



**4 & 6 MANOR ROAD, TEDDINGTON,  
TW11 8BG**

**PLANNING AND CONSULTATION  
STATEMENT**

Date: 13<sup>th</sup> June 2016  
Job No: 014  
Ref: 4 & 6 Manor Road

**PowerHaus Consultancy**  
Suite 6036, 1 Fore Street  
Moorgate, London  
EC2Y 5EJ  
T: 020 3608 7612  
M: 020 7248 4743  
mp@ powerhausconsultancy.co.uk  
www.powerhausconsultancy.co.uk

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## 1.0 INTRODUCTION AND DESCRIPTION OF DEVELOPMENT

- 1.1 This Planning and Consultation Statement has been prepared by PowerHaus Consultancy in support of an application for full planning permission for the development of additional housing at 4 and 6 Manor Road, Teddington, TW11 8BG. It is submitted on behalf of 4 Manor Road Ltd and Lulworth Homes to the London Borough of Richmond upon Thames (LBRuT). A site location plan is attached at **Appendix 1**.
- 1.2 It should be noted that 4 Manor Road (4MR) and 6 Manor Road (6MR) are in separate ownerships. The two owners have come together to make this joint application to signal their intention of ensuring a co-ordinated development of high quality design and one that is executed so as to cause the minimum of disturbance to existing residents. In terms of compliance with policy however, it is relevant that separate applications could have been more appropriate, so where it is relevant, this is highlighted in the report.
- 1.3 This application follows the withdrawal of an application for full planning permission for: 'Demolition of building and erection of five, three storey townhouses plus semi-basement car parking at 6 Manor Road, and provision of an extra storey of residential accommodation comprising two flats to the existing building at 4 Manor Road, and ancillary development' (Ref: 15/0688/FUL). It was withdrawn following changes in Government policy, judicial changes in planning policy and following a review by the project team as to how it could create a high quality integrated development.
- 1.4 This application also follows the previous development of apartments at 4 Manor Road completed in 2009 and replicates the high quality design principles of this earlier development.
- 1.5 The formal description of development for this application is as follows:
- 1.6 "Demolition of 6 Manor Road and erection of three storey building to create 12 two bedroom apartments, car parking spaces, bicycle storage, amenity space and related ancillary works. Erection of additional storey on 4 Manor Road for three two bedroom apartments and related ancillary works."
- 1.7 This Planning and Consultation Statement provides an overview of the planning proposals in accordance the Local Development Plan and other material planning considerations. It also summarises the feedback and the applicant's responses to the public consultation undertaken to inform existing and adjacent residents of the proposed development scheme. This statement is to be read in conjunction with the supporting documents listed in **Table 1** below, which together form the justification for the proposals in accordance with the plan and relevant material planning considerations.

**Table 1: List of Supporting Documents**

<b>Document</b>	<b>Prepared By</b>
Planning and Consultation Statement	PowerHaus Consultancy
Heritage Statement	PowerHaus Consultancy
Drawings	Brookes Architects
Design and Access Statement	Brookes Architects
Construction Method Statement	Brookes Architects
Flood Risk Assessment (incl. Exceptions Test)	Water Environment
Sequential Test	Water Environment
Transport Statement	TTP Consulting
Tree Report	Clive Fowler Associates
Landscape Design	Bradford-Smith Associates
Viability Statement	Bailey Venning Associates
Energy Strategy Report	Price & Myers
Sustainable Construction Checklist	Price & Myers
Sunlight Daylight & Overshadowing Report	BDLA Consultancy

- 1.8 Section 2 of this Statement provides a detailed description of the application site, the surrounding context and summary of the relevant planning history. Section 3 describes the public consultation process and feedback. Section 4 sets out the planning policy context. Section 5 assesses and justifies the proposed development against these policies and consultation feedback and responses. Section 6 sets out the summary and conclusions.

## 2.0 SITE LOCATION AND PLANNING HISTORY

### Site and Surroundings

- 2.1 The application site comprises two adjoining sites, 4 and 6 Manor Road, Teddington, TW11 8BG. 4 Manor Road (4MR) abuts the highway and 6 Manor Road (6MR) shares the same access to Manor Road and lies behind it. 4MR contains a three storey (plus semi basement) modern residential building comprising 8 apartments with lower level parking. 6MR comprises 2 two storey plus roof accommodation houses which incorporate numerous modern extensions. The application site totals 1.965ha. and the site boundary is shown on the location plan attached in **Appendix 1**.
- 2.2 The site is located about 50 metres from the junction of Manor Road with Ferry Road to the south east. The Manor Road Recreation Ground is located approximately 70 metres to the north west, alongside Braemar and Feversham Houses. The site is separated from the River Thames (to the northeast) by the development known as 'Quay West Court' (19 Ferry Road). The southeast of the site is bounded by the rear gardens of nos. 1-17 (odd) Ferry Road and Braemar House (10 Manor Road) separates the application site from the Recreation Ground (to the northwest).
- 2.3 Manor Road is designated in the Proposals Map (Adopted July 2013) as a Secondary Road. The road comprises two-way traffic in single lanes and has demarked (but un-segregated) cycle lanes in both directions. The road is not in a Community Parking Zone and has no on-street parking spaces.
- 2.4 The site has a PTAL rating of 2, although Teddington station is approximately 15 minutes walk from the site with regular trains towards London Waterloo, Kingston, Richmond and Shepperton. The nearest bus stop (Ferry Road / Kingston Road) is approximately 130m away, which serves bus routes 281 (Tolworth Tower to Hounslow Bus Station), 285 (Heathrow Station to Cromwell Road Bus Station) and R68 (Kew Retail Park to York Street, Twickenham). Further details of site's accessibility can be found in the Transport Statement (prepared by TTP Consulting).
- 2.5 The surrounding area is mixed in character. It includes post war developments of four storeys and semi-detached style housing of three and four storeys. Views of No.6MR are restricted due to its position behind No 4MR and the existing trees. The site is also well screened from Ferry Road to the East.
- 2.6 The properties within the application site are not statutorily listed, but fall within the Teddington Lock Conservation Area. The application site also falls within an Area of Archaeological Priority. Further details of the Teddington Lock Conservation Area and other heritage constraints can be found in the Heritage Statement (prepared by PowerHaus Consultancy).
- 2.7 There is a Tree Preservation Order (TPO) Wood Group (TPO G1) to the northeast of the site, however no trees on the site require greater protection than that afforded to them by virtue of being in a Conservation Area. Further details of the quality and location of trees on the site can be found in the Tree Report (prepared by Clive Fowler Associates).
- 2.8 The application site falls within the Environment Agency's Flood Zone 3. Details of the issues arising from this location on the River Thames Flood Plan can be found in the Flood Risk Assessment (prepared by Water Environment Ltd).

