

Application reference: 06/1963/CAC
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
16.06.2006	28.06.2006		23.08.2006

Site:

9 - 19 Paradise Road, Richmond, ,

Proposal:

Demolition of all existing buildings.

Present use: Vacant B1

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Tellus Estates (Paradise Road) Ltd
Loders Hall
Loders
Dorset
DT6 3SA

AGENT NAME

Amit Malhotra, RPS Planning
1st Floor West
Cottons Centre
Cottons Lane
London
SE1 2QG

Consultations:

Internal/External:

Consultee

English Heritage CAC

Expiry Date

28.07.2006

Neighbours:

-

History:

Ref No	Description	Status	Date
06/1962/FUL	• Demolition of existing buildings (Premier and Suffield House) and erection of a 3 and 4 storey B1 office building.	PCO	
06/1963/CAC	• Demolition of all existing buildings.	PCO	

Constraints:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): *ADP*

Dated: *4/9/06*

I agree the recommendation:

Team Leader/Development Control Manager

Dated: *Lucy Carter*

04/09/2006

R. Ay
04/09/06

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:	<i>Reason for refusal</i>
CONDITIONS:	
INFORMATIVES:	<i>Decision drawings</i>
UDP POLICIES:	<i>BKT 2</i>
OTHER POLICIES:	<i>P</i>

The following table will populate as a quick check by running the template once items have been entered into Uniform

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

SOUTH RICHMOND WARD
Contact Officer:
A Spyrou

06/1963/CAC
9-19 Paradise Road
Richmond

Proposal: Demolition of existing building.

Applicant: RPS Planning for Tellus Estates.

Application received: 16 June 2006.

Main Development Plan Policies:

STG 1, 3, 5, 8 IMP 2, 3, ENV 7, 34, 35, BLT 2, 3, 4, 11, 13, 15, 16, 17, TRN 2, 4, 6, 7, 9, 12, 13, 14, 16, 17, 18, 19 and 21, EMP 1 and 2 and CCE 23 and 24 and TC1. London Plan 3B.1, 3C.1, 4B.1, 4B.7 and 4B.10. Supplementary Planning Guidance 'Planning Obligations Strategy' and Supplementary Planning Document 'Design Quality'.

Site, proposal and history:

The application site is located on the southern side of Paradise Road, lies within the Central Richmond conservation area (CA17) and is within an area of mixed used. The surrounding development comprises a mix of residential terraced houses, commercial offices, a retail frontage and a Church. The west of the site is bounded by Halford Road, comprising two storey terraced housing of a uniform style and form. These houses are classified as building's of townscape merit. A section of Halford Road also bounds the rear of the site and again comprises two storey terraced housing that are also BTM's; many have habitable rooms in the roof space. On the opposite corner of Halford Road, is a three storey building of townscape merit comprising of a café and offices, the commercial frontage continues along Paradise Road. Directly to the north, on the opposite side of the road are moderate two storey terraced houses that are again classified as building's of townscape merit. To the west of the terrace is an access road and adjacent to this is a three storey office building of townscape merit. Also continuing across Paradise Road, (to the northwest of the site), lie the grounds of St Mary Magdalene's Church. This building is classified as Grade II * listed building. To the immediate east of the site is a public footpath known as Vineyard Passage and is tightly enclosed by the Old Court House (comprising offices) that is classified as a building of townscape merit. To the rear is a graveyard. To the north east, (across Paradise Road) is a substantial office building known as Eton House. It is noted that the topography of the site moderately declines towards the direction of the Paradise Road and Halford Road junction and also declines towards the direction of Richmond centre from Paradise Road.

The application site consists of a 1970's era three storey and in part four storey office building (B1). The rear section comprises of off street car parking. The building is currently vacant. Planning history indicates that the site was formerly used as a Petrol filling station in the late 1960's.

70/237: Erection of new offices and showrooms, approved 1970.

71/992: Change of use of ground floor as offices, approved 1971.

