will only be available for a completed SHLAA with a 5 year supply of deliverable sites in place and with evidence of active involvement of a partnership. There will also be a bonus for the completion of an implementation strategy in line with paragraph 62 of PPS3 that sets out how LPAs will plan for different scenarios, and bring forward land into their 5 year supply if housing delivery does not occur at the rate expected. Ideally this would be contained within the LDF but this requirement should not delay plan making. A sensible approach would therefore be to consider the requirements in PPS3 and clearly set out what this means for the authority. This can then be updated and reviewed, and form part of the LDF when the opportunity arises – for example as part of the core strategy.

We propose that these steps are underpinned by comprehensive checks. From the selective checks we have carried out in year 1, it is clear that there is still some way to go to ensuring that there are robust assessments of land supply that users of the planning system can be confident in.

We do, however, recognise the pressures facing planners and developers to ensure that the supply of land for housing identified in more economically buoyant times is reviewed and effectively managed in the light of the downturn. In recognition of this, for year 2 and for work undertaken up to March 2009, we will continue to reward authorities who can clearly demonstrate a 5 year supply of land for housing. There will be extra incentives for the publication of a SHLAA, and a bonus if this has been drawn together with the help of a housing market partnership.

We have also today published a best practice report prepared on the basis of selective checks of 5 year land supply assessments following payments of HPDG in year 1. I would recommend that you read '*Land Supply Assessment Checks*' a copy of which can be found on our website at <http://www.communities.gov.uk/planningandbuilding/planning/planningforhousing/>

In particular, authorities will want to have regard to the findings on establishing the deliverability of sites in Chapter 6 of the report. Chapter 7 outlines key conclusions and suggested best practice, with specific examples given in appendix 5. We are grateful to those of you who co-operated with the checks and propose to carry our further checks in year 2 of the grant with the aim of providing further advice and guidance.

Planning Permissions

One impact of the current uncertain economic conditions is that some developers are experiencing problems bringing schemes forward within the standard 3-year permission period. We are aware of the concerns that this is causing to both local planning authorities and developers.

I recently wrote to remind you that you can use existing powers under section 91 of the 1990 Town and Country Planning to grant five rather than three year consents where appropriate in order to help bring forward development. In current conditions,

local planning authorities may wish to consider the advisability, in individual cases, of granting permissions with a longer duration.

We are also considering the possibility of allowing the extension of existing permissions beyond the standard 3-year period, and how this might work in practice. We will be consulting shortly.

Section 106 and Viability

Now more than ever it is important to help authorities to ensure existing planning permissions are built out. Ultimately, section 106 agreements are contractual agreements between developers and local authorities to deliver what is necessary to make a development acceptable in order to obtain planning consent. Where they are asked to do so, local planning authorities should be carefully reviewing whether obligations agreed through section 106 accord with the five principles set out in B5 of planning circular 05/05.

We also announced in our response to the Killian Pretty Review that we are undertaking a work programme to maximise the effectiveness of section 106 planning obligation negotiations by sharing knowledge and best practice. This includes:

- Work with the Law Society to update our model agreement for planning obligations to assist in providing standard terms to be used by local authorities to speed up negotiation and drafting of section 106 agreements where possible.
- Facilitating the development of regional section 106 practitioners groups to assist in sharing of knowledge and best practice among local authority practitioners. This will seek to provide support for practitioners to deal with the current economic conditions.
- Working with the Homes and Communities Agency to explore the development of a toolkit for use by local planning authorities to predict the affordable housing contribution that can be supported through section 106 in a local authority or housing market area.
- Conducting new research, undertaken by the University of Sheffield and the University of Cambridge, to study the use and value of planning obligations in 2007-08 (the latest year for complete data) – to provide a better understanding of the use, effectiveness and general practice on the ground. Survey work is currently in the field and we would encourage any authority yet to respond to reply to the research team.

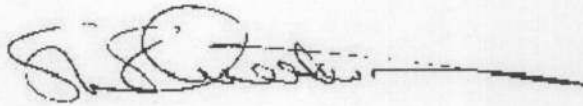
Furthermore, we confirmed in the Budget that the Community Infrastructure Levy (CIL) regulations will come into effect on the Common Commencement Date of 6 April 2010.

Next steps

It is important that planning is in a position to help deliver when the upturn in the economy happens. This means making sure enough land is available for housing and economic development and that planning permissions are in the 'pipeline' and can be implemented. We are working across the sector to assist, give advice and when appropriate support changes to the planning system to this end.

I am copying this letter to the Planning Inspectorate and am making it publicly available on our website.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Steve Quartermain', with a long horizontal flourish extending to the right.

Steve Quartermain
Chief Planner