### Relevant Planning History

2.9 The applications deemed relevant to the proposed development can be found in Table 2 below:

**Table 2: Relevant Planning History for 4 & 6 Manor Road, Teddington**

Application Reference	Description	Decision and Date
<b>4 and 6 Manor Road</b>		
15/0688/FUL	Demolition of building and erection of five, three storey townhouses plus semi-basement car parking at 6 Manor Road, and provision of an additional storey of residential accommodation comprising two flats to the existing building at 4 Manor Road, and ancillary development.	Withdrawn
<b>4 Manor Road</b>		
10/0340/FUL	Formation of balconies to flats 2, 3, 5, 6, 7, 8 (first and second floors). Clear glass balustrading, timber deck within the confines of the existing structure. Removal of 6 windows and replacement with opening doors	Refused 20/12/2010 Appeal Allowed 15/09/2012
07/0644/FUL	Amendments to approved application 06.0197/FUL for demolition of existing house and erection of 8 flats with parking and landscaping to allow for design changes	Granted 18/05/2007
06/0197/FUL 06//0198/CAC	Demolition of existing house and erection of 3 storey building to provide 8 flats with parking and landscaping	Granted 25/08/2006
<b>6 Manor Road</b>		
01/163/PS192	Proposed Change of use from 2 units to single dwelling	Refused 20/11/2001
89/1163	New window to front and new side screens to existing glazed roof canopy at rear.	Granted 12/07/1989
87/0744	Erection of two storey extension incorporating staircase and internal alterations	Granted 130/07/1987

### Pre-Application Advice

2.10 Pre-application advice was sought in April 2014 prior to the withdrawal of the scheme to develop five town houses and two apartments (ref: 15/0688/FUL). The pre-application feedback from the Council considered that development of 6 Manor Road did not involve the loss of back gardens and was considered to be appropriate in principle. The design of the new building was not considered sufficiently acceptable to enable the principle of the building to be demolished. There was no objection to the addition of a further storey on 4 Manor Road.



### 3.0 STATEMENT OF COMMUNITY INVOLVEMENT

3.1 This section outlines the detail and extent of the public consultation exercises undertaken between the withdrawal of the previous application (ref: 15/0688/FUL) and the submission of this application and how the responses received have been considered and used to inform the proposed design, layout and appearance of the current proposal.

3.2 Pre-application consultation has become increasingly more important within the planning system and is a key facet of the Government's forward-facing agenda. The introduction of the Statement of Community Involvement (SCI) within the Local Development Framework, e- voting and the 2004 publication '*Positive Engagement - A Guide for Planning Councillors*', have all placed public consultation firmly at the heart of good planning. The Localism Act (2011), based on giving more power and a stronger voice at the local community level, places an even greater emphasis on meaningful consultation with stakeholders.

3.3 The London Borough of Richmond upon Thames (LBRUT) adopted its SCI in June 2006. The document sets out the Council's policy in relation to public consultation and community involvement during the planning process. Part II, Section 8 of Council's adopted SCI states the following in relation to consultation on planning applications:

*"All applicants are encouraged to explain their proposals informally to neighbours and to anyone else who might be affected, either before or at the time of making their application."*

3.4 It also more generally "encourages pre-application discussions and community involvement from the outset" from applications for major applications.

#### **Previous Consultation Exercises**

3.5 The applicants have been proactive and considerate in engaging with stakeholders, dedicating considerable time and resources throughout the long design process for this site in consultation with existing residents of 4 Manor Road (4MR), residents neighbouring the site and other local stakeholders.

3.6 Prior to the submission of the previous application for the combined sites of 4 and 6 Manor Road, the applicants held a public consultation event on the 2<sup>nd</sup> December 2014, with invitations sent to the Teddington Society and neighbours of the site. A total of 30 people attended; their material planning considerations of their responses are summarised as follows:

- Building Height: Additional storey of 4MR could affect light in neighbouring properties
- Car Parking: Lack of visitor spaces, not enough parking, design of semi-basement
- Traffic: Increased traffic and issues accessing site from Manor Road
- Flooding: Concern regarding the possibility of flooding.
- Waste Disposal: Bin store should at 4MR be increased to accommodate waste from 6MR
- Construction Disturbance: noise and dust through construction, timescale of works and building hours
- Noise: soundproofing between buildings and floors; noise from proposed gates
- Landscaping: semi-mature evergreen trees to be added beyond the rear garden of 17 Ferry Rd,

3.7 In addition, the applicants arranged pre-application discussions with the Local Planning Authority (LPA) on the previous scheme. as referred in paragraph 2.10 above.

**Public Consultation Process for this Scheme**

- 3.8 A total of 114 letters of invitation were sent by PowerHaus Consultancy on 20<sup>th</sup> November 2015 to neighbouring residents and other relevant parties (including non-resident owners of apartments in 4MR), advising of the opportunity to see and comment on the draft scheme at an open consultation event. A copy of the letter is attached at **Appendix 3** along with the formal invitation. The invitations summarised the emerging development proposals and included visual representations of the site location and the proposed development.
- 3.9 The open consultation event was held on 8<sup>th</sup> December 2015 at St Mary’s Parish Hall, Langham Road, TW11 9HF. A total of 19 people attended, with the majority of attendees from the existing properties at 4MR. All attendees were encouraged to sign the attendance register and fill in a feedback form, two of which were received by post after the consultation event. A copy of the feedback form is attached at **Appendix 4**.

**Summary of Feedback**

- 3.10 The following feedback was received during the event and in the two weeks following the event via written feedback forms. A total of 4 written feedback forms were received.

**Table 3: Summary of Public Consultation Feedback**

Issue	Summary Of Concern	Response
Previous Application	What did the Council think of the previous proposals?	The previously application was withdrawn before it was determined and therefore the applicants did not receive a formal response from the Council.
	Why was the previous application withdrawn?	The applicants decided to withdraw the previous application following changes in Government policy, judicial changes in planning policy and following a review by the project team as to how it could create a high quality integrated development.
Noise and Disturbance	Noise from proposed living rooms in 6MR adjacent to bedrooms in 4 MR	It is not unusual for bedrooms in one flat to be the other side of a living room in an adjacent flat and the new properties will have to pass the rigorous Part E acoustic tests of the latest Building Regulations. However, in response to comments made, the applicants have redesigned the layouts of the new flats at 6MR, such that they do not incorporate any living rooms that are positioned adjacent to the party wall with 4MR. The architects have also amended their drawings to show additional sound insulation to the wall between 4MR and 6MR and these drawings are included in this application.
	Increased noise from more people generally	The additional pedestrian traffic within the communal stair cores of the existing flats that will result from the addition of the extra floor is not unreasonable. The freeholder is a joint applicant and has agreed to adjust all the existing entrance doors to the existing flats and to adjust the two communal entrance doors such that the noise generated from the use of the

