

Basinghall Estate Company Limited

**Proposed Residential-led Mixed-Use Development
No. 74 Church Road, Barnes, London, SW13 0DQ**

Consultation Statement

7 March 2017

Turnberry

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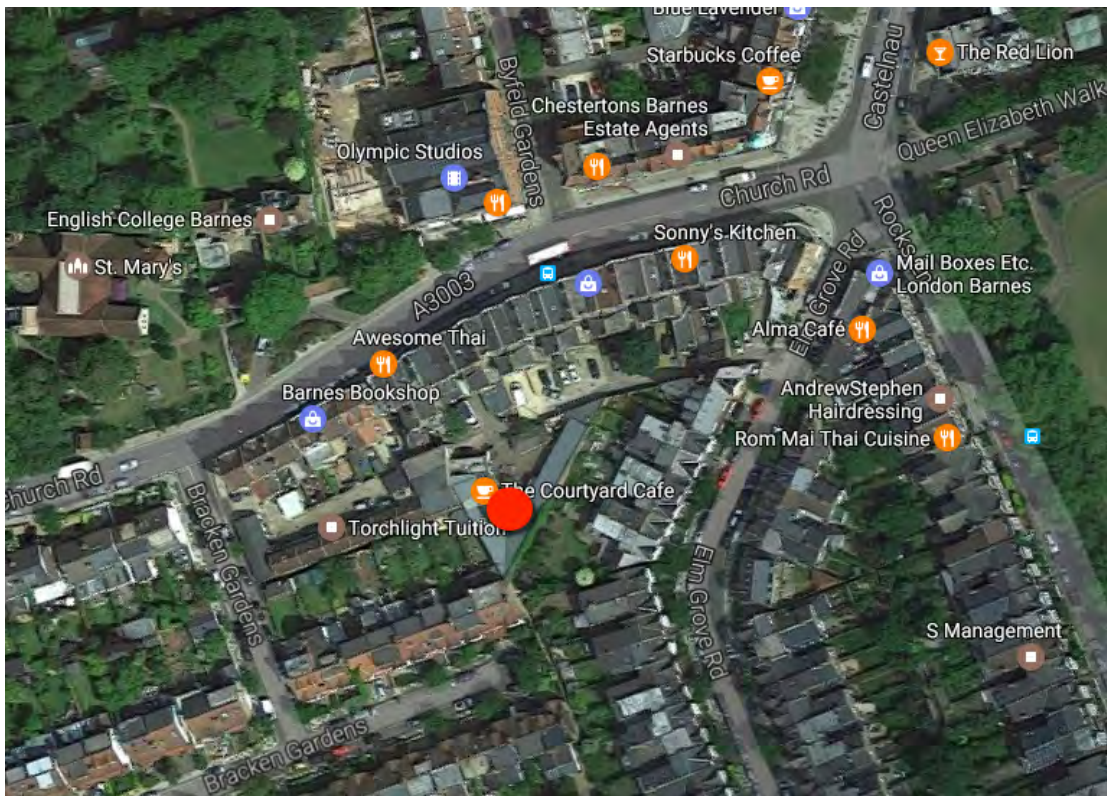
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1 INTRODUCTION

- 1.1 This Consultation Statement has been prepared by Turnberry Planning Limited on behalf of 'Basinghall Estate Company Limited' (the applicant) and supports a full planning application to the London Borough of Richmond upon Thames (the Local Planning Authority [LPA]) for a proposed residential-led mixed-use development on land rear of No. 74 Church Road, Barnes, London, SW13 0DQ.
- 1.2 As shown in **Figure 1.1**, the application site is situated within Barnes local centre and currently accommodates a single-storey 'V' shaped commercial building under Class A1, A3 and B1 use. The site is a courtyard-type development located to the rear of No. 74 Church Road (a backland site) and the surrounding area is primarily residential in character with ground floor retail units along Church Road and commercial workshops to the west.

Figure 1.1 – Aerial Photograph of Site



- 1.3 The applicant is now proposing to redevelop the application site by demolishing the existing buildings and erecting a two-storey residential-led mixed-use development comprising of 6 no. of residential flats and 5 no. of small commercial units (with a Gross External Area of 165.7sqm).
- 1.4 The submitted Planning Statement, which forms part of the application submission, provides further information on the development proposals as well setting out the planning justifications of the scheme.
- 1.5 The Consultation Statement documents the consultation and community engagement undertaken by the applicant prior to the submission of the planning application.

2 RELEVANT PLANNING POLICIES

2.1 National Policies

2.1.1 Relevant national planning policies and guidance are as follows:

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

2.1.1 The Government's national planning policies are set out in the NPPF published in March 2012. It contains the Government's policies for planning in England.

2.1.2 The PPG was subsequently launched online by the 'Department for Communities and Local Government' (DCLG) on 6 March 2014, which is designed to accompany the NPPF. It is the Secretary of State's view on how the NPPF's policies should be used in practice and to provide further information. The PPG is actively managed by the DCLG and is frequently updated.

National Planning Policy Framework (2012)

2.1.3 Paragraph 188 of the NPPF (2012) recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

2.1.4 Paragraph 189 states that LPAs cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.

2.1.5 Paragraph 190 recognises that the more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process.

Planning Practice Guidance

2.1.6 Paragraph 001 (Ref ID: 20-001-20150326) of the PPG relates to the value of pre-application engagement as it is recognised that it offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and the likelihood of success. This can be achieved by:

- Providing an understanding of the relevant planning policies and other material considerations related to the development proposal.
- Work collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with the proposal.
- Discuss possible mitigation of the impact of the proposal.
- Identifying the information required to accompany a formal planning application, thus reducing potential delays during the application validation stage.
- Putting in place Planning Performance Agreement (PPA) where this would help with managing the process and agreeing any dedicated resources for progressing the application.

2.1.7 Paragraph 003 (Ref ID: 20-003-20140306) states that pre-application engagement is a collaborative process between a prospective applicant and other parties which may include:

- The LPA.
- Statutory and non-statutory consultees.
- Elected Members.
- Local people.

2.1.8 Furthermore, it is recognised that the parties involved at the pre-application stage will vary on a case-by-case basis, and the level of engagement needs to be proportionate to the nature and scale of a proposed development. Each party involved has an important role to play in ensuring the efficiency and effectiveness of pre-application engagement.

2.1.9 Paragraph 007 (Ref ID: 20-007-20140306) advises that democratically elected Members are strongly encouraged to participate at the pre-application stage, where it is appropriate and beneficial for them to do so. Section 25 of the Localism Act 2011 confirms that elected Members do not have a 'closed mind' just because they have historically indicated a view on a matter relevant to the proposal.

2.1.10 Paragraph 008 (Ref ID: 20-008-20150326) recognises that the NPPF is clear that statutory consultees have an important role to play at the pre-application stage. In order for their role to be effective and positive, statutory consultees will need to take an early, pro-active approach and provide advice in a timely manner.

2.1.11 Paragraph 010 (Ref ID: 20-010-20150326) relates to what the applicant should expect from the LPA at the pre-application stage. A prospective applicant should expect a clear, timely, and authoritative, view on the merits of a proposed

development – as well as clear advice on consultation requirements and the information to be submitted with a formal planning application.

2.1.12 Paragraph 011 (Ref ID: 20-011-20140306) states that pre-application engagement with the community is encouraged where it will add value to the process and the outcome although it is not compulsory except for wind turbine developments. In addition, pre-application advice provided by the local planning authority cannot pre-empt the democratic decision making process or a particular outcome, in the event that a formal planning application is made. The advice could, however, be a material consideration to be taken into account and given weight in the planning application process.

2.1.13 Paragraph 012 (Ref ID: 20-012-20140306) recognises that if pre-application advice is to be meaningful then a proposed development may change prior to the submission of a formal planning application. This could resolve issues identified at the pre-application stage and/or it may raise new issues that need to be discussed.

2.2 Local Policies

Statement of Community Involvement (2006)

2.2.1 The ‘Statement of Community Involvement’ (SCI) was adopted by the LPA on 9 June 2006 sets out the consultation strategy for the preparation of the development plan and other related documents. The SCI explains how local communities and other interested parties will be involved in the plan-making process as well as considers consultation procedures for planning applications.

2.2.2 Section 8 provides guidance on consultation relating to planning applications and encourages developers to use the pre-application process as prior engagement with the LPA and to get an appropriate steer as to what may be acceptable in planning terms.

2.2.3 The SCI also advises that 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 the application.

2.2.4 It is noted that the SCI is not prescriptive in terms of how applicants undertake pre-application consultation and that it advises that it should be undertaken under the developer’s own initiative and at ‘arms length’ from Officers to ensure impartiality in the LPA’s perspective.

3 CONSULTATION

3.1 Introduction

3.1.1 This section sets out the consultation and community engagement that has been undertaken by the applicant prior to the submission of the full planning application to the LPA.

3.2 Pre-application with LPA (2015)

3.2.1 A request for formal pre-application advice was sought from the LPA, whereby Turnberry Planning Limited submitted a pre-application on 17 April 2015. The pre-application proposal was for a larger residential development (when compared to the current development proposal) and comprised of 'demolition of current units and construction of three-storey residential block comprising 5 no. of 2-bed units and 3 no. of 1-bed units'. Copies of the pre-application submission documents are contained at **Appendix 1**.

3.2.2 The LPA subsequently issued a formal pre-application advice letter dated 14 August 2015. A copy of this is contained at **Appendix 2**.

3.2.3 In summary, the LPA's views of the pre-application proposals and our current responses (in *italics*) to these are as follows:

- The application site is not situated on key shopping frontage, therefore the retail use on the site (particularly the Class A1 use) is not protected. *We agree that this remains applicable.*
- A schedule and plan of existing uses needed to gain a better understanding of the existing development. *This has now been provided as part of the application (see Planning Statement).*
- The LPA considered proposals for a pure residential development is unlikely to be acceptable and requires a mix of uses to complement the Barnes local centre. *We have since revised the proposal to incorporate a mix of uses to include residential and Class B1 use, which is considered to be appropriate to Barnes local centre.*
- The LPA requires affordable housing financial contribution for small sites (i.e. 1-9 residential units). 40% affordable provision for 8 no. of residential units proposed. *The current application proposal for 6 no. of residential units is expected in the development plan to provide 30% affordable housing contribution. We propose to provide an affordable housing contribution to be in-line with the LPA requirements. Please see submitted Affordable Housing Statement and draft Unilateral Undertaking for further details.*
- The proposal will need to accord with minimum floorspace and private amenity space standards. *The current application proposal fully accords*

with DCLG and local plan standards relating to minimum floorspace and private amenity space respectively.