71/822: Demolition of existing shops and construction of a new block of offices, continuing the development of No.9, approved 1971.

71/2555: Demolition of existing shops and erection of an office building, refused 1972.

The scheme proposes to demolish the existing building and erect a three storey, and in part four storey office building. The existing basement area would also be enlarged. The proposal would entirely comprise of office units (B1 use class) with the main access from Paradise Road. Three parking spaces and amenity space would be located at the rear of the site, with access from Halford Road. It is stated that parking for cycles would be situated within the amenity space; however this is not indicated on the plans.

The design of the proposal would be modern in character and include a flat roof to a maximum height of 9.4m (given the change in ground levels) along the frontage of Paradise Road, and in part along Vineyard passage. The building is shown to be built to the pavements edge along Paradise Road. In addition, the building would rise to a maximum height of 14m at the corner of Paradise Road and Halford Road, this section would be triangular in footprint, resulting in a four storey tower feature. The entire frontage to the eastern side of Halford Road would be to this height. In addition it would be located approx 8.5m from the side elevation of No.6 Halford Road, separated by the vehicular access. The frontage of the building would include bay details and glazing; with polyester powder coated metal and London stock brickwork at ground, first, second and third floors. The tower feature at the Halford Road and Paradise Road would also follow this design and use of materials, however, the use of glazing is more apparent to the corner section. The elevation fronting Vineyard Passage, would again follow the materials and detailing of Paradise Road (albeit to a smaller scale), whilst the single storey element would be extensively glazed.

The rear of the building would comprise single, three and four storey elements and would step away from the rear boundary of the houses in Halford Road. In terms of the closest neighbouring boundary in Halford Road (No. 6), the highest section (at 14m) would be 14m away. The first and second floor elements would run parallel with the rear garden boundaries of No. 22, 20, 18, 16, 16A and 6 Halford Road at an average distance of approx 8m, the closest distance would be to No. 6's side garden at just under 8m away. This section would be to maximum height of 9.6m (to the rear of 22) and 10.4m (approx) towards no.6, given the change in ground levels. The single storey element would be to a height of 3.6m (approx) and would be built on the boundary of No. 22, 20 and in part No. 18 Halford Road and a section of Vineyard Passage to a height of 2.6m. The footprint of the proposal would result in horseshoe shape, leaving the central rear section for car parking and amenity space. The rear elevation would include glazed fenestration and incorporate an acid etched safety glass privacy screen.

Public and other representations:

Seven letters have been received from local residents objecting on the following grounds:

- The proposed new buildings would not be an improvement in any way, particularly the further fourth storey.
- The scheme would dominate the townscape of the surrounding housing.
- The design of the scheme is inappropriate in terms of materials and colour.
- The overbearing size and exterior appearance would be incompatible with the surrounding conservation area and would have a negative effect on the surrounding development.

- The existing building should be repaired, renovated and restored.
- The height and siting of the proposed building would result in overshadowing and loss of light.
- The larger footprint would increase the degree of overlooking, loss of privacy and overbearing/visual intrusion.
- The style of the design is not in keeping with the surrounding area.
- The design of the privacy screens would be visually unappealing.
- Parking problems and increased traffic congestion.
- The encroachment onto the Paradise Road pavement could preclude any future widening of the existing pedestrian way and would result in congestion on the pavement.
- Flood risk concerns in terms of underground stream blockages
- Noise and disturbance from intensification of use.
- Further office accommodation is not needed.

One letter received from MP Kramer bringing the attention of a local resident's viewpoint. (outlined above).

Further to the above, a meeting has been undertaken by local residents who have raised concerns in terms of:

- Size and scale: out of character with the conservation area and detrimental to nearby listed buildings. The proposed front extension would alter the streetscape of Paradise Road. In terms of building higher than existing to Halford Road the building would result in loss of light and visual intrusion.
- design and materials are inappropriate, particularly the privacy screens.
- traffic and safety in terms of intensification of use.
- noise impacts in terms of air conditioning units
- Flood risk
- hazards from potential underground petrol tanks

Non planning matters in terms of sewers, and layout in terms of security.