		communal entrance doors will be minimised. These works are listed in the letter dated 22/12/15 referred to in para 3.12 below. The increased level of noise from people generally because of the enlarged community on the estate is not unreasonable and indeed some existing residents will in fact take some comfort from a larger number of residents being around.
Traffic and Pollution	Increased traffic and pollution from increased cars on site	The proposals have received the input from specialist transport consultants and they are of the view that the increased level of traffic is reasonable and acceptable and their Transport Statement accompanies this planning application. Existing residents will be aware of just how friendly this location is for transport by train, bus, cycle and on foot and this provision acts to reduce the number of car movements generally. The proposals will also comply with the latest Mayor of London standards by including a higher ratio of cycle stores and by including five electric car charging points and this will also help to reduce pollution.
Parking Access	Shared access to underground parking for existing and proposed building	The specialist transport consultants referred to above have confirmed just how suitable the existing car park is for access and this is reiterated in their Transport Statement. The proposed access arrangement is a good use of existing infrastructure and the enlarged car park remains a reasonable size. The Council had no objection to this arrangement in the previous application. In addition, the Freeholder has agreed to undertake a number of improvement works to the existing car park as part of the proposals and these works are listed in the letter dated 22/12/15 referred to in para 3.12 below. They include the installation of a modern quieter entrance door, new signage and the painting of the car park walls and floors. This design arrangement will also remove the need for cars to access over the driveway in front of the existing flats and this will reduce noise and benefit amenity generally.
Bin and Cycle Stores	Bin and cycle stores highly visible from 4MR	The cycle and bin stores are in a convenient location for the users and in a location that will minimise the level of traversing required. It is a good idea for the stores to be camouflaged through their design and by the use of climbing plants and the drawings accompanying this application now indicate this.

Adjoining Buildings	Could there be a gap between the buildings?	It is perfectly normal for different buildings to abut each other and for both buildings to be built up to the boundary line. The high quality architectural design successfully integrates the new building with the existing.
New Balconies	Could balconies be moved away from 4MR to protect privacy?	The architects have redesigned the layout of the front adjoining flats such that the balconies have been moved to the northeast i.e. away from the existing 4MR building and this is shown in the drawings that accompany this application.
Solar Panels	4MR currently has solar panels, these aren't shown on the proposed drawings	The drawings that accompany this application now show the solar p.v. and solar hot water panels but it should be noted that these are indicative locations only.
General Design	The proposed building is less attractive than the old houses	The design of the existing 4MR is attractive and the Council is of the view that it positively benefits the Conservation Area. The proposals create 13 highly needed additional homes via an extension and new building that are attractively integrated with the existing building such that the whole will positively add to this diverse part of the Conservation Area.
	General design is in keeping with the existing block	We agree.

- 3.11 Other comments were received regarding operational matters relevant to the occupiers of 4MR however, since these are not material planning considerations these have been included in **Appendix 5** of this document for information and record. A number of these matters are to be addressed by the freeholder of 4MR as commitments to the existing residents.

**Response to Consultation Feedback**

- 3.12 Following the public consultation event the freeholder of 4MR responded in writing to the lessees of 4 Manor Road (22<sup>nd</sup> December 2015) detailing a response to the key issues raised at the event and any other perceived points of issue regarding the development. It included a commitment from the applicants to a proposed schedule of works and to the good management of the implementation of the works to 4 Manor Road.
- 3.13 In consideration of the comments received from the recent public consultation exercise, the following amendments set out in Table 4 below have been made to the scheme.

**Table 4: Amendments to Scheme following Public Consultation Feedback**

<b>Element</b>	<b>Issue</b>	<b>Design Response</b>
<b>Balconies (6MR)</b>	Privacy and overlooking due to proximity	The south facing balconies on 6MR (flats 11, 15 & 19) have been moved away from 4MR towards the centre of the building.
<b>Inter-building acoustics</b>	Noise and disturbance from the living rooms in 6MR adjacent to bedrooms in 4 MR	The southern units on the ground, first and second floors (flats 11,15 & 19) have been redesigned so that bedroom 2 adjoins the party wall and greater design allowance has been made for noise insulation.
<b>Bin Storage Design</b>	Concern about visual impact of bin storage	The proposed bin store for 6 Manor Road would be constructed of timber and screened from the main access path by sympathetic planting.

## 4.0 POLICY CONTEXT

### Local Development Framework

- 4.1 The Local Development Framework for consideration of this application site is set out in the following documents:
- National Planning Policy Framework (Adopted 2012)
  - London Plan consolidated with alterations since 2011 (Adopted March 2015)
  - Core Strategy (Adopted April 2009)
  - Development Management Plan (Adopted November 2011)
- 4.2 The following supplementary planning documents have also been considered in the development of the scheme proposals:
- Borough Community Infrastructure Levy (CIL) (Came into effect on 1 November 2014)
  - Design Quality SPD
  - Planning Obligations SPD
  - Residential Development Standards SPD
  - Refuse and Recycling Storage Requirements SPD (April 2015)
  - Small and Medium Housing sites SPD
  - Sustainable Construction Checklist SPD
- 4.3 The detailed policies and guidance are now considered and assessed against the development scheme in Section 5 below.

## 5.0 JUSTIFICATION OF PROPOSED DEVELOPMENT

### Principle of Development

#### Loss of Existing Housing

- 5.1 Policy DM HO1 states that existing housing should be retained and redevelopment of existing housing should normally only take place where it has been first demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme. The proposals should also improve the long-term sustainability of the buildings on sites, should not have an adverse impact on local character and should provide a reasonable standard of accommodation.
- 5.2 The Design & Access Statement illustrates how the existing 6MR building is positioned in the middle of the proposed development and indicates how it is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme of twelve 2 bed apartments with semi basement parking and that is compliant with all other requisite policies.
- 5.3 The proposed development will remove two existing houses but will be replaced with 15 new apartments, meeting today's environmental and sustainability standards. The proposals therefore do not conflict with the principles of Policy DM HO1, as the development delivers a significant gain in residential accommodation in line with Richmond's policy objectives.
- 5.4 The new proposed building makes full design allowance for its flood plain location and therefore improves the long term sustainability of buildings on the site., The existing houses do not provide any measures to mitigate against the risk of flooding on the site as the ground floor residential accommodation (vulnerable use) sits below the flood level. The Design & Access Statement identifies the extent of the works that would be required to the existing houses to give them the long term sustainability that would be enjoyed by the design of the proposed 6MR building and this would involve extensive works to the whole building, as illustrated in drawing no. 4707-3-70 (in the Design and Access Statement).
- 5.5 Entrances, windows, floors and doorways would all have to be raised, external and internal walls would have to be increased in height and a new roof fitted at a higher level. Several external access stairs would need to be introduced, total re-plumbing and re-wiring would be required to suit the new floors/levels and the foundations would possibly need to be enhanced and amended to allow for the raised building and new openings needed to allow for the flow of flood waters. Attempting to achieve this equivalence would be at an unacceptably high cost and would clearly result in very little of the 'existing housing' remaining. Further details can be found in Section 5.0 of the Design and Access Statement.
- 5.6 The proposed replacement building would improve the design and overall sustainability of the site, whilst providing additional dwellings with high quality accommodation, which is discussed in further below. The proposed development is therefore fully compliant with the requirements of Policy DM HO1.