- Development should take into account wheelchair / disabled access standards. *The proposed 2 no. of 2-bed ground floor flats are DDA compliant (see Access Statement). A disabled car parking space is also proposed.*
- The LPA were of the view that the site was within the Barnes Green Conservation Area. *We can now confirm that the site is located just outside the Conservation Area. The submitted Planning Statement provides further justifications as to why the current application proposal will not be detrimental to the character and appearance of the Conservation Area.*
- The design of the development was considered to be excessive in scale, height, bulk and massing. This would result in a visually intrusive and un-neighbourly form of development. A reduction in the scale of the proposal is likely to be required. *We have now revised the development proposal by altering its scale, massing, design and layout. See Planning Statement and Design and Access Statement for further information.*
- The LPA prefers 'low key mews type development' at 'workshop scale'. This should ideally be 1-1.5 storeys in height (max) and should appear subordinate to the frontage buildings, particularly those on Church Road and Elm Grove Road. *The current application proposal is for a two-storey development that retains the existing 4.6-4.7m stable wall along the southern and western boundary of the site. We believe the current design and layout of the scheme is sensitive to its surroundings; whilst maximising the delivery of both much needed housing and commercial space on the site. See Planning Statement and Design and Access Statement for further justifications.*
- The LPA would expect a 20m set back distance of the proposal from nearby residential properties' habitable room windows to protect privacy (quoting Policy DM DC5 of the Development Management Plan). However, if the development was to be single storey, it considered that this will unlikely have privacy concerns. *The application proposal will retain the 4.6-4.7m high stable wall to the southern and western boundary of the site, thereby minimising overlooking and loss of privacy to surrounding neighbouring properties. See Planning Statement for further justifications.*
- The proposed balconies on first and second floors would like cause overlooking/loss of privacy to occupiers of neighbouring properties. *As per the reasoning above, the retention of the stable wall at 4.6-4.7m high is considered to minimise loss of privacy. See Planning Statement for further justifications.*
- The LPA considered the proposal to unlikely cause significant impacts to daylight/sunlight enjoyed by surrounding residential properties. *We agree with this and given the reduction in scale and massing of the current*

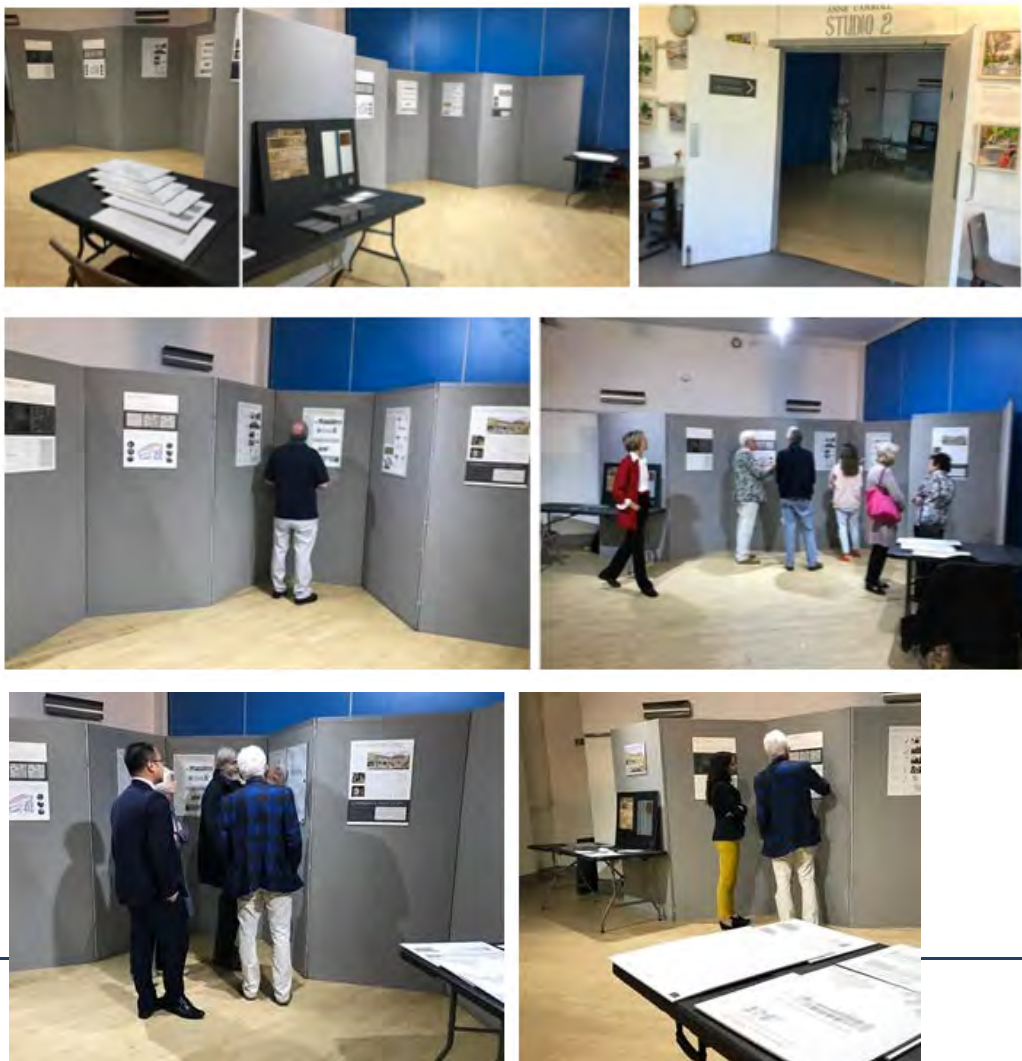
application proposal with improved siting, this will further minimise impacts relating to loss of daylight/sunlight to nearby residential properties.

- A car parking space should be allocated to each of the residential units. Cycle parking of 3 spaces would also be needed. *The application proposal now proposes a total of 17 no. of secure cycle spaces. This is considered to adequately meet the standards of the London Plan.*
- Provisions of 1x 660L refuse bin and 2x 360L recycling bins would be required. *The application proposal provides sufficient waste storage facilities for both residential and commercial uses.*
- A Construction Method Statement would be needed to clarify how construction vehicles are to access into the site given the restricted spacing. *We have submitted a Construction Traffic Management Plan (CTMP) in support of the current application proposal to demonstrate that appropriate vehicles can enter and exit the site during construction.*
- Improved lighting and secure access for pedestrians will be looked upon favourably. *We consider lighting details should be dealt with via a planning condition.*
- LPA confirmed that the site is unlikely to have contaminated land issues. *We agree with this.*
- No ecological impacts considered likely. However, installation of green roof and insertion of bird/bat boxes are advised. *We are not proposing to install green roof to the development due to limited space, maintenance and structural issues. As set out in the submitted Energy & Sustainability Strategy document, the proposal will meet above carbon emission standards of 35%. In terms of installation of bird and bat boxes, this could be dealt via a planning condition if necessary.*
- No 'Tree Preservation Orders' exist on the site. The LPA considered the existing tree on site to be of low amenity value as it is within the courtyard with no visibility from the streetscene. The planting of a new tree within the development is considered acceptable. *We agree with this and are proposing the planting of a new tree within the courtyard.*
- The site is situated within areas of high flood risk and advised that a Flood Risk Assessment (FRA) is submitted. The application proposal is supported by an FRA, which demonstrates that whilst it is within Flood Zone 3, the site and a large part of Barnes benefit from existing flood defences. The proposal will have adequate SUDS on site to ensure appropriate drainage measures.
- The proposal will be CIL liable (both Borough and Mayoral CIL). *Noted.*

3.3 Public Exhibitions (4 and 5 October 2016)

- 3.3.1 Turnberry prepared a document titled 'Barnes Consultation Paper' on 2 September 2016. This is an internal consultation strategy document intended for the applicant to have a good understanding of the suggested pre-application public engagement process, which should involve two public exhibitions setting out the development proposals and to be held within close proximity of the site. The intention is to engage with the local community and to obtain their views of the proposal and to see whether the scheme needs to be amended. A copy of the Barnes Consultation Paper is contained at **Appendix 3**.
- 3.3.2 The two public exhibitions were held at the nearby OSO Arts Centre (49 Station Road) on 4 and 5 October 2016 between 3.30pm – 7.30pm. Notification letters informing people of the exhibitions were posted on 21 September 2016 (first class stamp) via Royal Mail to a total of 121 no. of local residential and business addresses within relative proximity to the site. Copies of the sample letter and the definitive list of those consulted are contained at **Appendix 4**. It is noted that Ward Councillors for 'Barnes' as well as 'Mortlake and Barnes Common' were also consulted; together with Barnes Community Association (BCA).
- 3.3.3 Turnberry subsequently prepared the public exhibition information boards and copies of these are contained at **Appendix 5**.
- 3.3.4 Photos taken from the exhibitions are shown in **Figure 3.1**.

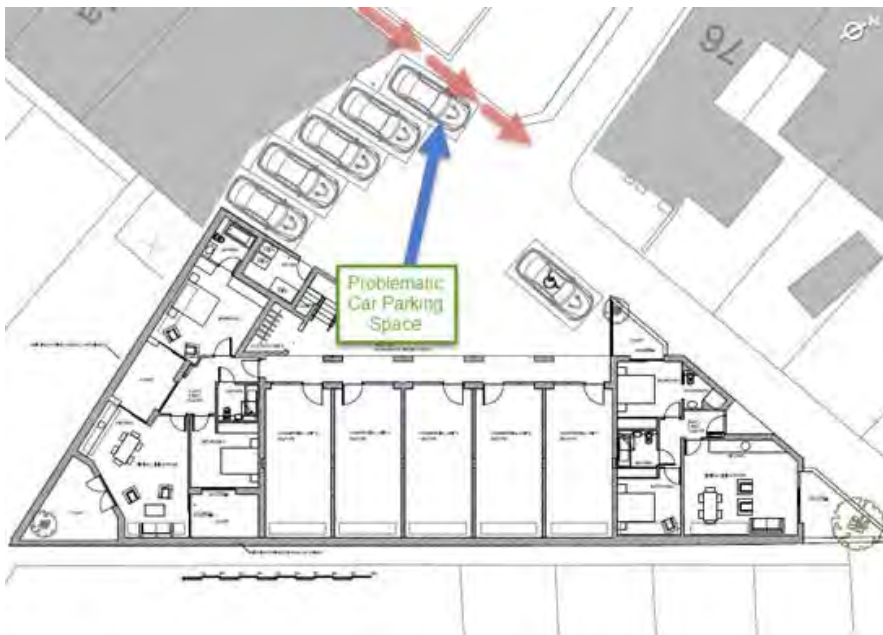
Figure 3.1 – Photos from the Exhibitions



- 3.3.5 For the public exhibition held on 4 October 2016, this had approximately 30 no. of visitors and for the exhibition on 5 October 2016 this had circa 15 no. of visitors.
- 3.3.6 Notable key observations of the exhibitions are as follows.
- 3.3.7 The Chairman of the BCA (Mr Steven Mindel) attended the exhibition on 4 October, whereby his views were that he considered the scheme being generally good and not appearing too large and that he was in favour of its mixed-use nature. His only concern related to car parking on site as he considered that this would cause congestion/disturbance to the surrounding properties. He also pointed out that a similar courtyard scheme known as the Foundry Mews development at 58 Barnes High St had zero car parking. He considered the Foundry Mews development to be well designed.
- 3.3.8 In response to the Chairman's queries, we pointed out that the proposed on-site car parking is in-line with the Council's parking standards and that the existing accesses were already used by vehicular traffic (e.g. cars using the Elm Grove Road part of the access to park at the rear of Church Road). Given the low number of car parking on site and is to be used by the residential properties, it is unlikely to cause major disturbance.
- 3.3.9 Regarding the Foundry Mews development (LPA Ref. 12/3768/FUL) that was granted planning permission on 26 September 2013, it is noted in the Officer's Report that that the development will be a car-free scheme by utilising a car club concept despite the adopted parking standard being 1 space per residential unit. It appears that the applicant offered car-free development voluntarily and was accepted by the Council on the basis it was a very constricted and narrow site. On that basis, it is considered that whilst the developer of Foundry Mews voluntarily opted for car-free; our scheme nevertheless accords with the parking standards and we have demonstrated via the submitted Transport Statement that vehicle accessibility and manoeuvrability is acceptable.
- 3.3.10 The Chairman of the BCA also mentioned that he would be particularly keen to work with us (should planning permission be granted for the proposal) as he is aware of a number of small businesses that may be interested in locating to the site, as there are apparent shortages of small-scale B1 office space in the Barnes area. This is indeed encouraging to note and that the development proposal will provide 5 no. of small commercial units for local businesses to operate within.
- 3.3.11 It is noted that Ms Emma Robinson (Town Centre Manager) of the BCA also attended the 5 October exhibition. Ms Robinson were generally happy with the development proposal in that it will provide additional housing and employment space to Barnes. She too expressed an interest in working with us in helping local businesses find suitable B1 premises due to shortages of such space in the locality.

