

Application reference: 18/4157/RES ST MARGARETS, NORTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 17.12.2018 | 17.01.2019 | 18.04.2019 | 18.04.2019 |

Site:

Richmond Upon Thames College , Egerton Road, Twickenham, TW2 7SJ

Proposal:

Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide 180 residential units together with associated parking for 160 vehicles, open space and landscaping.

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

APPLICANT NAME

6 More London Place

AGENT NAME

Miss Sophie Hardy
7 Soho Square
London
W1D 3QB

DC Site Notice: printed on 09.01.2019 and posted on 18.01.2019 and due to expire on 08.02.2019

Consultations:

Internal/External:

| Consultee | Expiry Date |
|--|-------------|
| 14D POL | 23.01.2019 |
| LBRUT Transport | 23.01.2019 |
| LBRUT Highways | 23.01.2019 |
| LBRuT Trees Preservation Officer (North) | 23.01.2019 |
| LBRuT Ecology | 23.01.2019 |
| LBRUT Highways Lighting Engineer | 30.01.2019 |
| Transport For London | 30.01.2019 |
| 14D Urban D | 23.01.2019 |
| English Heritage 1st Consultation | 30.01.2019 |

Neighbours:

Twickenham School, Percy Road, Twickenham, TW2 6JW, -
 Richmond Upon Thames College, Egerton Road, Twickenham, TW2 7SH -
 36 Court Way, Twickenham, TW2 7SN, -
 21 Court Way, Twickenham, TW2 7SA, -
 16 Court Way, Twickenham, TW2 7SN, -
 65 Gladstone Avenue, Twickenham, TW2 7PS, -
 55 Gladstone Avenue, Twickenham, TW2 7PS, -
 51 Gladstone Avenue, Twickenham, TW2 7PS, -
 49 Gladstone Avenue, Twickenham, TW2 7PS, -
 48 Gladstone Avenue, Twickenham, TW2 7PR, -
 46 Gladstone Avenue, Twickenham, TW2 7PR, -
 39 Gladstone Avenue, Twickenham, TW2 7PS, -
 35 Gladstone Avenue, Twickenham, TW2 7PS, -
 7 Craneford Way, Twickenham, TW2 7SB, -
 16 Craneford Close, Twickenham, TW2 7SD, -
 11 Craneford Close, Twickenham, TW2 7SD, -

8 Craneford Close, Twickenham, TW2 7SD, -
 1 Craneford Close, Twickenham, TW2 7SD, -
 47 Chudleigh Road, Twickenham, TW2 7QP, -
 44 Chudleigh Road, Twickenham, TW2 7QY, -
 34 Chudleigh Road, Twickenham, TW2 7QR, -
 29 Chudleigh Road, Twickenham, TW2 7QP, -
 23 Gladstone Avenue, Twickenham, TW2 7PS, -
 51 Alton Gardens, Twickenham, TW2 7PD, -
 49 Alton Gardens, Twickenham, TW2 7PD, -
 27 Alton Gardens, Twickenham, TW2 7PD, -
 25 Alton Gardens, Twickenham, TW2 7PD, -
 13 Alton Gardens, Twickenham, TW2 7PD, -
 9 Warren Road, Twickenham, TW2 7DH, -
 143A Whitton Road, Twickenham, TW2 7QU, -
 129 Whitton Road, Twickenham, TW1 1DF, -
 29 Warren Road, Twickenham, TW2 7DH, -
 44 Milner Drive, Twickenham, TW2 7PJ, -
 48 Milner Drive, Twickenham, TW2 7PJ, -
 28 Hall Farm Drive, Twickenham, TW2 7PQ, -
 28 Alton Gardens, Twickenham, TW2 7PD, -
 55 Milner Drive, Twickenham, TW2 7PH, -
 53 Milner Drive, Twickenham, TW2 7PH, -
 54 Milner Drive, Twickenham, TW2 7PJ, -
 58 Milner Drive, Twickenham, TW2 7PJ, -
 60 Godfrey Avenue, Twickenham, TW2 7PF, -
 58 Godfrey Avenue, Twickenham, TW2 7PF, -
 10 Milner Drive, Twickenham, TW2 7PJ, -
 30 Hall Farm Drive, Twickenham, TW2 7PQ, -
 7 Chase Gardens, Twickenham, TW2 7PB, -
 3 Chase Gardens, Twickenham, TW2 7PB, -
 7A Tayben Avenue, Twickenham, TW2 7RA -
 18 Heatham Park, Twickenham, TW2 7SF, -
 65 Craneford Way, Twickenham, TW2 7SB, -
 32 Chudleigh Road, Twickenham, TW2 7QR, -
 79 Chudleigh Road, Twickenham, TW2 7QP, -
 Maisonette, 105 Whitton Road, Twickenham, TW1 1BZ, -
 Caretakers Flat Chase Bridge School, Kneller Road, Twickenham, TW2 7DX -
 Ground Floor Flat, 10 Heathfield South, Twickenham, TW2 7SS -
 17 Egerton Road, Twickenham, TW2 7SL, -
 22 Chase Gardens, Twickenham, TW2 7PB, -
 144 Craneford Way, Twickenham, TW2 7SQ, -
 112 Craneford Way, Twickenham, TW2 7SQ, -
 92 Craneford Way, Twickenham, TW2 7SQ, -
 86 Craneford Way, Twickenham, TW2 7SQ, -
 89 Chudleigh Road, Twickenham, TW2 7QY, -
 38A Craneford Way, Twickenham, TW2 7SE, -
 31 Craneford Way, Twickenham, TW2 7SB, -
 22 Craneford Way, Twickenham, TW2 7SE, -
 14 Craneford Way, Twickenham, TW2 7SE, -
 32 Court Way, Twickenham, TW2 7SN, -
 67 Gladstone Avenue, Twickenham, TW2 7PS, -
 2 Craneford Way, Twickenham, TW2 7SE, -
 41 Chudleigh Road, Twickenham, TW2 7QP, -
 39 Chudleigh Road, Twickenham, TW2 7QP, -
 37 Chudleigh Road, Twickenham, TW2 7QP, -
 13 Gladstone Avenue, Twickenham, TW2 7PS, -
 16 Chudleigh Road, Twickenham, TW2 7QR, -
 7 Chudleigh Road, Twickenham, TW2 7QP, -
 First Floor Flat, 30 Chudleigh Road, Twickenham, TW2 7QR, -
 37 Alton Gardens, Twickenham, TW2 7PD, -
 99G Whitton Road, Twickenham, TW1 1BZ, -
 143 Whitton Road, Twickenham, TW2 7QU, -
 127 Whitton Road, Twickenham, TW1 1DF, -
 49 Warren Road, Twickenham, TW2 7DH, -
 73 Whitton Road, Twickenham, TW1 1BT, -
 99C Whitton Road, Twickenham, TW1 1BZ, -