#### Intensification of Residential Use

- 5.7 The application site is not allocated for any particular form of development in the adopted plan. Both parts of the site have established residential use (class C3). The Council identifies that *"there is a very significant housing need in the borough"*, but *"relatively limited availability of land in the Borough"* (para 4.4. 8 of the Core Strategy). The principle of continued and intensified residential use on site, therefore accords with the strategic aims of the Council's Local Plan.
- 5.8 The redevelopment of 6 Manor Road (6MR) to provide additional housing would accord with the aim of policy CP1 which supports the redevelopment of sites where they would provide additional housing units. In addition, the extra floor of residential accommodation at 4 Manor Road (4MR) together with the new building at 6MR would provide 15 new dwellings, which

would contribute towards the Borough's housing supply, in support of policy CP14 of the Core and policy 3.3 of the London Plan (2015).

- 5.9 Policy CP14 sets out the Council's aim to exceed the minimum strategic dwelling requirement (based on the Alterations to the London Plan, Dec 2006), with a particular aim for the provision of 700-800 units in the Teddington and the Hamptons area. In addition, it states the density of residential proposals should take into account the maximum intensity of use compatible with its local context, using the London Plan Density Matrix.
- 5.10 The site is identified as an urban setting within the London Plan Density Matrix. For sites with a PTAL of 2 to 3 in an urban setting a density range of 200 to 450 habitable rooms per hectare is considered appropriate. The proposed addition of 15 two bedroom apartments would result in a density of circa 366 habitable rooms per hectare for the site as a whole (23 two bedroom apartments in total), which is within the specified acceptable density range of the London Plan.

### **Conservation and Design**

- 5.11 The Heritage Statement (prepared by PowerHaus Consultancy) provides a detailed assessment of the significance of the heritage assets affecting the site, and the proposal's compliance with national, regional and local policy guidance on the preservation of the Teddington Lock Conservation Area.
- 5.12 Policy CP7.A aims to protect existing buildings and areas in the Borough of recognised high quality and historic interest. Which will be protected from inappropriate development.
- 5.13 The existing building at 6MR, is not considered to contribute positively to the character of the Conservation Area and is barely visible from the public views of the conservation area. It has been extensively altered over time with little of its original form remaining (coach house to Sunnybank) It's proposed demolition would not therefore create any adverse impact on the character of the Teddington Lock Conservation Area.
- 5.14 Policy DM HD1 states that Conservation Area Appraisals and Management Plans shall be used to determine whether proposals would affect their setting. New development (or redevelopment) should preserve or enhance the character and appearance of the area.
- 5.15 When consented in 2006 the existing 4MR building was then thought by the planning officer to 'enhance the character of the conservation area'. The proposed development seeks to blend the design of 6MR with the existing new development at 4MR, by way of form, detailing and materials to preserve the appearance of the Conservation Area by unifying the appearance of the site as a whole. Special consideration has been given to the design of the development with regards to views and it is not considered that these proposals would have any material impact on the appreciation of any nearby designated heritage assets or the views and vistas of the River Thames. Section 7.0 Evaluation of the Design and Access Statement includes an assessment of where the new building can be viewed from the public realm parts of the conservation area and section 9.0 Design includes verified before and after images of the proposals from these public realm vantage points.
- 5.16 Policy CP7.B requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality. To achieve this, it requires proposals to illustrate that they; are based on an analysis and understanding of the Borough's development patterns, features and views; public transport accessibility and maintaining appropriate levels of amenity; and connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.
- 5.17 Policy DM CD 1 seeks high quality architectural and urban design in new development based on sustainable design, with regard to the following: compatibility with local character



(townscape, scale, height, massing, proportions and form); sustainable development and adaptability, subject to aesthetic considerations; layout and access; and detailing and materials.

- 5.18 Policy DM HO 3 sets out a presumption against the loss of back gardens. This site involves long established previously developed land with a street frontage building and a further building to its rear. The Council's pre-application advice (see para. 2.10) confirms that this prospective development will not involve the loss of any back gardens. However, the guidance provided in policy DM HO 3 has helped to inform the detailed design of the proposed new building at 6MR. The detailed design has also been informed by the proportions and layouts of the adjacent properties to ensure that it harmonises with its surroundings and is sympathetic in height and mass to ensure that it is less conspicuous from the street.
- 5.19 A common palette of materials is encouraged by the policy, including the use of similar colours and textures of materials to create harmony between the new and old development. As demonstrated in the Design and Access Statement this has been the approach to the design of 6MR so as to harmonise with 4MR.
- 5.20 The height, scale and massing of the two proposed elements of the development have been designed to relate to the local context of the development, whilst maximising the use of the site and proportion of communal external space. The surrounding area contains no over-riding uniformity in building heights. Whilst many of the surrounding residential buildings comprise 2-3 storeys the neighbouring building to the northeast is 4 storeys in height and Quay West (to the southwest) comprises part 3, part 4 storey buildings in closer proximity to the River Thames.
- 5.21 Therefore, the addition of a storey on 4MR in a design style that retains the existing architectural integrity of the building, resulting in 4 storeys in total, would be within the height limits of the surrounding local context and would therefore comply with policies DM CD1, CP7 and 7.4. In respect of the objectives of policy DM HO3, the new building at 6MR comprises 3 storeys.
- 5.22 The proposed access to 6MR utilises the existing entrance to the site, which is shared with the existing building at 4MR. No additional impact arises on the appearance of the site via its access point to reflect the principles of Policy 3.1 of the Small and Medium Housing Design SPD.
- 5.23 Further details of the design development, architectural merit and acceptability within its local context can be found in the Design and Access Statement prepared by Brookes Architects.
- 5.24 Overall, the application proposals will preserve and enhance the character and appearance of the Teddington Lock Conservation Area. The significance of the designated heritage assets will therefore be sustained and enhanced.