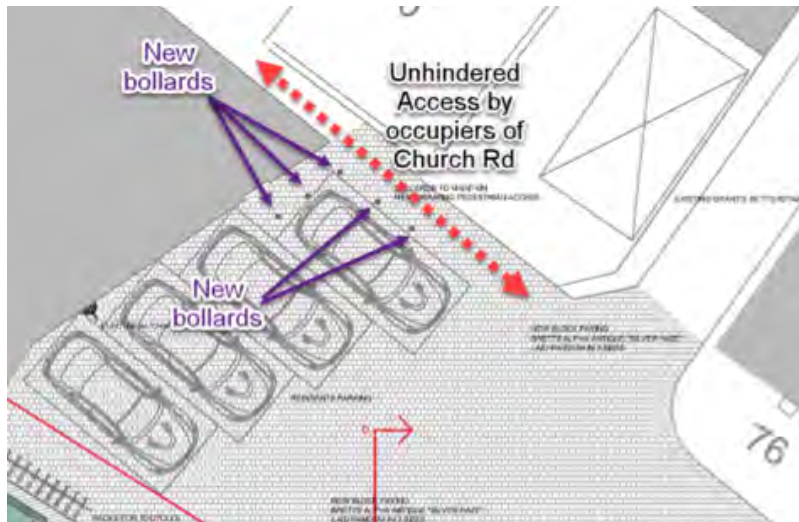
- 3.3.12 Ms Robinson also echoed the views of the Chairman of the BCA and mentioned why the relatively large number of car parking spaces on site when the Foundry Mews development had zero parking.
- 3.3.13 Owners of the Focal Point Opticians on No. 70 Church Road attended the exhibition on 5 October. They were concerned with construction traffic although they acknowledged this to be temporary. They also highlighted that the car parking space proposed on the northern boundary of the site (see **Figure 3.2**) will block residents and retail owners from accessing Church Road to the rear of the building. Apparently this is already an issue with existing parked vehicles and have caused obstruction to the occupiers of Church Road from taking the bins out from the rear of the properties and out onto the refuse collection point on Church Road.

Figure 3.2 – Car Parking Issue Identified at Exhibition



- 3.3.14 This issue has been noted and the design of the development was subsequently amended by reducing the proposed car parking spaces from six to five as well as to install bollards to maintain a good level of access for the occupiers of Church Road properties (see **Figure 3.3**).

Figure 3.3 – Revised Parking Layout



3.3.15 It is noted that Mr Eric Cooper and his wife, Mrs Jennifer Cooper attended the exhibitions and have expressed their objections to the development proposal.

3.3.16 Their main reason for objection related to the potential loss of their tenure at the property. They also commented on the proposed development's inappropriate sizing and resembling a 'mini industrial estate' as well as concerns regarding generation of additional traffic, noise and disturbance. However, it is considered that the planning benefits set out in the Planning Statement outweighs the concerns of Mr and Mrs Cooper as the new scheme would provide a much greater quantum of B1 floorspace as well as much needed housing in the area; whilst impacts relating to amenity are kept to a minimum due to the design and siting of the development.

3.3.17 A summary of the general comments and views expressed at the exhibition on 4 October included:

- Interested in the commercial units as they appear attractive and within centre of Barnes. Noted.
- A number of people were concerned with the loss of Karavan and its café. We pointed out that the applicant was looking to re-accommodate Karavan at an alternative property within their ownership (possibly No. 88 Church Rd, which is currently a vacant retail unit) and clarified that the applicant is not displacing Karavan as such but that they were already looking to downsize due to economic reasons. By way of an update, as detailed in the Planning Statement, Karavan has since vacated the site in December 2016 due to financial viability concerns of the business.
- Some people preferred the existing retail use as there would not be any disturbance to the area outside trading hours. However, the residential and B1 use are considered appropriate within Barnes local centre.
- A number of people pointed out that the stained-glass workshop that have been on the site for many years appear to likely be displaced by the development proposals. It is noted that the stained glass workshop

measures approximately 22sqm Gross Internal Area (GIA). The proposal will seek to re-provide such B1 use whilst increasing the number of B1 units from one to five units and that each of these units will be slightly larger at approximately 25-30sqm. Given the redevelopment of the site would result in a much larger and better provision of B1 floorspace for small business on the site, it is considered that the temporary loss of a B1 use is acceptable. The applicant confirmed that it would seek to relocate the stained glass workshop to other properties within the applicant’s ownership but that this is subject to availability and agreeable rent.

- General concerns that the proposed car parking will impact on the amenity of nearby residents. See paragraph 3.3.8 for our response to this.
- General concerns over construction related impacts such as dust and noise. The submitted CTMP provides general information about how such impacts can be limited.
- General concerns relating to impacts of the development to the amenity of neighbouring properties. In particular, issues relating to loss of privacy, overlooking, scale and massing and simply being ‘visible’ from neighbouring properties would be considered a substantial visual impact. Detailed planning justifications on how the development proposals would not impact on residential amenity are addressed in the Planning Statement. However, the main points to note are that the development would only be two-storeys in height with a pitched roof and is in-keeping with the general massing, scale and appearance of the surrounding area that comprises of 2-3 storeys in height. In addition, the proposal would maintain adequate privacy levels to surrounding properties due to the retention of the 4.6-4.7m high original stable wall to the south and west of the site. The design is such that it would not cause overlooking to neighbouring properties.
- A number of visitors expressed their appreciation for the public exhibitions and found these to be informative and useful to understand the proposal.

3.3.18 Feedback forms were provided at the exhibitions to enable consultees to provide us with feedback. A sample blank copy of this is contained at **Appendix 6**.

3.3.19 A total of 6 no. of feedback forms and two emails were received, three of which were in favour of the development, and five of which were against. A summary of points raised are set out in **Table 3.1**.

Table 3.1 – Feedback Summary

Themes	Issues Raised	Our Response
Principle of Development	Loss of shop and café and possible reduction in employment	The proposed mixed use development is considered by the LPA to be acceptable in principle as such uses are consistent with town centre uses. The proposal will lead to an increase in employment due

Themes	Issues Raised	Our Response
		to the provision of additional Class B1 floorspace.
Principle of Development	Loss of shop and café and possible reduction in employment	The proposed mixed-use development is considered by the LPA to be acceptable in principle as such uses are consistent with town centre uses. The proposal will lead to an increase in employment due to the provision of additional Class B1 floorspace.
Environmental	Congestion and parking problems	The parking provision is in line with the London Plan parking standards and the impact of the development on congestion will be minimal, as set out in the Transport Statement.
Environmental	Access	Although the access is narrow, sufficient lighting will ensure that drivers and pedestrians can see one another.
Environmental	Construction noise and pollution	The Construction Traffic Management Plan sets out the strategy for minimising disturbance to adjacent properties.
Environmental	Loss of light and privacy from height of building	The proposals will not result in the loss of privacy from overlooking as the retained boundary wall will provide adequate screening/privacy protection.
Environmental	Development would aggravate the problem of drains becoming blocked	The Flood Risk Assessment demonstrates no risk of flooding as the area benefits from existing flood defence and that there would be suitable SUDS to ensure surface water/ run-off management.
Design	Over-development of the site	As set out in the Planning Statement, the development proposal is considered to be of an appropriate scale, massing and appearance and that this view is shared with the BCA.
Design	No. 8 Bracken Gardens not shaded correctly in drawings	Noted.
Design	Design not in keeping with character of area	As set out in the Planning Statement, the development proposal is considered to be of an appropriate scale, massing and appearance and that this view is shared with the BCA.

3.4 Post Exhibition Liaison

- 3.4.1 A reporter from 'The Barnes Village Bugle' (a monthly e-newsletter with over 3,000 subscribers in the Barnes area; website: <http://www.barnesvillage.com/barnes-newsletter.html>) contacted Turnberry on 6 October 2016 and requested an electronic version of the exhibition boards as well as an image of the proposal it could use in the article. The reporter confirmed that she would like to write an article about the proposal.
- 3.4.2 Subsequently in the October edition of the e-newsletter, the article about the proposed development was front page news as shown in **Figure 3.4**.

Figure 3.4 – Extract of the Barnes Village Bugle (October 2016 Edition)

The image shows a screenshot of the 'The Barnes Village Bugle' newsletter for October 2016. At the top, the title 'The Barnes Village Bugle' is displayed in a green serif font, with a colorful illustration of a row of houses below it. Underneath the illustration, it says 'the monthly Barnes e-newsletter'. A link 'View this email in your browser' is centered below the title. The main content area is divided into two columns. The left column has a green header 'What's on in Barnes' and a photograph of a man and a woman embracing. Below the photo, text describes a play 'A Well Remembered Voice' at the Old St. Onions (OSO) on Friday, October 7 & Saturday, October 8. The right column features a headline 'Plans afoot to turn the Karavan courtyard into flats' and a photograph of a modern, two-story brick building with a courtyard. Below the photo, text explains that the owners of the courtyard, which currently houses the furniture shop Karavan and its café, are planning to turn the site into a mews-style development with 6 flats and 5 small commercial units. The text also mentions that plans will be submitted to the council in November, work will start in Summer 2017, and the development will be completed by Autumn 2018. It notes that Karavan will continue trading until the start of development and that there is a possibility of the Karavan shop being re-located to the old Monzil restaurant site. The text concludes by mentioning a public consultation at the OSO and objections from residents.

4 CONCLUSIONS

- 1.6 As demonstrated in Section 3 of this document, the applicant has undertaken appropriate levels of pre-application consultations with both the LPA and the local community in relation to the development proposals.
- 1.7 The consultations have enabled the positive re-shaping of the development proposals from the original pre-application stage with the LPA in 2015. The subsequent engagement with the local community in October 2016 has also enabled the applicant to appreciate their views and comments and have resulted in the positive amendments to the design of the development.