113 Whitton Road, Twickenham, TW1 1BZ, -
20 Milner Drive, Twickenham, TW2 7PJ, -
50 Milner Drive, Twickenham, TW2 7PJ, -
42 Milner Drive, Twickenham, TW2 7PJ, -
20 Hall Farm Drive, Twickenham, TW2 7PQ, -
73 Hall Farm Drive, Twickenham, TW2 7PG, -
67 Milner Drive, Twickenham, TW2 7PH, -
Flat 1,2 Chudleigh Road, Twickenham, TW2 7QR, -
Flat 65, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 58, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 51, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 43, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
3A Egerton Road, Twickenham, TW2 7SL, -
Flat 30, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
29A Chase Gardens, Twickenham, TW2 7PB -
159B Whitton Road, Twickenham, TW2 7QU -
Flat 5,2 Chudleigh Road, Twickenham, TW2 7QR, -
111A Whitton Road, Twickenham, TW1 1BZ -
113A Whitton Road, Twickenham, TW1 1BZ -
2 Stanhope Terrace, Heathfield South, Twickenham, TW2 7ST, -
9 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
5 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
Richmond Upon Thames College, Egerton Road, Twickenham, TW2 7SJ, -
1 Mereway Cottages, Mereway Road, Twickenham, TW2 7SZ, -
Flat 6, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
19 Milner Drive, Twickenham, TW2 7PH, -
17 Milner Drive, Twickenham, TW2 7PH, -
87 Whitton Road, Twickenham, TW1 1BZ, -
39 Milner Drive, Twickenham, TW2 7PH, -
147 Whitton Road, Twickenham, TW2 7QU, -
96 Redway Drive, Twickenham, TW2 7NW, -
94 Redway Drive, Twickenham, TW2 7NW, -
87 Redway Drive, Twickenham, TW2 7NN, -
3 Kneller Road, Twickenham, TW2 7DF, -
45 Gladstone Avenue, Twickenham, TW2 7PS, -
31 Gladstone Avenue, Twickenham, TW2 7PS, -
29 Gladstone Avenue, Twickenham, TW2 7PS, -
19 Gladstone Avenue, Twickenham, TW2 7PS, -
17 Gladstone Avenue, Twickenham, TW2 7PS, -
23 Alton Gardens, Twickenham, TW2 7PD, -
11 Alton Gardens, Twickenham, TW2 7PD, -
45 Heathfield North, Twickenham, TW2 7QN, -
37 Heathfield North, Twickenham, TW2 7QN, -
32 Heathfield North, Twickenham, TW2 7QW, -
7 Craneford Close, Twickenham, TW2 7SD, -
21 Heatham Park, Twickenham, TW2 7SF, -
91 Chudleigh Road, Twickenham, TW2 7QY, -
38 Chudleigh Road, Twickenham, TW2 7QR, -
81 Rosecroft Gardens, Twickenham, TW2 7PU, -
55 Rosecroft Gardens, Twickenham, TW2 7PT, -
43 Rosecroft Gardens, Twickenham, TW2 7PT, -
18 Rosecroft Gardens, Twickenham, TW2 7PZ, -
80 Court Way, Twickenham, TW2 7SW, -
40 Court Way, Twickenham, TW2 7SN, -
13 Court Way, Twickenham, TW2 7SA, -
3 Court Way, Twickenham, TW2 7SA, -
1A Court Way, Twickenham, TW2 7SA, -
96 Milner Drive, Twickenham, TW2 7PJ, -
56 Godfrey Avenue, Twickenham, TW2 7PF, -
52 Godfrey Avenue, Twickenham, TW2 7PF, -
71 Milner Drive, Twickenham, TW2 7PH, -
66 Godfrey Avenue, Twickenham, TW2 7PF, -
68 Godfrey Avenue, Twickenham, TW2 7PF, -
20 Heatham Park, Twickenham, TW2 7SF, -
38 Craneford Way, Twickenham, TW2 7SE, -
71 Craneford Way, Twickenham, TW2 7SB, -