#### **Quality of Accommodation**

- 5.25 Policy DM HO 4 generally seeks family sized accommodation and seeks a housing mix which is appropriate to the location. This schemes housing mix reflects the character of the location which includes a large number of flatted schemes for smaller households.
- 5.26 All of the residential units meet or exceed the minimum internal space standards requirements set by policy 3.5 of the London Plan (2015): 70sqm GIA for 2 bedroom 4 person units 61sqm required for 2 bedroom 3 person units. A full schedule of internal and private amenity areas can be found at **Appendix 2**.
- 5.27 Policy DM HO4 and paragraph 4.1.1 of the Residential Development Standards encourage the provision of external private/and or communal amenity space. Paragraph 4.1.1 requires the provision of a minimum of 5sqm private outdoor space for 1-2 person dwellings plus an extra 1sqm for each additional occupant. Each apartment has access to adequate private amenity space and shared use of the communal garden area in line with this policy.

- 5.28 Policy DM DC 6 encourages well designed and positioned balconies and upper floor terraces and Policy DM OS 6 expects larger new developments (10 or more units) to provide communal open space within the scheme, with the aim to strike a balance between private, semi-private and public open space. Together with Section 4 of the Residential Space Standards SPD, these policies advise that all amenity space should preferably receive direct sunlight and be easily accessible. Private amenity space should be located next to living spaces and provide privacy to neighbouring properties. Communal amenity space should be easily accessible to all occupants, be overlooked by habitable rooms to ensure safety and have a management plan.
- 5.29 The D&A demonstrates that the scheme accords with these policies to provide private amenity space for each unit, which all meet and exceed the 7sqm minimum space standards (see **Appendix 2**). All of the private balconies and terraces are accessed from the living spaces of the proposed apartments and the communal gardens are accessible for all. Both forms of amenity space have been designed in to receive sufficient sunlight and shading, and appropriate levels of privacy and overlooking.
- 5.30 Policy DM OS 7 seeks the improvement and enhancement of existing child play facilities and their accessibility and requires new development to assess the needs arising from the new development using the standards of the Mayor's Play and Informal Recreation SPG. This SPG requires the provision of child play space where a residential development is likely to result in an increase of 10 children or more. Using the SPG Play Space Requirement Calculator, it was calculated the proposed 15 apartments of this application would result in an increase of less than 10 children and therefore the development is not required to provide child play space on-site, nor contribute towards off-site provision. That said the scheme still provides ground level communal outside space for use by the new residents of the scheme.
- 5.31 The Daylight, Sunlight and Overshadowing Report (prepared by BDLA Consultancy) details the results of a desktop study of the development's daylighting levels. It concludes that all of the habitable rooms will meet and exceed BRE guidelines on daylight levels and all testable habitable rooms would receive good levels of sunlight, both annually and in winter in accordance with the BRE recommendations.
- 5.32 Policy CP14 requires all housing to be built to Lifetime Homes standards and 10% of all new housing to be wheelchair standard. The proposed development achieves these standards as through design in accordance with Part M of the Building Regulations. Flats 11,15 & 19 have been designed as wheelchair adaptable and would benefit from wheelchair access from both the communal gardens via a platform lift and from the parking level (2 wheelchair spaces provided), via the lift.

### **Residential Amenity**

- 5.33 Under the aims of Policy DM DC 6 balconies and terraces on the upper floors of new residential units should be designed to provide some shelter and privacy to neighbouring properties, either by using screens or by setting the balcony back within the façade.
- 5.34 The Residential Development Standards SPD gives further guidance on neighbourliness and privacy. Policy 3.1 states residential should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties; the acceptability of which will be guided by the BRE standards. In addition, new dwellings should not create an unacceptable sense of enclosure for neighbouring properties. Policy 3.2 advises new windows should not overlook a habitable room or garden of a neighbouring dwelling to an unreasonable degree, but advises that communal areas can benefit from overlooking due to passive surveillance. The northwest facing habitable room windows of the new 6MR building over look communal parking areas and will so benefit their surveillance.
- 5.35 The proposed orientation of the new building at 6MR precludes overlooking between the habitable rooms of the existing apartments at 4MR and the new apartments at 6MR. There are

no side windows proposed and therefore the opportunity for overlooking and subsequent reduction in privacy of those neighbouring properties is reduced.

- 5.36 The proposed south facing balconies of 6MR are located towards the centre of the building to preclude overlooking onto the existing south facing balconies of 4MR. It should be noted that these were moved from their previous location closer to 4MR following feedback from public consultation on the scheme, further details of which have been described in Section 3.0 above. 1.8m high privacy screens are proposed on balconies at 6MR closest to 4MR on the north elevation to preserve the privacy of the users of the closest north facing balconies at 4MR and prevent overlooking from these balconies.
- 5.37 All of the habitable windows of the proposed development (both at 4MR and 6MR) are over 20m from the habitable windows of the nearest neighbouring properties on all sides and therefore would not create any overlooking into those properties or loss of privacy for those residents. It should also be noted that the relationship between the proposed windows and balconies at 6MR and the rear gardens of Ferry Road is in keeping with both what was found acceptable with the construction of the original 4MR building and with the conclusion of the Inspector when he considered the addition of the balconies (application ref: 10/0340/FUL). The architects have carefully considered the potential overlooking of the garden to the South East from the North east end of the new 6MR building and their Design & Access Statement demonstrates that the screening from both new and existing trees will ensure that there is no unreasonable loss of privacy.
- 5.38 The impacts of the proposed new building and additional storey, in terms of overshadowing of the neighbouring properties, have been carefully considered in the design of the scheme. A desktop study concluded that there would be no adverse overshadowing impact to the proposed rear gardens of Ferry Road or any other adjacent amenity spaces. Full details of this study can be found in the Daylight, Sunlight and Overshadowing Report (prepared by BDLA Consultancy).
- 5.39 Further to the policy-based material planning considerations on residential amenity and good neighbourliness the applicants aim to reduce the impact of the development of the construction of both the additional floor and the new building for existing residents. The principles of a considerate contractor scheme will be applied throughout the duration of construction.

#### **Layout and Access**

- 5.40 Policy CP5 aims to promote safe, sustainable and accessible transport modes such as walking and cycling by prioritising the needs of pedestrians and cyclists in the design of new developments including requiring the provision of adequate cycle parking. Policy DM TP 7 seeks the provision of appropriate cycle access and sufficient, secure cycle parking facilities in all new developments.
- 5.41 This application proposes new secure storage for 30 bicycles (in addition to the cycle storage existing for residents of 4MR), with 10 spaces in the basement car park and 20 spaces in the communal space. The proposed development therefore accords with these policies.
- 5.42 Policy DM TP 2 requires all planning applications for smaller developments to be accompanied by a Transport Statement, in accordance with TfL guidance. Policy DM TP 8, Policy DM TP8 and Policy 3.1. of the Small and Medium Housing Sites SPD requires developments to demonstrate they provide an appropriate level of off-street parking to avoid unacceptable impact on on-street parking conditions and local traffic conditions. It also requires the provision of car and cycle parking in accordance with Appendix Four (Parking Standards).
- 5.43 No noise impacts are anticipated due to the short driveway and utilisation of one entrance to and from site to limit traffic and noise for 4MR.
- 5.44 This application proposes the provision of 15 new car parking spaces, located in the semi-basement of the new building at 6MR. It is proposed that 2 of these would be disabled spaces

and that 1 in 5 spaces would have an electric car charging point. The quantum of spaces is policy compliant. This development would not therefore impact on the on-street parking levels in the area as demonstrated in the Transport Statement (prepared by TTP Consulting).