Appendix 1

Pre-application Submission Documents

Turnberry Planning Limited
41-43 Maddox Street, London, W1S 2PD

Tel: 020 7493 6693 Fax: 020 7493 2393
planning@turnberryuk.com www.turnberryuk.com

TurnberryPlanning

Development Control
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

23rd April 2015

Our ref L LBR AMA 23 04 2015
Your ref

To whom it may concern

74 Church Road, Barnes

Pre-application Advice

Please find enclosed documents pertaining to a request for formal pre-application advice for a residential development at the above site.

The following documents are enclosed:

- Application forms and checklist;
- Pre-application Planning Statement;
- Existing Site Plan;
- Proposed plans and elevations;
- Fee of £920

I trust the enclosed information is sufficient to arrange a meeting to discuss the scheme, however please do not hesitate to contact myself or my colleague Chris Pattison should you require any further information.


Yours sincerely,



Julia Cleary

Request for Pre-application Advice

Please complete all sections of the form and use BLOCK LETTERS

<p>1) Address of Application Site</p> <p>74 Church Road, Barnes, London, SW13 0DQ</p> <hr/> <p>2) Name/Address of Applicant</p> <p>c/o agent</p> <p>Post Code _____</p> <p>Telephone _____</p> <hr/> <p>3) Name/Address of Agent</p> <p>Chris Pattison Turnberry Planning Ltd 41-43 Maddox, London</p> <p>Post Code <u>W15 2PD</u></p> <p>Telephone <u>0207 4936693</u></p> <hr/> <p>4) Description of Proposed Development</p> <p>Demolition of current units and construction of three storey residential block comprising 6 no 2 bed units and 2 no 1 bed units.</p>	<p>5) Attached Information</p> <hr/> <p>Please tick boxes or complete as necessary</p> <p>Standard Fee enclosed <input type="checkbox"/></p> <p>1:1250 Location plan <input checked="" type="checkbox"/></p> <p>Schedule of existing buildings, uses and floor space <input type="checkbox"/></p> <p>Schedule of proposed uses and Floor space <input type="checkbox"/></p> <p>Relevant planning history/background Information <input checked="" type="checkbox"/></p> <p>Photographs of site and surroundings <input checked="" type="checkbox"/></p> <p>Sketch proposals of layout/elevations (scale 1:100 or 1:200) <input checked="" type="checkbox"/></p> <p>Supporting statements: (i.e Design and Access Statement, Sustainability Appraisal, Tree Surveys, Ecology Surveys) <input checked="" type="checkbox"/></p> <p>Other (please specify) <input type="checkbox"/></p> <p>Fee is to be mailed separately as a cheque.</p> <hr/> <p>Signed: x </p> <hr/> <p>Print Name: Signed on behalf of Turnberry Planning</p> <hr/> <p>Date: 17/4/15</p>
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Submissions to be sent to: London Borough of Richmond upon Thames, Planning Department, Civic Centre, 44 York Street, Twickenham, TW1 3BZ.

74 Church Road, Barnes

Pre-Application Advice

April 2015

TurnberryPlanning

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1.0 Introduction and Location

- 1.1 This statement is prepared in support of a request for pre-application advice in respect of land at 74 Church Road, Barnes.
- 1.2 The site is situated in the centre of Barnes and contains several units comprising retail, café, storage and light industrial uses. The property is situated in a mixed use area, bounded by an access road and residential/ retail properties to the north and residential gardens to the south, east and west.
- 1.3 The site can be approached via access roads from the A3003 to the north, and Elm Grove Road to the east. However, there is no public highway directly adjacent the site. It has a Public Transport Accessibility Rating (PTAL) of 3.



Figure 1-Barnes Location Plan

2.0 Planning History

2.1 The following applications are deemed as holding significance for the site:

- *Change Use Of Part Of Site Buildings From Storage To A Food Preparation And Supply Business With Staff Canteen Area. Granted 27/11/1997 (Ref 97/1921).*
- *Operate a cafe as part of retail business at the above address (Class A1 to Class A3) Granted 23/11/2011. (Ref-11/3258/FUL).*

2.2 The latter of these applications, which appears to have been implemented, applied for the following floor-space-

- A1 (Shops) -3,100 sq metres
- A3 (Restaurant and café) – 300 sq metres
- B1(c) (Light Industrial) – 250 sq metres
- B8 (Storage or distribution) -300 sq metres



Figure 2 - site entrance from main road



Figure 3 - current site

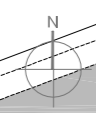
3.0 Proposals

3.1 The client is seeking to redevelop land to the rear of Church Street for residential purposes. Several scheme options have been discussed, however the preferred scheme is currently for the construction of a three storey block of flats comprising the following:


- a. Ground floor – 1x 1 bed unit(50.1m²) and 1x2 bed unit (77.4 m²)
- b. First floor – 2 x 1 bedroom units (43.1m²) and 2 x 2 bedroom units (72m²)
- c. Second floor – 2 x 2 bedroom units (76m²)

3.2 The accompanying plans should be referred to:

- a. Dwg No 1045-B-GA-F50 A – Proposed Ground Floor Plan
- b. Dwg No 1045-B-GA-F51 A – Proposed First Floor Plan
- c. Dwg No. 1045-GA-F52 A – Proposed Second Floor Plan
- d. Dwg No. 1045-B- GA-F54 A/ 1045-B-F55 A – Proposed Sections and Elevations



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KEY
 PROPERTY SITE




Date	Description	Revision
11-11-2013		



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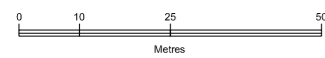
Project
CHURCH ROAD, BARNES, LONDON, SW13, UNITED KINGDOM
 Client

Drawing Title
PLANNING APPLICATION - EXISTING BLOCK PLAN

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	Date NOVEMBER 2014	Checked by -
Project No. 1045	Drawing No. 1045-B-E-02	Revision -

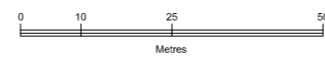
LOCATION PLAN

 BARNES PROPERTY



AERIAL VIEW PLAN

 BARNES PROPERTY



NOTES

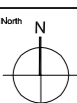
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 PROJECT SITE

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Project CHURCH ROAD, BARNES, LONDON, SW13, UNITED KINGDOM		
Client		
Drawing Title LOCATION PLAN AND AERIAL VIEW PLAN		
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Project No. 1045	Drawing No. 1045-B-E-01	Revision -

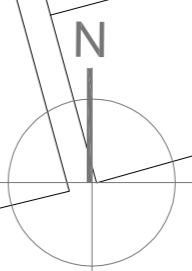



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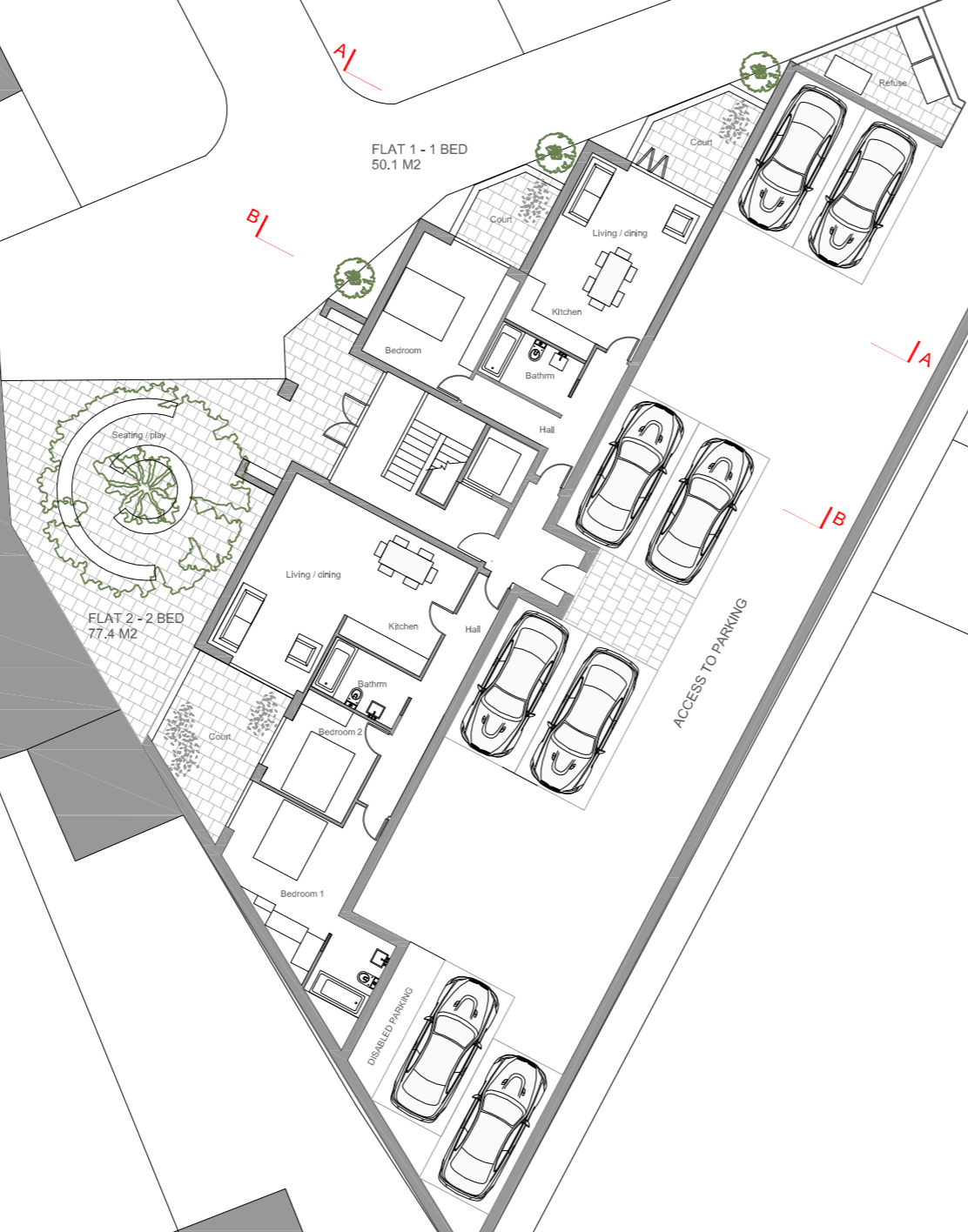


Church Road

Elm Grove Road

FLAT 1 - 1 BED
50.1 M2

FLAT 2 - 2 BED
77.4 M2



Rev A PRE APP SUBMISSION 22/04/15

Date	Description	Revision
11-11-2013		




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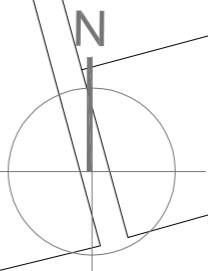
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LONDON, SW13,

Client

Drawing Title
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PRE APPLICATION SUBMISSION
GROUND FLOOR

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	Date APRIL 2015	Checked by -
Project No. -	Drawing No. 1045-B-GA-F50	Revision A