29 Craneford Way, Twickenham, TW2 7SB, -
19 Craneford Way, Twickenham, TW2 7SB, -
9 Court Way, Twickenham, TW2 7SA, -
25 Court Way, Twickenham, TW2 7SA, -
29 Heathfield South, Twickenham, TW2 7SR, -
34 Heathfield North, Twickenham, TW2 7QW, -
31 Chudleigh Road, Twickenham, TW2 7QP, -
Room 6, 189 Whitton Road, Twickenham, TW2 7QZ, -
Room 5, 189 Whitton Road, Twickenham, TW2 7QZ, -
Room 3, 189 Whitton Road, Twickenham, TW2 7QZ, -
Heathfield House, 85 Whitton Road, Twickenham, TW1 1BT, -
99F Whitton Road, Twickenham, TW1 1BZ, -
Flat 1, 18 Chudleigh Road, Twickenham, TW2 7QR -
Flat 2, 2 Chudleigh Road, Twickenham, TW2 7QR, -
Flat 56, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 37, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 32, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 29, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 16, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 12, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
169A Whitton Road, Twickenham, TW2 7QZ, -
Flat 15, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
14 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
234 Whitton Road, Twickenham, TW2 7RE, -
189 Whitton Road, Twickenham, TW2 7QZ, -
33 Gladstone Avenue, Twickenham, TW2 7PS, -
16 Alton Gardens, Twickenham, TW2 7PD, -
97 Heathfield North, Twickenham, TW2 7QN, -
91 Heathfield North, Twickenham, TW2 7QN, -
78 Heathfield North, Twickenham, TW2 7QW, -
71 Heathfield North, Twickenham, TW2 7QN, -
64 Heathfield North, Twickenham, TW2 7QW, -
9 Heathfield North, Twickenham, TW2 7QN, -
6 Craneford Way, Twickenham, TW2 7SE, -
11 Heatham Park, Twickenham, TW2 7SF, -
9 Heatham Park, Twickenham, TW2 7SF, -
67 Chudleigh Road, Twickenham, TW2 7QP, -
36 Chudleigh Road, Twickenham, TW2 7QR, -
105 Rosecroft Gardens, Twickenham, TW2 7PU, -
91 Rosecroft Gardens, Twickenham, TW2 7PU, -
52 Rosecroft Gardens, Twickenham, TW2 7PZ, -
50 Rosecroft Gardens, Twickenham, TW2 7PZ, -
29 Rosecroft Gardens, Twickenham, TW2 7PT, -
13 Rosecroft Gardens, Twickenham, TW2 7PT, -
Flat 12A, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
94 Court Way, Twickenham, TW2 7SW, -
35 Court Way, Twickenham, TW2 7SA, -
10 Kendrey Gardens, Twickenham, TW2 7PA, -
7 Kendrey Gardens, Twickenham, TW2 7PA, -
39 Godfrey Avenue, Twickenham, TW2 7PE, -
25 Godfrey Avenue, Twickenham, TW2 7PE, -
4 Godfrey Avenue, Twickenham, TW2 7PF, -
11 Palmerston Road, Twickenham, TW2 7QX, -
4 Palmerston Road, Twickenham, TW2 7QX, -
5 Tayben Avenue, Twickenham, TW2 7RA, -
75 Heathfield South, Twickenham, TW2 7SR, -
71 Heathfield South, Twickenham, TW2 7SR, -
66 Heathfield South, Twickenham, TW2 7SS, -
59 Heathfield South, Twickenham, TW2 7SR, -
54 Heathfield South, Twickenham, TW2 7SS, -
31 Talma Gardens, Twickenham, TW2 7RB, -
138 Craneford Way, Twickenham, TW2 7SQ, -
104 Craneford Way, Twickenham, TW2 7SQ, -
100 Craneford Way, Twickenham, TW2 7SQ, -
44 Craneford Way, Twickenham, TW2 7SE, -
30 Craneford Way, Twickenham, TW2 7SE, -