- 5.45 The Transport Statement outlines the strategy for servicing and delivery for the development and details the access strategy and traffic impacts of the development. It concludes that the number of deliveries and vehicular trips generated would be imperceptible on local road networks.
- 5.46 The proposed new flats at 4MR would utilise the existing bin store, which currently accommodates the waste for both the existing buildings at 4MR and 6MR. A new bin store is proposed for the new flats at 6MR. Both of these bin stores accord with the Refuse and Recycling Storage Requirements SPD as demonstrated in the Transport Statement.

#### **Landscaping and Biodiversity**

- 5.47 Policy DM DC 4 aims to protect the Borough's trees by requiring landscape proposals for new developments to retain existing trees, where practicable, and include new trees and other planting; with a presumption against proposals which result in a significant loss of trees.
- 5.48 The layout of the proposed building and the hard landscaping has been designed in cognisance to the existing trees and their contribution to the character of the conservation area. The central location of the new building at 6 manor road has limited impact on existing trees, with one tree to be re-located to improve the access and servicing for 6MR. Further details of the landscaping scheme can be found in the Landscape Design Drawing (prepared by Bradford Smith Architects) and further details of the site's trees are set out in the Tree Report (prepared by Clive Fowler Associates)

#### **Affordable Housing**

- 5.49 Policy CP15 expects the provision of 50% of all new residential units to be affordable housing. It further specifies that some form of contribution towards affordable housing will be expected on all new housing sites. On sites capable of ten or more units gross at least 50% of this should be on-site provision.
- 5.50 Policy DM HO 6 requires the provision of the maximum reasonable amount of affordable housing, taking into account: economic viability; individual site costs; the availability of public subsidy; and the overall mix of uses and other planning benefits.
- 5.51 No affordable housing is proposed within this development. A viability assessment has been undertaken to demonstrate that the development has sought to include affordable housing. The viability statement (prepared by Bailey Venning Associates) concludes that the provision of affordable housing would render the development unviable. This development therefore does not propose any affordable housing, either on-site or by way of financial contribution towards off-site provision elsewhere in the Borough, in accordance with policy DM HO6.
- 5.52 This is also supported by paragraph 173 of the NPPF which advises that to ensure viability that the costs of any requirements likely to be applied to a development, such as affordable housing, should, when taking into account the normal cost of development, provide competitive returns to a willing landowner or developer.
- 5.53 The site specific value of the two occupied houses on the site, the relatively high construction costs of adding an extra floor to an existing occupied building, the cost of ensuring that the new building on the site is sustainable over the long term in respect of its flood plain location and the costs of ensuring a high quality and neighbourly development within its Conservation Area location, all contribute to the relatively high development costs of this project.
- 5.54 Whilst the development proposed does not have a viability that enables the provision of any affordable housing it does clearly provide other planning benefits:

- A net addition of 13 new homes
  - Substantial contributions to the Borough & Mayoral Community Infrastructure Levies
  - An increase in the long term sustainability of the buildings on the site, and
  - A reduction in flood risk to the local community.
- 5.55 Also of relevance to affordable housing is that 4MR and 6MR are in separate ownership and it is therefore possible for the two separate owners to alternatively submit independent applications for their respective projects, and if this would be done the following would result:
- 4 Manor Road: An additional floor comprising 3 new 2 bed flats. Following the Court of Appeal decision on 13<sup>th</sup> May 2016 (West Berks & Reading vs CLG [2016] EWCA Civ 441), and the 19<sup>th</sup> May 2016 update to the Planning Practice Guidance, the government has reconfirmed its adopted policy that affordable housing contributions should not be sought on developments of 10 units or less. An application for 3 new units would fall within this threshold.
  - 6 Manor Road: A new building comprising 12 new 2 bed flats. The submitted Bailey Venning Associates Viability Report makes it clear that in the event of a separate application being submitted for the 6MR site alone, it would have a lower relative viability than is set out in detail for this combined application. An application for the 12 units would therefore have insufficient viability to make contributions towards affordable housing.

### **Sustainability**

- 5.56 Policy CP1 (1.A) requires compliance with Code for Sustainable Homes level 3. Central Government scrapped the Code for Sustainable Homes scheme from April 2015 and measures of the sustainability of buildings are now dealt with under Building Regulations. No further information is therefore submitted to address this policy.
- 5.57 Policy CP2 and DM SD 1 aim to reduce the Borough's carbon dioxide emissions by promoting the minimising of energy consumption in new development. They require new buildings to achieve a minimum 40% reduction in carbon dioxide emission over Building Regulations (2010) from 2013-2016 and zero carbon emission from 2016, and require all new development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy, unless it can be demonstrated that such provision is not feasible.
- 5.58 Policy DM SD 4 requires all new developments to take into account and adapt to high temperatures and mitigate overheating and excessive heat generation, through their layout, design, construction, materials, landscape and operation.
- 5.59 Policy DM SD 5 encourages the incorporation of living roofs into new developments where technically feasible and subject to the considerations. For roof plate areas of 100sqm or more the aim should be to use at least 70% of the potential roof plate area as a living roof.
- 5.60 This development has been designed with high regard to sustainability and the mitigation of climate change. It is proposed to install photovoltaic solar panels on the roof of the new building at 6MR in efforts to both reduce CO<sub>2</sub> emissions from the development and provide on-site renewable energy in accordance with policy CP2. The existing solar hot water panels at 4MR are proposed to be relocated to the new roof above the proposed third floor.
- 5.61 Due to the proposed PV and relocated solar hot water panels and roof lights it is not technically feasible to install a living roof because of the limited roof space. It is considered that the inclusion of on-site renewable energy generation would be of greater environmental benefit than

the living roof. Further details of the proposed renewable energy generation and the attempts to reduce CO2 consumption and overheating can be found in the Energy Strategy Report (prepared by Price & Myers). A Sustainable Construction Checklist has also been prepared by Price & Myers, in accordance with the Borough's Sustainable Checklist SPD (September 2015) and the Council's own rating confirms that this development "makes a major contribution towards achieving sustainable development in Richmond".