Church Road



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 PROPERTY SITE



FLAT 4 - 1 BED
43.1 M2

FLAT 3 - 2 BED
72.0 M2

FLAT 5 - 1 BED
43.1 M2

FLAT 6 - 2 BED
72.0 M2

Rev A PRE APP SUBMISSION 22/04/15


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11-11-2013		



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Project
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LONDON, SW13,
Client

Drawing Title
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PRE APPLICATION SUBMISSION
FIRST FLOOR

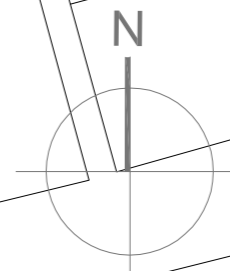
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	Revision	-	Drawing No.	1045-B-GA-F51	Revision	A

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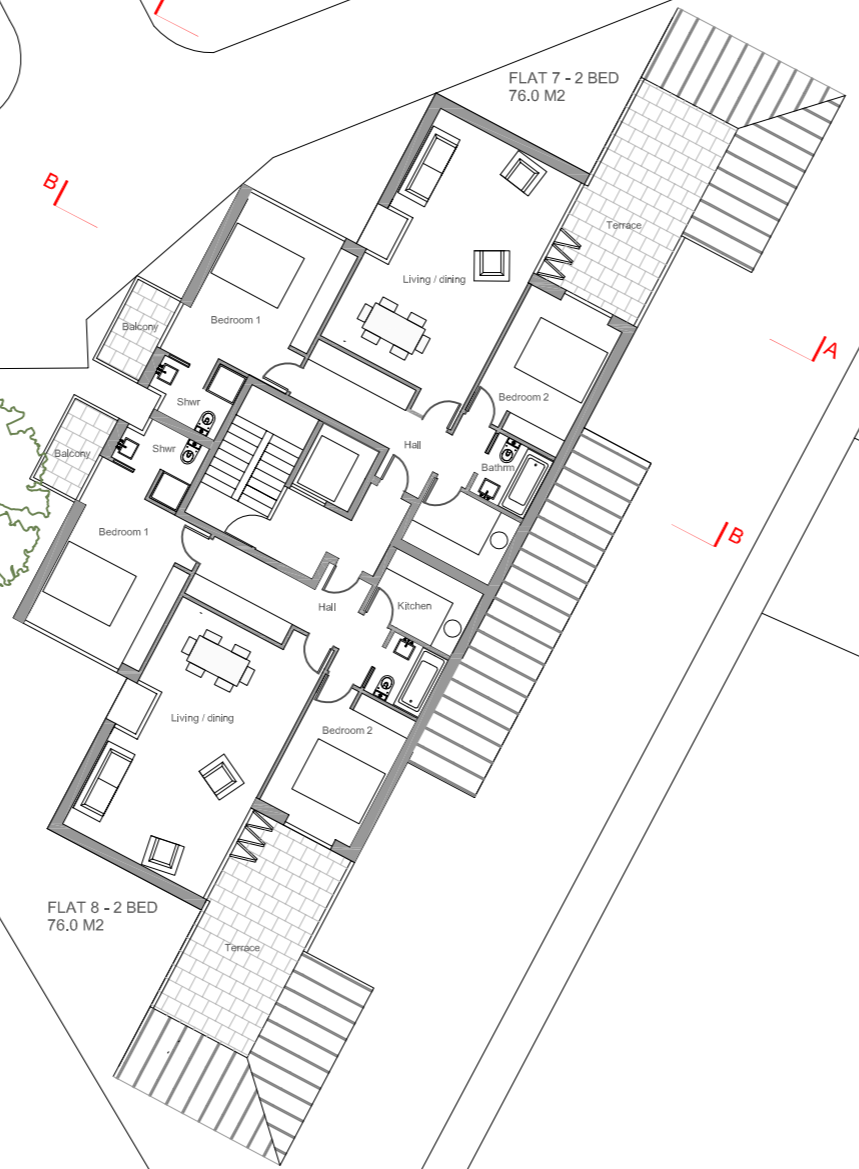
KEY

 PROPERTY SITE



Church Road

Elm Grove Road



FLAT 7 - 2 BED
76.0 M2

FLAT 8 - 2 BED
76.0 M2

Rev A PRE APP SUBMISSION 22/04/15


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Project
74 , CHURCH ROAD, BARNES,
LONDON, SW13,
Client

Drawing Title
FLAT SCHEME APRIL VARIANT
PRE APPLICATION SUBMISSION
SECOND FLOOR

North 	Scale 1 : 20	Drawn by RL
	Date APRIL 2015	Checked by -
Project No. -	Drawing No. 1045-B-GA-F52	Revision A

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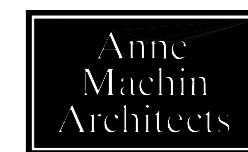
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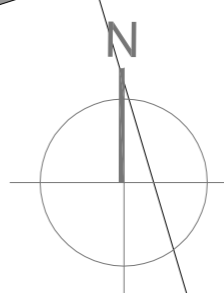
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LONDON, SW13,

Client

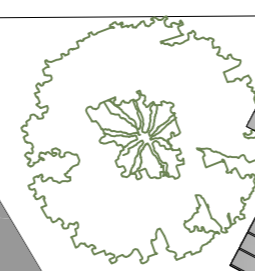
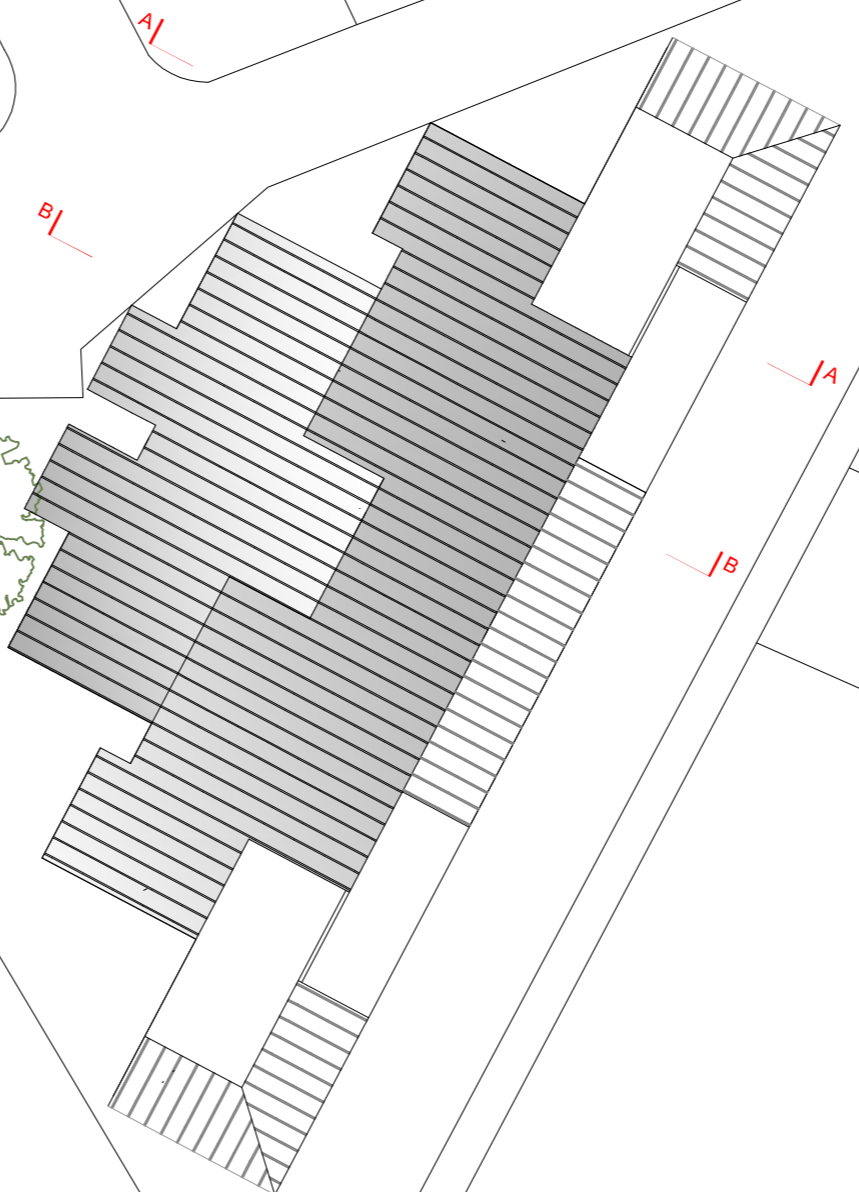
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FLAT SCHEME APRIL VARIANT
PRE APPLICATION SUBMISSION
SECOND FLOOR

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Project No.	-	Drawing No.	1045-B-GA-F53	Revision	A	

Church Road



Elm Grove Road

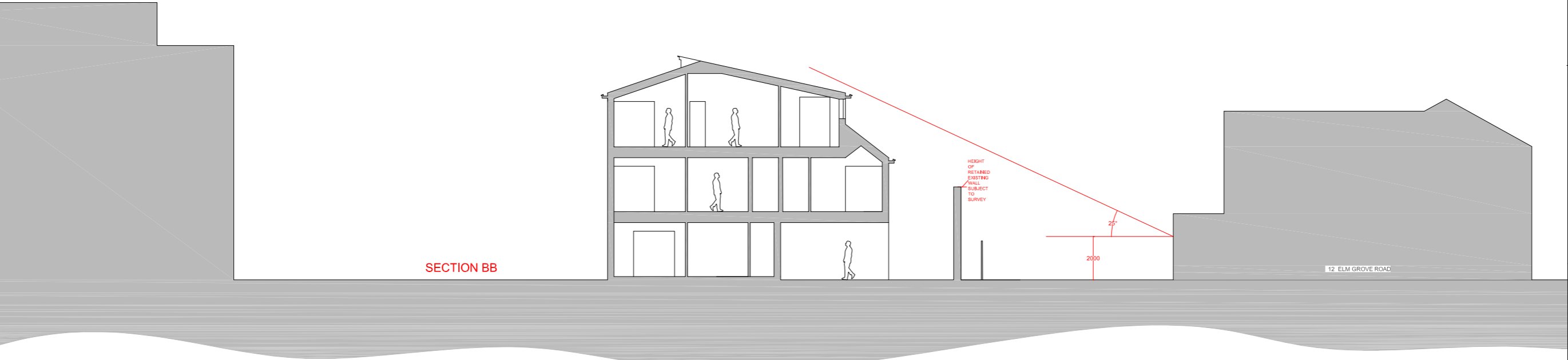
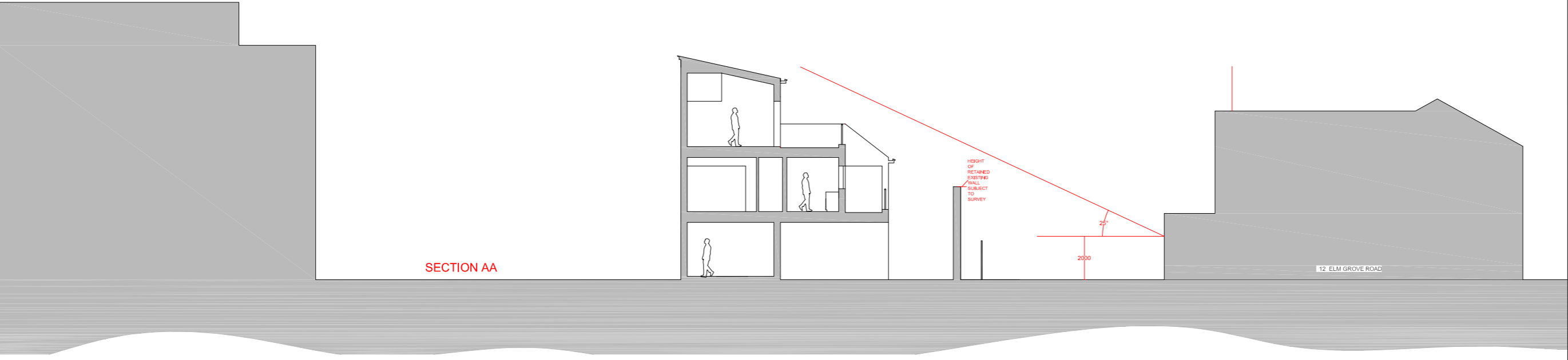