Non planning matters raised in regard to negative effect on property values, noise and disturbance from construction and structural stability impacts.

The Richmond Society objects and state that the proposed design is wholly inadequate and neither enhances nor preserves the character of the conservation area in which the site is situated. The scheme represents an overdevelopment of the site, the design is of an inappropriate scale and unsympathetic to the context of the surrounding buildings and the scheme would result in a general and unacceptable deterioration of the streetscape of Paradise Road.

English Heritage (Archaeology) raise no objection.

English Heritage (Historic Buildings and Areas) have advised that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

Professional comments:

Demolition of existing building

The site is in a sensitive location, within the Central Richmond conservation area (CA17) and is almost entirely surrounded by Buildings of Townscape Merit (apart

from Eton House to the north east). In addition, the site has a strong relationship with the Grade II* listed Richmond Church and its surrounding churchyard. The site has considerable street frontage adding further significance of any redevelopment and to the challenge of designing a building which would provide an acceptable grain and contextual response to the historic fabric. Given this, the site is considered important and a rare opportunity in the centre of Richmond to showcase current best practise in architecture. Therefore, any replacement building would have to be of the highest design quality and in compliance with the Council's recently adopted SPD on Design Quality.

Given the above, the overall design, scale, form, bulk and detailing of the proposal is unacceptable in design terms. In particular, the four storey element is considered unacceptable, in terms of its height and scale, subsequent relationship with the surrounding development and in terms of the resultant composition of the building and dominance of this feature. Any feature on the corner of Halford Road and Paradise Road should not only be a marker but also a device to turn the corner and ensure that the building relates to the character and consideration of both street frontages. The proposal fails to acknowledge a relationship with the moderate domestic scale terraced form of the building's of townscape merit on Halford Road and the BTM cottages opposite on Paradise Road, which is to the detriment of the setting of the nearby Grade II* listed Richmond Church. By reason of the siting, scale and height of the proposal it is considered this will represent an over bearing form of development.

Whilst the treatment of the bays to the ground and first floor of the three storey element is beginning to look to establish a rhythm and grain to the façade, these qualities do not follow through into the taller elements of the building, which is considered detrimental to the overall design. Furthermore, it is clear in the floor plans that the elevation will be very "flat" with little modelling/texture provided by the different elements. The relationship between the brick bays and the structural supports needs to evolve and this has not been demonstrated. The plans suggest a flat elevation. The problems that will arise from this will be heightened towards the Halford Road end of the front elevation where the elevation suggests yet further layering which will not be given sufficient modelling. Overall there is a danger that the overall affect will be to give the elevation the appearance of a superficial skin.

In regard to the juxtaposition of the Old Court House (that is classified as a BTM), considering that the proposal would not be higher and not project forward of this neighbour and the robust form and strong gable elements of this building, it would not result in an overly negative relationship within the streetscene. It is noted that there appears to be inaccuracies portraying the width of Vineyard Passage within the drawings and this section appears to encroach on the existing footpath. If this were intended, there would be objection to the narrowing of a public footpath.

In regard to the above, the proposal fails to preserve or enhance the character of the surrounding Conservation Area and the setting of the nearby Listed Buildings or the adjoining Buildings of Townscape Merit.

The demolition of the existing building is not considered unacceptable in principle, given that it is indicated as an eyesore site within the Conservation Area Analysis of Central Richmond conservation area. However, the existing building does have qualities from the way it interprets the domestic grain in the articulation of the rhythm of the facades. In particular the way the stair towers separates the front elevation into distinct elements and the way the Halford Road black defers to the more intimate nature of the street. As stated, whilst there is no objection to the loss of the existing

building in principle, the replacement must be seen to preserve or enhance the character of the area. *The proposed scheme is currently unacceptable.*

Conclusion

The proposal is not considered to be acceptable for reasons outlined in this report. I therefore recommend Refusal.