- 5.62 Policy CP3 requires the design of development to take into account the impacts of climate change over the lifetime of the development including: water conservation and drainage; the need for summer cooling; risk of subsidence; and flood risk from the River Thames. It also aims to restrict development in areas of high flood risk using the Environment Agency's (EA) Catchment Flood Management Plan, Borough's Strategic Flood Risk Assessment and site level assessments to determine risk.

#### **Flood Risk**

- 5.63 Policy DM SD 6 aims to guide development to areas of lower flood risk, applying a sequential test. Where Flood Risk Assessments (FRA) are required, it seeks attenuation measures to alleviate fluvial and/or surface water flooding, where possible, in addition to the EA's normal floodplain compensation requirement. It also requires all proposals of sites of 10 dwellings or more to submit a Flood Warning and Evacuation Plan.
- 5.64 The site is located within flood zone 3A where residential (more vulnerable) development is permitted. It is also located within the 400m buffer area of Teddington town centre where, in recognition of its importance to the continued economic vitality of the town, residential development that is not classed as major is not required to pass a sequential test – DM SD 6. The site is also located within that part of Character Area R6 as defined in para 7.5.6 of the Level 1 Update of the Strategic Flood Risk Assessment (SFRA) August 2010 where '...giving due consideration to the existing development (in the area) a pragmatic approach to future development is permitted..'
- 5.65 On behalf of the applicant, Water Environment Ltd (WEL) has consulted with the EA so as to receive the benefit of their latest information and advice and this has informed the design of the proposals. This consultation progressed to the use of the EA's formal pre-app procedure and their response is set out in their letter dated 19<sup>th</sup> Feb 2016 (Ref. SL/2015/115/302/02-LO1), which is included within the FRA for this site.
- 5.66 The application has also received the benefit of pre-application advice from the LBRuT specifically relating to the undertaking of the Sequential Test.
- 5.67 A site specific FRA has been prepared by WEL and this identifies the site specific flood risks and the proposed mitigations for this development.
- 5.68 The EA has confirmed that they are satisfied with the raised ground floor and semi basement parking approach taken and are satisfied that a suitable planning condition can be added to ensure that openings and voids can be maintained over the life of the building. They are also of the view that the approx. 600m<sup>3</sup> of additional flood plain storage that results from the design of the proposals as set out in the FRA is unlikely to result in a loss of flood plain storage.
- 5.69 The FRA includes information that demonstrates that the proposed development passes the Sequential Test. Relevant to this test is the confirmation in the SFRA that due to the specific location of this site a pragmatic approach to future development is permitted.
- 5.70 Also relevant to the Sequential Test is that 4MR and 6MR are in separate ownership within the 400m buffer area of Teddington Town Centre. It is therefore possible for the two owners to alternatively submit independent planning applications whereby both would not be classed as major development such that no Sequential Test would be required. An identical proposal of an additional floor of 3 new apartments could be submitted for the 4MR site by its owner and a

separate application for a new building of near identical design and proportions could be submitted for the 6MR site by its separate owner but comprising only 9 housing units.

- 5.71 The FRA also confirms that the proposed development passes the Exception Test. In terms of sustainability, the test outlines that the sizable increase in flood plain storage that will result from the development proposed will reduce the flood risk overall for the local community.
- 5.72 A Flood Emergency Plan (FEP) is required to be prepared for this development to demonstrate that the flood risks can be managed. As with similar such planning applications (the earlier 4MR development, Teddington Studios and the application submitted and withdrawn for this site in 2015 – 15/0688/FUL), no FEP has been submitted with this application leaving this matter to be dealt with by way of planning condition. In their letter the EA confirmed that they have no objection to the FEP being dealt with in this way by the Council.
- 5.73 Policy DM SD 7 requires all development proposals to follow the London Plan drainage hierarchy when disposing of surface water and developments must utilise Sustainable Drainage Systems (SuDS) wherever practical. SuDS applicable to this site are referred to in both the FRA and the Design & Access Statement.
- 5.74 The FRA confirms that the proposed surface water drainage system for the development will reduce runoff rates and volumes from the site compared to the existing scenario. This will result in a further reduction in the risk of flooding to the local area.

#### **Community Infrastructure Levy**

- 5.75 This site sits within the lower band Community Infrastructure Levy (CIL) charging zone of the Borough, where CIL is chargeable for new residential floorspace at £190 per sqm. A CIL form has been submitted with the application to set down the existing and proposed floorspace areas.

## 6.0 SUMMARY AND CONCLUSIONS

6.1 The proposed development will:

- Optimise the potential of the site, whilst maintaining appropriate density levels in accordance with the public transport accessibility of the site.
- The proposed 15 new apartments would meet prescribed housing space and density standards and provide adequate access for future residents equally through driving, cycling and walking.
- Be appropriate in external appearance and character. The additional storey and new building are appropriate in height and scale and the unified design approach between the new elements and existing building on site would preserve the character of the Teddington Lock Conservation Area.
- Reduce the degree of flood risk to the site and surrounding area;
- Ensure high quality amenity for future residents by providing flood resistant, well-proportioned habitable spaces with acceptable levels of daylight and privacy together with private and communal amenity spaces;
- Minimise the impact on the existing surrounding trees, retain all trees of value within the site, and provide high quality landscaping
- Maintain an acceptable level of amenity and privacy for the neighbouring properties through thoughtful design and the removal of surface level parking at the back of the site;
- Maintain an acceptable level of amenity for the existing residential units at no. 4 Manor Road, by minimising overlooking from balconies and reducing the amount of vehicle movements on site through shared underground parking access.

6.2 The proposals have been informed by the latest flood related information from the Environment Agency and have benefited from the use of the Agency's pre-application procedure. The applicants have engaged with the local planning authority and have received the benefit of pre-application advice both in terms of design and in the preparation of a sequential test by suitably experienced professionals.

6.3 The existing houses at 6 Manor Road do not contribute positively to the special character of the Teddington Lock Conservation Area and are at risk from flooding. The supporting documents demonstrate that the existing 6 Manor Road building is incapable of improvement or conversion to a satisfactory standard to provide a scheme equivalent to the high quality new homes proposed.

6.4 The redevelopment of the site, as proposed, provides improvements in housing quality and numbers, appearance, flood risk and sustainability, without creating adverse impacts on the character and appearance of the conservation area, neighbouring amenity or traffic.

6.5 The scheme has benefitted from pre-application local consultation which has informed the final designs submitted in this application. Modifications have been made as a result of this consultation with particular care to the amenity of the existing residents of 4 Manor Road.

6.6 In respect of the above, together with the supporting documents, we consider the proposed development is acceptable in accordance with the Local Development Framework and that planning permission should be granted.



Signed: .....  .....

**On behalf Powerhaus Consultancy**

Date: ... 13<sup>th</sup> June 2016 .....