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
Date	Description	Revision
11-11-2013		



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Project
 74 , CHURCH ROAD, BARNES,
 LONDON, SW13,
 Client

Drawing Title
 FLAT SCHEME APRIL VARIANT
 PRE APPLICATION SUBMISSION
 SECTIONS A-A B-B

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	Date	FEBRUARY 2015	Checked by	-		
Project No.	-	Drawing No.	1045-B-GA-F54	Revision	A	

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SOUTH ELEVATION FROM ELM GROVE ROAD GARDENS



NORTH ELEVATION

MATERIALS
 London Stock brickwork laid
 Flemish bond in lime mortar with
 flush joints
 Zinc roofing with standing seams
 Aluminium / timber composite
 windows

Rev A PRE APP SUBMISSION 22/04/15

Date	Description	Revision
11-11-2013		




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Project
 74 , CHURCH ROAD, BARNES,
 LONDON, SW13,

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Drawing Title
 FLAT SCHEME APRIL VARIANT
 PRE APPLICATION SUBMISSION
 ELEVATIONS

North N 	Scale 1:200 @ A3	Drawn by RL
	Date FEBRUARY 2015	Checked by -
Project No. -	Drawing No. 1045-B-GA-F55	Revision A

Appendix 2

LPA Pre-application Advice Letter (14 Aug 2015)

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 1411 text phone 020 8891 7120
fax: 020 8891 7789
website: www.richmond.gov.uk

Mr Chris Pattison
Turnberry Planning Ltd
41-43 Maddox, London
W15 2PD

Please contact: Steven Walker
Centre on 020 8891 1411
Email: Steven.Walker@richmond.gov.uk

Date: 14th August 2015

Dear Mr Pattison,

Site: Land rear of 74 Church Road, Barnes, SW13 0DQ
Proposal: Demolition of current units and construction of three storey residential block comprising of 6 no. 2 bed units and 2 no. 1 bed units

I write in reference to the above pre-application request and further to our meeting here at the Council on 28th May 2015. On the basis of the information submitted I have the following comments to make.

Site location/description

The site comprises of a section of land located to the rear of 74 Church Road. Relevant designations:

- Mixed Use Area (within Barnes local centre).
- Key Shopping Frontage located adjacent to north along Church Road.
- Barnes Green Conservation Area.
- Flood zones 2, 3 and 3a.
- Land use past industrial.
- Buildings of Townscape Merit lie adjacent to the site (to north and east).
- Barnes Green Conservation Area lies adjacent to the north of the site.

History

11/3258/FUL: Operate a café as part of retail business (Class A1 to Class A3) – approved 23/11/2011.

Planning assessment (including relevant policies)

Please note that consideration must also be given to policies in the London Plan and National Planning Policy Framework. All Core Strategy, Development Management Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk.

Principle of development (Area of Mixed Use/Loss of Employment Land)

The site is located within Barnes Local Centre. However, it is set-back from the adjacent key-shopping frontage along Church Road. As such, policy DMTC3 of the Development Management Plan (2011) regarding retail frontages would not apply in this instance. Policy colleagues have been consulted on the proposal. From the information submitted, final detail would be required regarding the existing uses on site (and thereby application of relevant policies). A schedule and plan of existing uses should demonstrate this within any formal submission. Policies DMTC2 and DMDC2 would apply to the site. Policy DMEM2 (also outlined below) may also apply should the levels of B1/B8 floorspace not be considered to be ancillary in the context of the site.

Key policies:

Policy DMTC2 of the Development Management Plan (2011) concerns Local and Neighbourhood centres and Areas of Mixed Use. It states that the Council will protect and improve the provision of day-to-day goods and services in the local and neighbourhood centres of the borough (See Policy DM TC 3 'Retail Frontages'). These centres are often designated as Areas of Mixed Use and are thus seen as appropriate for a mix of uses

that meet primarily local needs.

Proposals for development will be acceptable in the smaller centres if they:

- Provide appropriate mixes of uses, or mixed-use schemes. Appropriate uses could be: new retail, business or employment developments, which should maintain suitable provision for small businesses and other uses which serve the community or attract visitors. Residential development could also be appropriate. See Core Policy 8 of the Core Strategy for appropriate levels of provision.
- Are of a scale that enhances the vibrancy and vitality of the centre and do not erode the core function of the centre, or another neighbouring centre or compromise an existing use. This will apply to all proposed uses, including supermarkets.
- Respect and enhance the heritage, character and local distinctiveness of the centre, whilst making the most efficient use of land.
- Include overall improvements and enhancements of the small centres; or modernise outmoded premises. Development should improve and maintain commercial provision in the smaller centres, without significantly expanding it.
- Locate retail in designated shopping frontages, or in a location well-related to them, and/or within an area of mixed use.
- Do not add disproportionately to pressure on parking.

By supporting proposals that meet these criteria, the Council will ensure that the smaller town centres are self-supporting and reinforce themselves and the local community.

Policy DMTC2 is supported by Policy CP8 of the Core Strategy (2009) which sets out the Council's approach to its centres. Of relevance to this site (under section 8C of the policy) is the following:

Objective

Strengthen neighbourhood and local centres by encouraging a range of shops, services and other uses consistent with meeting people's day to day needs. Encourage other uses of a scale appropriate to the centre.

Business and Employment

Maintain premises for small businesses.

Policy DMEM2 of the Development Management Plan (2011) seeks the retention of employment land. It states that the Council seeks to retain land, sites and buildings which were last used for employment purposes, in employment use. The use of employment land for other purposes will only be permitted where:

- (a) There is satisfactory evidence of completion over an extended period of time of a full and proper marketing exercise of the site at realistic prices both for the existing use and for redevelopment (if appropriate) for other employment uses; or suitable alternative evidence; and either
 - (b) A sequential approach has been applied to the development of the site as follows:
 - i) solely employment-based redevelopment;
 - ii) mixed-use or other alternative employment creating uses, where the employment floorspace is retained. Such sites should maximise the amount of affordable housing provided as part of the mix;
 - iii) maximum provision of affordable housing in accordance with CP19;
- Or (c): The location has such exceptionally severe site restrictions due to very poor access and servicing arrangements that its continued employment use would be inappropriate.

Proposals for Mixed Use schemes must maintain or improve the amount of employment floorspace on site. Each proposal will be considered on its merits and the Council will take account of the following factors when considering mixed use applications:

- i) the amount of employment floorspace;
- ii) the type and mix of uses as existing and proposed;
- iii) likely access, parking and traffic implications;
- iv) compatibility with the policies for other land uses;

v) design quality;

vi) the type, size and tenure of residential provision which should be in accordance with policies and guidance in order to maximise the amount of affordable housing provision.

If the above steps have been applied and the Council accepts the site is unsuitable for continued employment or commercial use, or other employment generating uses then affordable housing should be maximised.

Further to this, policy DMDC2 of the Development Management Plan (2011) refers to the layout and design of mixed use schemes. It states that within appropriate areas, mixed use schemes will be permitted if they:

1. Include a suitable and compatible mix of uses
2. Add to the vitality and convenience of the area
3. Take account of any potential adverse impacts of the juxtaposition of uses through the layout, design and operation of the area
4. Make the best use of land by sharing facilities and areas such as for parking, servicing, entrance-ways and amenity space where appropriate

Planning Assessment (key points):

- As outlined above, a schedule and plan of existing uses would need to be submitted within any subsequent application. This would determine the appropriate policies against which the proposal would be determined.
- Given the mixed-use designation within the local centre, the proposed wholly residential would not be supported by planning policy.
- Subject to policy requirements being met, if redevelopment is found to be acceptable in principle then this must be mixed use in nature and address the requirements of CP8 and the relevant Development Management Plan policies.

Housing Mix/Floorspace standards/Sustainability

Key policies:

Policy CP14 of the Core Strategy (2009) supports Policy DMHO4 of the Development Management Plan (2011) which refers to housing mix and standards. Policy DMHO4 states that development should generally provide family sized accommodation, except within town centres where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the location.

All new housing development, including conversions, are required to comply with external and internal space standards. The Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/ or communal amenity space to meet the needs generated by the development. Development must take account of accessible design as required by Policy CP14.

Amenity space for all new dwellings should be:

- private, usable, functional and safe;
- easily accessible from living areas;
- orientated to take account of need for sunlight and shading;
- of a sufficient size to meet the needs of the likely number of occupiers;
- accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.

In areas of poor housing environment the Council will seek appropriate improvements by tree planting, provision of open space and play space, when opportunities arise.

Your attention is also drawn to the content of the "Residential Development Standards" SPD (2010) which provides further guidance regarding the internal and external floor space requirements that would apply.

Planning Assessment (key points):

- No in principle objection is raised regarding the mix of units as proposed.
- Based upon the information submitted, it is not possible to assess the internal and external spaces provided in terms of area and acceptability. With reference to the above policy requirements, you are advised to consider this within any formal submission.
- In addition to the above, it is worth noting that a future application may be determined following the implementation of the Government's Housing Standards with regard to space standards and inclusive access. The Council's internal space standards will be applied to decisions up to 30th September 2015; from October 2015 the Council will be applying the nationally described space standard. The Council will still be seeking the provision of external amenity space in accordance with adopted policies and guidance. Lifetime Homes will be sought on decisions up to 30th September 2015; from October 2015 the Council will be seeking to secure 90% of new housing to Building Regulation Requirement M4(2) 'accessible and adaptable dwellings' and 10% to M4(3) 'wheelchair user dwellings'. This approach is in accordance with the proposed Minor Alterations to the London Plan (2011)

Affordable Housing

Key policies:

Policy CP15 of the Core Strategy (2009) supports policy DMHO6 of the Development Management Plan and the 'Affordable Housing' SPD. Further details relating to these policies are available on the Council's website.

Planning Assessment (key points):

I would draw your attention to the following advice from policy colleagues:

Policies CP15 and DMHO6 set out the framework to require contributions to affordable housing from all small sites. As you may be aware the Government has recently removed paragraphs 012-023 of the National Planning Policy Guidance (NPPG) on planning obligations following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin) published on 31 July 2015.

