

*Jones Lang LaSalle Incorporated*

# *Statement of Community Involvement*

**Former Hampton Police Station/ Traffic Unit, 60-68 Station Road, Hampton, TW12 2AX**

On Behalf of Hampton Care Home Ltd



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# 1. Introduction

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## Background

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by the JLL Planning, Development and Heritage Team ('JLL') on behalf of Hampton Care Home Ltd.
- 1.2 The Former Hampton Police Station (herein referred to as 'the site') comprises the former Metropolitan Police Station building that was constructed in 1905, and a number of ancillary buildings and garages to the rear. The building fronts onto Station Road to the south.
- 1.3 The purpose of this statement is to provide a summary of the community consultation and engagement programme undertaken as part of the planning application process.
- 1.4 The description of development for the planning application is as follows:

*“Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a Class C2 registered care home comprising 22 care suites and 67 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works”*

- 1.5 In preparing the planning application, the project team have taken full account of the relevant guidance at national and local levels.

## Purpose of this SCI

- 1.6 This SCI forms part of the suite of planning application supporting documents, submitted to the London Borough of Richmond upon Thames ('LBRuT'). The purpose of this SCI report is to demonstrate the ongoing commitment to consult with LBRuT and the local community in the development of the scheme. The report also explains how the design proposal has evolved and changed as a result of consultation feedback received.

## Aims and Objectives of Consultation Strategy

- 1.7 The objectives of the pre-application consultation process are set out below:
  - To engage stakeholders to discuss and secure comments on the evolving proposal;
  - To explain the aims behind the proposals and how they would benefit the area;
  - To understand the issues of importance to stakeholders before submission of the application and to seek to address these issues in the proposal;
  - To incorporate comments where possible into the proposal and to respond to all comments received.

## 2. Community Consultation Process, Methodology & Feedback

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### Background

2.1 This section outlines how LBRuT and the local community has been consulted on the proposed design as part of the consultation process.

### Pre-App Engagement

2.2 A pre-application request was submitted in November 2018, with a pre-application meeting held on 19<sup>th</sup> December 2018 with LBRuT Officers (pre-application reference 18/P0410/PREAPP).

2.3 The proposals presented to LBRuT included two options for development, comprising different mixes in suites and en-suite bedroom units for service users requiring personal care.

2.4 The two options presented as part of the previous submission were as follows:

- Option 1 – 66 bedrooms and 26 suites; and
- Option 2 - 66 bedrooms and 30 suites.

2.5 The schemes were almost identical with the only difference being an additional four suites, which were proposed to be accommodated in a partial fourth storey, introduced at the north-west corner of the building.

2.6 As part of the pre-application meeting held on 19th December 2018, the following key points were raised by officers:

- Officers would likely anticipate the retention of the former police station façade as part of the proposals and a development of a similar scale to that previously approved under planning permission 16/0606/FUL.
- Further review would be required for officers to determine whether the proposals constituted a Class C2 use.
- Officers outlined that an additional 4th storey (as proposed as part of option 2) would be unlikely to be well-received by design officers.
- Car and cycle parking provision would need to be based on an assessment of the individual needs of the scheme.

2.7 Following the pre-application advice received, the applicant has carefully reviewed the proposed design of the scheme and has sought to ensure that the proposed development submitted as part of the application carefully reflects those comments put forward during the pre-application.

2.8 For example, the scale of the proposals have been carefully designed to be comparable in size to the permitted residential scheme (reference 16/0606/FUL) and, following advice, no longer incorporates a 4th storey as proposed under Option 2 at pre-application stage. The scale of the permitted scheme was three

storeys, and this proposed development has been designed to provide similar massing at three storeys (GF plus two stories above, plus basement).

2.9 A comparison showing the approved residential scheme and proposed development is outlined below for reference.

Approved Residential Scheme	Proposed C2 Development
3 storeys (+ basement car park)	3-storeys (+basement)
5070m <sup>2</sup> total floorspace	5053 m <sup>2</sup> total floorspace (GIA)
43 car parking spaces 56 cycle spaces	14 car parking spaces Drop-off/ pick-up point

2.10 In addition, the proposed development will ensure that the most significant elements of the police station, which is a building of townscape merit, are retained. This includes the retention of the façade and front section of the police station, in line with advice given at pre-application stage.

2.11 Careful consideration has also been had of the car and cycle parking requirements for the proposed development and has been developed in line with national, regional and local guidance. Further information of car and cycle parking arrangements is provided in the Design and Access Statement which accompanies the application.

### **Residential permission 16/0606/FUL engagement**

2.12 Planning application 16/0606/FUL was granted permission in September 2016 by LBRuT and sought the partial demolition of the rear wings of the police station, demolition of ancillary buildings and construction of 28 residential units.

2.13 As part of this previous application, consultation was conducted with both LBRuT and the local community. This included a public exhibition event, held in December 2015. 40 people attended the consultation and were asked to complete a questionnaire<sup>1</sup>, with the following responses received:

- Approximately 70% of respondents agreed that the proposed development (by way of its scale, massing and architectural features) would preserve and enhance Station Road;
- Approximately 90% of respondents agreed that the use of the site for residential accommodation would be preferable; and
- A significant proportion of respondents were in favour of retaining the façade to the former police station building.

2.14 As outlined in paragraph 2.8 of this statement, the design of the proposed development has been significantly informed by this previously approved scheme, particularly its scale and massing. This has included careful reflection of those comments raised as part of the previous consultation feedback for application 16/0606/FUL.

2.15 For example, the Design and Access Statement which accompanies the application, details a number of key design principles of the previously approved scheme which have been adopted as part of the

<sup>1</sup> Not all those who attended the public exhibition completed a questionnaire

proposed development, based on feedback received at the consultation event held for application 16/0606/FUL including:

- Retaining the existing building line and height due to the sensitive nature of neighbouring residential properties;
- Retaining a reduced built form along the western boundary to allow more natural light into the courtyard;
- Retaining the façade to the former police station building, a building of townscape merit; and
- Utilising the frontage building line and maintaining the separation of the new frontage block from the existing locally listed police station, by use of a light, glazed structure.

2.16 In summary, the applicant has carefully reflected on the results of previous consultation feedback for planning application 16/0606/FUL and sought to use previous feedback to help inform the proposed development submitted as part of this application.

### **Forthcoming Public Exhibition**

2.17 The applicant is committed to ensuring that the views of local residents are taken into account as part of this planning submission. Given project timescales, it was not considered appropriate to undertake public consultation during the recent summer break. A public exhibition event has, however, been organised for early October 2019 and the applicant is keen to provide an opportunity to hear feedback from the local community on the proposed development.

2.18 The applicant is also committed to answering any comments or queries raised by members of the public as part of the determination process for the application.

### 3. Summary and Conclusions

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- 3.1 This SCI provides a summary of the community consultation and engagement programme undertaken as part of the planning application process.
- 3.2 In preparing the planning application, the applicant has undertaken consultation with LBRuT through formal pre-application together with a full review of previous consultation feedback provided for the site as part of planning application 16/0606/FUL. Consultation has guided the design of the proposal and has provided an opportunity for comments and queries to be raised and where appropriate, addressed as part of the proposed development.
- 3.3 The applicant has shown a commitment to engage positively with local community groups and local politicians (where possible), through the forthcoming public exhibition. Through the process, the thoughts and views of the community will be communicated directly to the project team and considered as part of the planning application.
- 3.4 The applicant is committed to continued stakeholder engagement to ensure local communities and key organisations are kept informed following the submission of this planning application.



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