**APPENDICES**

**Appendix 1: Site Plan**



RIVER THAMES

# BrookesArchitects

Upstairs at The Grange  
 Bank Lane, London SW15 5JT  
 T 020 8487 1223  
 F 020 8876 4172  
 E info@brookesarchitects.co.uk  
 www.brookesarchitects.co.uk

Drawing No. **4707** | 3 | 03  
 Rev. No. | |

Client **4 Manor Road and Lulworth Homes**  
 Project **4 + 6 Manor Road**  
**Teddington**  
**TW11 8BG**

Scale **1 : 500@A3** Date **Nov '14** Dwn **AWS** Chk **IF**  
 Dwg **Existing Site Plan**

# PLANNING

Rev	Description	Issued	Dwn	Chk



**Appendix 2: Schedule of Areas Existing and Proposed**

<b>EXISTING SCHEDULE OF AREAS</b>	
<b>Use</b>	<b>GIA (sqm)</b>
<b>4 Manor Road</b>	
Apartments	701
Total 4 Manor Road (incl. communal areas)	714
<b>6 Manor Road</b>	
Houses	228

<b>PROPOSED SCHEDULE OF AREAS</b>		
<b>Use</b>	<b>GIA (sqm)</b>	<b>Private Amenity (sqm)</b>
<b>4 Manor Road</b>		
Flat 3A	64	9
Flat 9	71	8
Flat 10	71	7
Total Residential Accommodation (excl. communal areas)	206	
Total Floorspace (incl. communal areas)	218	
<b>6 Manor Road</b>		
Flat 11	75	7
Flat 12	72	26
Flat 13	73	56
Flat 14	70	84
Flat 15	75	7
Flat 16	72	7
Flat 17	73	7
Flat 18	70	7
Flat 19	75	7
Flat 20	72	7
Flat 21	73	7
Flat 22	70	7
Total Residential Accommodation (excl. communal areas and basement)	870	
Total Floorspace (incl. communal areas)	977	
<b>Total Proposed Residential Accommodation (15 flats)</b>	1076	
<b>Total Proposed Floorspace (incl. communal areas)</b>	1195	

<b>BASEMENT AREAS</b>		
<b>Use</b>	<b>GIA (sqm)</b>	<b>Parking Spaces</b>
4 Manor Road Basement (Existing)	292	10 car
6 Manor Road Basement (proposed)	390	15 car 10 bicycle

**Appendix 3: Copy of Public Consultation Invitation Sent 20<sup>th</sup> November 2015**

# INVITATION

**Open Consultation for  
a development at  
4 + 6 Manor Road,  
TW11 8BG.**

**Lulworth Homes cordially  
invites you to this open  
consultation event  
at **St Mary's Parish Hall**  
on **Tuesday 8th December**  
from **6:30 to 9 pm**.**

**Local residents are invited to  
attend a display and  
consultation which will be  
hosted by Brookes Architects  
and PowerHaus Consultancy  
(Planning consultants).**

**We look forward to your  
participation in our  
consultation.**

**BrookesArchitects**

Upstairs at The Grange  
Bank Lane London SW15 5JT  
T 020 8487 1223  
F 020 8876 4172  
E [info@brookesarchitects.co.uk](mailto:info@brookesarchitects.co.uk)  
[www.brookesarchitects.co.uk](http://www.brookesarchitects.co.uk)



**12 new flats at 6 Manor Road**





**Venue**

**St Mary's Parish hall**  
 Langham Road  
 Teddington  
 TW11 9HF

**Site**

**4 + 6 Manor Road**  
 Teddington  
 TW11 8BG



**Additional Floor to 4 Manor Road**

**Appendix 4: Copy of Public Consultation Feedback Form**

T: 02036087612  
 M: 07496611110  
 Suite 6036, 1 Fore Street,  
 Moorgate, London EC2Y 5EJ  
 mp@powerhausconsultancy.co.uk  
 www.powerhausconsultancy.co.uk



**Feedback Form  
 Lulworth Homes and 4 Manor Road Ltd  
 Development Proposals for 4 and 6 Manor Road Teddington**

*Thank you for taking the time to look at our exhibition.*

**We hope that you now have a better idea about our proposals. Please take this opportunity to talk with the members of the project team, who will be happy to discuss any aspect of the proposals.**

**The aim of the exhibition is to allow us to find out your views on the proposals. We would be grateful if you could spare a few minutes to complete this questionnaire with any comments you may have.**

**Your responses will remain anonymous at all times and allow a range of views to be expressed. All comments on any aspect of the proposals are welcome.**

**About You (Please tick those that apply):**

- Local Business
- Local resident
- Other – Please state.....

**Your Address details (if you want to be kept informed)**

Address line 1: ..... Postcode:.....

Address line 2:..... Email address:.....

Town/City: .....

**1. Do you support the proposals for the development of 4 and 6 Manor Road?**

Yes I fully support the plans	
Yes, I generally support the plans but have some concerns (please set out your concerns below)	
No, I don't support the plans (please say why below)	
I don't know/ don't mind	

**Comments:**

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**2. Is there anything you particularly like about our plans? For example, the architectural design.**

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**3. Please use the space below to make any additional comments.**

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**Appendix 5: Full list of comments received from public consultation**

Issue	Summary Of Concern
Previous Application	What did the Council think of the previous proposals?
	Why was the previous application withdrawn?
Noise and Disturbance	Noise from proposed living rooms in 6MR adjacent to bedrooms in 4 MR
	Increased noise from more people generally
Traffic and Pollution	Increased traffic and pollution from increased cars on site
Parking Access	Shared access to underground parking for existing and proposed building
Bin and Cycle Stores	Bin and cycle stores highly visible from 4MR
Adjoining Buildings	Could there be a gap between the buildings?
New Balconies	Could balconies be moved away from 4MR to protect privacy?
Solar Panels	4MR currently has solar panels, these aren't shown on the proposed drawings
General Design	The proposed building is less attractive than the old houses
	General design is in keeping with the existing block
Construction Works	Questions over duration of the build programme
	Concerns over disruption of existing residents during development, particularly the development at 4MR
	Concerns over physical works to top floor flats, particularly how the apartments would be protected when the roof is 'taken off'
Future Development	Concerns that three storeys at 6MR would become 4 storeys in the future
Party Wall	Existing residents would have new party wall to the side where they didn't before
Impact on Income/ Investment	Perceived loss of rental income at flats during development. Owner seeks compensation from the developer
	Perception that proposal led to loss of potential sale of flat at 4MR
	Recent buyer not forewarned about the new development prior to purchase
	Flat purchased because it was on the top floor and now it won't be
Ability to object	Belief that leaseholders at 4MR did not have a right to object to future development
Views	Existing view from balcony at 4MR would be interrupted by new 6MR building
Cycle Storage	Belief that there is no existing cycle storage of 4MR