Therefore the Council's position is that affordable housing contributions will now again be sought in accordance with Policies DM EM2 and DM HO6.

Further guidance is set out in the Council's adopted Affordable Housing SPD. This is available on the Council's webpage including all the information needed to make calculations for contributions and advice such as on frequently asked questions. The onus is on applicants/agents/developers to submit and to accord with the requirements.

The Council's suggested approach to calculating affordable housing on this site is based on the principle set out in Policy DMHO6 of capturing the subsidy that a developer would have put in, had the scheme been for affordable housing. The SPD sets out that a contribution of 40% would be sought for eight units proposed (if it is considered that there is no loss of B1, B2, B8, sites with potential significant employment generating floorspace in Sui Generis use class). The commuted sum can be calculated using the pro-forma Annex A to the SPD. If there are significant issues of viability to raise, then financial appraisal information would need to be submitted and the Council may require this to be independently verified.

Design of proposal and impact upon properties in surrounding area

Key policies:

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, the NPPF states that (para 132):

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation... As heritage assets are irreplaceable, any harm or

loss should require clear and convincing justification.”

Core Strategy policy CP7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued.

Policy DMDC1 states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context. In assessing design quality this policy requires proposals to have regard to:

- compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access
- space between buildings and relationship to the public realm
- detailing and materials

Policy DMHD1 concerns the designation, protection and enhancement of the Borough's Conservation Areas and states that buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area. High quality new development and exceptional design which responds to local and historic context can make a very positive contribution. The mis-use of metal, glass, wood cladding and non-traditional materials, where inappropriate, will not be permitted on, or in proximity to Listed Buildings, Buildings of Townscape Merit or in Conservation Areas.

Policy DMHD3 of the Development Management Plan (2011) relates to the preservation and enhancement of Buildings of Townscape Merit. It states that in order to protect their significance, character and setting:

- The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques.
- Any proposals should protect and enhance the setting of Buildings of Townscape Merit. The Council will endeavour to protect the character and setting of Buildings of Townscape Merit by as far as possible treating proposals for works to and close to them, which would be visible from the street or any other place used by the public, as if they were Listed Buildings.

Furthermore, the 'Building of Townscape Merit' (BTM) SPD (2015) states that:

“Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaption of these buildings can preserve and indeed increase the attractiveness of an area”

Policy DMHO3 of the Development Management Plan (2011) relates to backland development. It states that in exceptional cases where it is considered that a limited scale of backland development may be acceptable it should not have a significantly adverse impact upon the following:

1. Garden land – rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained;
2. Impact on neighbours – privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
3. Vehicular access or car parking – these must not have an adverse impact on neighbours in terms of visual impact, noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
4. Mass and scale of development – development on backland sites must be more intimate in scale and lower than frontage properties;
5. Trees, shrubs and wildlife habitats – features important to character, appearance or wildlife must be retained or re-provided.

The 'Small and Medium Housing Sites' SPD (2006) provides guidance on backland developments. It advises that:

"Backland development should be of a scale which harmonises with its surroundings and the height and mass of new houses should be sympathetic, taking into account any changes of level within the site. The height of buildings is a particular concern and building heights of a lower scale may be less conspicuous from the street... A mews layout is often preferred for backland development and an analysis of local mews courtyards may offer some inspiration... Within a backland development there may be more freedom for expression, however, the use of common materials or elements such as roof forms, gables and bay windows can tie the development into its context"

Policy DMDC5 of the Development Management Plan (2011) considers neighbourliness, sunlighting and daylighting and states that:

"In considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The aim is to protect existing occupiers as far as possible from the unreasonable impacts of new development. Adverse impact on neighbouring properties, including on the most well used part of gardens, can include actual and perceived loss of light including on solar panels, overlooking, loss of privacy, alteration to micro-climate, pollution from noise or light and overpowering or obtrusive development."

Policy DMDC6 relates to Balconies and Upper Floor Terraces. It states that purpose built, well designed and positioned balconies or terraces are encouraged where new residential units are on upper floors. They should be:

- sufficiently deep to allow adequate access and circulation around furniture.
- preferably located next to a dining or living space
- preferably receive direct sunlight
- designed to provide some shelter and privacy to neighbouring properties, either by using screens or by setting the balcony back within the façade
- balustrades designed to screen stored items from view
- designed for security and safety

Balconies and terraces are encouraged by the London Plan where access to a garden is not possible, and further information on appropriate design requirements for purpose designed features is included within the London Plan SPD on Residential Design Standards. Purpose designed balconies should follow the guidance. They are particularly encouraged in higher density areas where there is proportionately less open space and for residents who do not have access to private gardens, and can also provide space for food growing.

Planning Assessment (key points):

- The site is set behind the terrace of BTMs on Church Road and the terrace of BTMs on Elm Grove Road, and it lies within Barnes Green Conservation Area.
- Barnes Green Conservation Area Study identifies that "there are a number of small 'backland' sites containing workshops or small businesses which lead off the shopping streets. Wherever possible these should be retained in order to provide affordable accommodation for small businesses and a good range of local services, even though their appearance may be somewhat shabby and haphazard".
- The Council's Policy DMHO3 sets out relevant criteria on Backland Sites. With reference to mass and scale of development the policy expects that "development on backland sites must be more intimate in scale and lower than frontage properties"
- Further to comments received from specialist urban design colleagues, it is considered that the proposed block of flats is a completely inappropriate form of development in this context, excessive in scale, height, bulk and mass. The proposals conflict with Policies DMDC1, DMHD1, DMHD3, DMHO3 and the 'Small and Medium Housing Sites' SPD.
- The Council acknowledges the scale of development in existence at the site. This site may be suitable for a low key mews type development at "workshop scale", single storey or 1.5 storeys high at the most, and should be subordinate to the frontage buildings, in particular those on Church Road

and Elm Grove Road. You are advised to refer to the clear policies/guidance as outlined above when considering an alternatively/more appropriately designed scheme for the site.

- Policy DMDC5 advises that in order to protect privacy, for residential development there should normally be a minimum distance of 20m between main facing windows of habitable rooms. This should be taken into account with reference to the information submitted as part of this pre-application advice. However, it is acknowledged that a lower density scheme restricted to single storey (for example) would not give rise to significant concern regarding impact upon the privacy of adjoining occupiers (given that no elevated windows are unlikely to exist which would overlook neighbouring properties from a higher level).
- From the information submitted it is not possible to assess the impact of the proposal upon the daylight/sunlight of adjoining properties. However, given the site characteristics it is unlikely that the proposal would unreasonably over-shadow neighbouring properties.
- The proposal would sit very prominently within the backland area. By virtue of the overall scale in terms of height, depth and resulting bulk proposed, it is considered that the overall proposal would result in a visually intrusive and un-neighbourly form of development. A reduction in the scale of the proposal may allay such concerns.
- The proposal would introduce balconies at first floor and second floor levels. From the information submitted, it would appear that these balconies would be sited overlooking the adjoining properties to the south. This would raise concerns with the Council regarding impact upon the privacy of these adjoining occupiers. It is likely that such balconies (not designed to be sufficiently screened) would be unacceptable. Furthermore, you are advised that where sufficient screening may be proposed to maintain privacy, this would also have to be reviewed in design terms – with screening potentially being unacceptable in this relatively sensitive area.

Transport/Highways

Key policies:

Policy DMTP2 of the Development Management Plan (2011) concerns the transport impacts of new development. It states that the impact of new development on the transport network will be assessed against other plan policies and transport standards. All planning applications for major developments should be accompanied by a Transport Assessment and for smaller developments should be accompanied by a Transport Statement. Matters to be included are set out in DoT/TfL guidance. Developers should also take account of the Council's SPD on Transport Standards.

Policy DMTP6 of the Development Management Plan (2011) concerns the walking and pedestrian environment. It states that to protect, maintain and improve the pedestrian environment, the Council will ensure that:-

- New development and schemes protect, maintain and, where appropriate, improve the existing pedestrian infrastructure, including the Rights of Way network.
- New development does not adversely impact on the pedestrian environment and provides appropriate pedestrian access (see Policy DM TP 3 'Enhancing Transport Links').
- New development and schemes improve the safety and security of the pedestrian environment where appropriate.

Policy DMTP8 of the Development Management Plan (2011) relates to off-street parking. It states that developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

A set of maximum car parking standards and minimum cycle parking standards are set out in Appendix Four - Parking Standards 'Appendix Four - Parking Standards for all types of development, these take into account bus, rail and tube accessibility as well as local highway and traffic conditions including demand for on-street parking. These standards will be expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on-street parking.

Planning Assessment (key points):

Highways colleagues have reviewed the submission with the following points noted:

- A condition shall be in place on any on-site approval stating that a parking space is allocated to each residential unit.
- Within any formal submission, a waste management strategy must be provided as the site is remote from the public highway. 1x660ltr refuse bin and 2x360ltr recycling bins would be required.
- A section 106 agreement to remove access to resident/visitor permits and contracts in council run car parks is recommended.
- Cycle storage should be indicated as being separate from the proposed refuse area. A cycle store with 3 Sheffield stands that is weatherproof, enclosed and secure accessible only to residents is required.
- A Draft Construction Method Statement would be required given the location and the difficulty that demolition and construction traffic will have accessing the site.
- Sightlines from the proposed parking area to the access road will be required.
- Concerns have been raised regarding the increase of pedestrian traffic on this back access road. Lighting and secure access for pedestrians would be looked upon favourably.

Other planning matters

- For your information, contaminated land colleagues have been consulted on the submission. No objection is raised to the proposal – according to our records, there are no potentially contaminative land uses in the vicinity of the site.
- Regarding ecology, no in-principle objections have been raised with regard to the information submitted. However, ecological enhancements are sought - such as green roof/walls (subject to design acceptability), house sparrow terrace boxes, swifts boxes and bats boxes.
- Regarding trees – no TPO's or special preservation affect the site in question. There is a small tree within the existing courtyard that could be removed when the scheme is undertaken. However, the tree has low amenity value as it is within a courtyard with no visibility from the street scene. If the tree is removed as part of the scheme, colleagues within the trees section have advised that replanting in the area would be appropriate.
- The site is located within flood zones 2, 3 and 3a. Your attention is drawn to this and any formal submission would need to be supported by a flood risk assessment.
- The application will be CIL liable (Borough and Mayoral).

Submission requirements

Your attention is drawn to the Council's Local Validation Checklist (see Council's website). Based upon the scheme as presented within this submission, you are advised that in addition to the national requirements and standard local requirements; the following local requirements (further information) would be required within any formal submission:

- Lifetime Homes Statement
- CIL liability form
- Residential Standards Statement
- Arboricultural Statement
- Energy Report
- Sustainable Construction Checklist Statement
- Marketing report and justification statement (if loss of B1, B2 or B8 employment use is considered not to be ancillary)
- Affordable Housing Statement (and viability report if proposal does not include policy compliant provision/payments and this being justified on viability grounds).
- Heritage Statement
- Transport Statement
- Parking layouts and turning circles
- Draft Construction Method Statement

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application,

which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstance may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Angus', written over a horizontal line.

Mr Robert Angus
Development Control Manager
London Borough of Richmond upon Thames

Appendix 3

Barnes Consultation Paper

Barnes Consultation Paper

The Project

The brief is for the demolition of a single-storey 'V' shaped mixed-use commercial building comprising of a furniture shop (Class A1 use) and café (Class A3 use) and erection of a new two-storey mixed-use development consisting of office units (Class B1 use) and 6 no. of residential units (flats) with associated car parking.

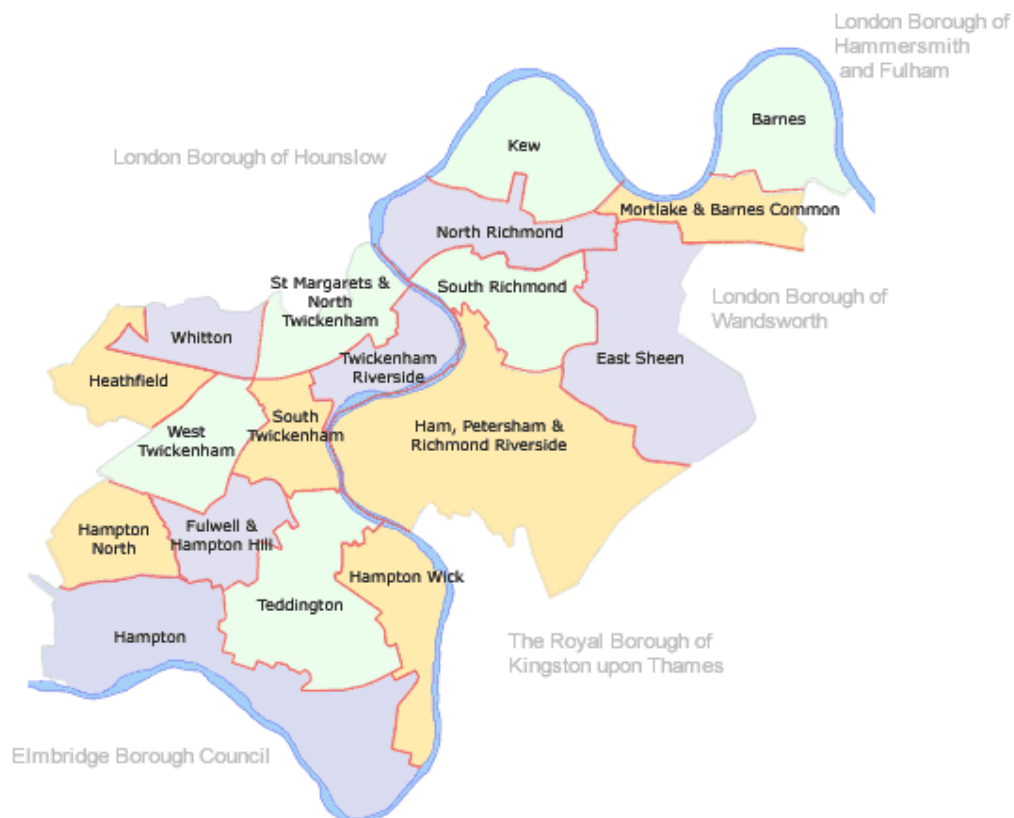
Stakeholders

The following relevant stakeholders have been identified:

- Local people within a defined area (see **Appendix 1**)
- Ward Members as well as Planning Committee Members of the London Borough of Richmond upon Thames (LBRT)
- Local interest groups/residents associations etc. (we are currently in the process of establishing these in liaison with LBRT)

Political Make-up of LBRT

LBRT has 54 Councillors representing 18 wards. Each ward is represented by three Councillors.



The application site falls within the 'Barnes' ward according to the Council's website. The neighbouring ward to the south is 'Mortlake & Barnes Common'. Given the location of the site, it is considered worthy that we consult with ward Members for 'Barnes' and 'Mortlake and Barnes Common'.

Details of the ward Members are below (of which four of them are also Planning Committee Members). Therefore, in terms of relevant Councillors to consult, the six Members below are considered key.

Barnes		
 Councillor Paul Hodgins Barnes Conservative Party Strategic Cabinet Member for Children's Services and Schools	 Councillor Rita Palmer Barnes Conservative Party NB. Planning Committee Member	 Councillor Christine Percival Barnes Conservative Party NB. Planning Committee Member
Mortlake and Barnes Common		
 Councillor Paul Avon Mortlake and Barnes Common Conservative Party	 Councillor Gemma Curran Mortlake and Barnes Common Conservative Party NB. Planning Committee Member (Chairman)	 Councillor Richard Martin Mortlake and Barnes Common Conservative Party NB. Planning Committee Member

Methodology

There are two key objectives to the consultation process:

1. Construct a narrative for all stakeholders and members of the public in order to develop their understanding of the benefits of the proposals, how the design principles respond to the site and the subsequent detailed response that will inform the planning application;

2. Be seen to develop a proposal, giving people time and space to raise questions/issues to which the team develops an appropriate response.

To achieve these objectives, information will need to be presented in a clear and concise manner and supported by suitable imagery, explaining the journey that the design team have gone through, before arriving at the detailed design solution. It also draws out all potential issues from concerned parties, allowing the Team to respond to these issues when finalising the scheme and documentation prior to submission of the planning application.

Proposed Structure

The consultation will require the preparation of approximately 6-10 A1-sized consultation boards that cover the following topics:

- Welcome/Orientation and background to the project
- Confirming the understanding of the site - its constraints and opportunities
- Show key planning drawings of the proposed development
- Identify the key environmental issues and to summarise the findings of the technical assessments we have done to date
- Confirming programme and next steps
- Supply free-form comment forms

Preparation of the boards will take approximately 2 weeks.

It is proposed that a manned exhibition for the invited consultees would be most suitable, where members of the team/client are on hand to answer questions and help structure a response;

Timings

For a scheme such as this, the public event could take place during the afternoon between 3:30pm and 7:30pm over a two-day period, coinciding with the end of the school day and allowing time for people to attend en route from work.

Given the need to prepare the consultation boards/material, the fourth week of September 2016 is considered a suitable time in which to hold the event.

Adverts and publicity

There are a range of options for publicising the events:

1. Leaflet drop
2. Posters
3. Letter to a key stakeholder (e.g. Councillors) to include a copy of the Leaflet
4. Press advert
5. Advertisement online

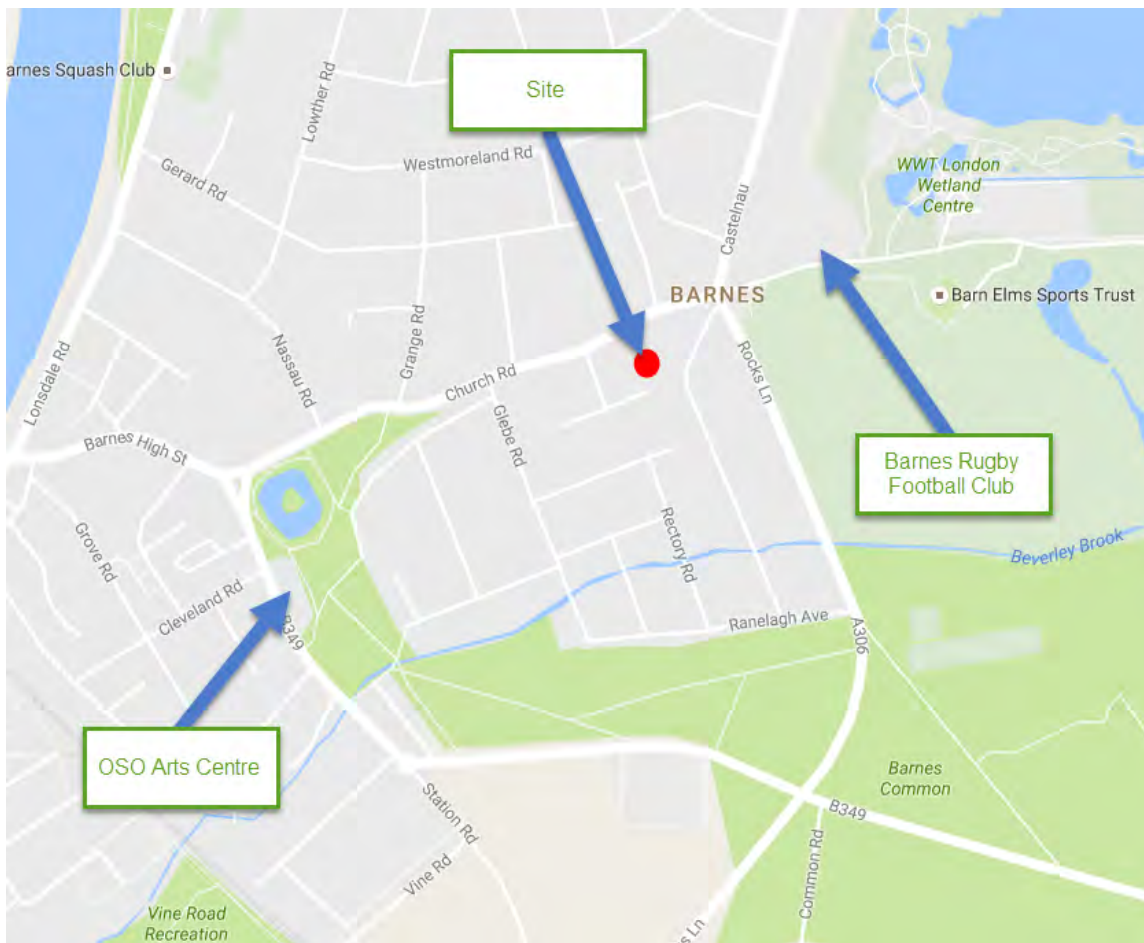
Given the localised nature of the proposal, we consider that the above options 1, 2, and 3 will be the most appropriate. Options 4 and 5 are considered more suited to much larger scale of development, therefore, for this proposal is not considered necessary.

We will produce a mailing list to help inform a strategy for communicating details of the event. Invitations should be sent at least two weeks prior to the event.

Venue and Signage

Two venues are currently being considered:

- Barnes Rugby Football Club
- OSO Arts Centre



The use of a way-finding sandwich board outside the venue may be required to more easily direct visitors to the consultation event.

Registration and Feedback

All consultation procedures should be recorded including logging details of attendees and of sessions with key stakeholders including any relevant outcomes.

Feedback forms could be available to be completed and returned either during or after the event. Feedback forms do not need to consist of structured questions, but give an opportunity for people to provide their own comments.

Statement of Consultation

The information provided from the feedback forms can be used to develop a consultation matrix, demonstrating how concerns or comments on the proposals have been considered and subsequently resolved or dealt with during the development of the proposals.

A summary of the proceedings of the consultation, feedback received and how comments received have been responded to or dealt with through the development of the design of the proposals will ultimately need to be included as a Statement of Consultation to accompany the planning application. This demonstrates to the Council that those people who are likely to be affected by the proposals have been effectively considered during the development of the planning proposals, consulted at an early stage of the process, and their concerns recognised if not fully addressed.