25 Craneford Way, Twickenham, TW2 7SB, -
 103 Hall Farm Drive, Twickenham, TW2 7PG, -
 85 Hall Farm Drive, Twickenham, TW2 7PG, -
 65 Hall Farm Drive, Twickenham, TW2 7PG, -
 8 Egerton Road, Twickenham, TW2 7SH, -
 49 Hall Farm Drive, Twickenham, TW2 7PG, -
 Flat 2, 121 Whitton Road, Twickenham, TW1 1BZ, -
 10 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 Flat 7, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 Flat 4, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 37 Kneller Road, Twickenham, TW2 7DF, -
 232 Whitton Road, Twickenham, TW2 7RE, -
 226 Whitton Road, Twickenham, TW2 7RE, -
 207 Whitton Road, Twickenham, TW2 7QZ, -
 193 Whitton Road, Twickenham, TW2 7QZ, -
 173 Whitton Road, Twickenham, TW2 7QZ, -
 171 Whitton Road, Twickenham, TW2 7QZ, -
 21 Warren Road, Twickenham, TW2 7DH, -
 11 Warren Road, Twickenham, TW2 7DH, -
 73 Talma Gardens, Twickenham, TW2 7RB, -
 33 Talma Gardens, Twickenham, TW2 7RB, -
 20 Talma Gardens, Twickenham, TW2 7RD, -
 62 The Ridge, Twickenham, TW2 7NQ, -
 44 The Ridge, Twickenham, TW2 7NQ, -
 22 The Ridge, Twickenham, TW2 7NQ, -
 16 The Ridge, Twickenham, TW2 7NQ, -
 16 Rosecroft Gardens, Twickenham, TW2 7PX, -
 10 Rosecroft Gardens, Twickenham, TW2 7PX, -
 103 Redway Drive, Twickenham, TW2 7NN, -
 59 Hall Farm Drive, Twickenham, TW2 7PG, -
 39 Hall Farm Drive, Twickenham, TW2 7PG, -
 11 Hall Farm Drive, Twickenham, TW2 7PG, -
 93 Rosecroft Gardens, Twickenham, TW2 7PU, -
 79 Rosecroft Gardens, Twickenham, TW2 7PU, -
 73 Rosecroft Gardens, Twickenham, TW2 7PU, -
 33 Rosecroft Gardens, Twickenham, TW2 7PT, -
 21 Rosecroft Gardens, Twickenham, TW2 7PT, -
 61 Heathfield North, Twickenham, TW2 7QN, -
 151 Whitton Road, Twickenham, TW2 7QU, -
 125 Whitton Road, Twickenham, TW1 1DF, -
 25 Warren Road, Twickenham, TW2 7DH, -
 35 Warren Road, Twickenham, TW2 7DH, -
 77 Whitton Road, Twickenham, TW1 1BT, -
 79 Whitton Road, Twickenham, TW1 1BT, -
 45 Whitton Road, Twickenham, TW1 1BH, -
 6 Hall Farm Drive, Twickenham, TW2 7PQ, -
 10 Hall Farm Drive, Twickenham, TW2 7PQ, -
 24 Hall Farm Drive, Twickenham, TW2 7PQ, -
 26 Hall Farm Drive, Twickenham, TW2 7PQ, -
 74 Godfrey Avenue, Twickenham, TW2 7PF, -
 72 Godfrey Avenue, Twickenham, TW2 7PF, -
 36 Hall Farm Drive, Twickenham, TW2 7PQ, -
 66 Milner Drive, Twickenham, TW2 7PJ, -
 76 Milner Drive, Twickenham, TW2 7PJ, -
 30 The Ridge, Twickenham, TW2 7NQ, -
 68 Hall Farm Drive, Twickenham, TW2 7PQ, -
 94 Milner Drive, Twickenham, TW2 7PJ, -
 88 Milner Drive, Twickenham, TW2 7PJ, -
 42 Godfrey Avenue, Twickenham, TW2 7PF, -
 221 Whitton Road, Twickenham, TW2 7QZ, -
 30 Heathfield South, Twickenham, TW2 7SS, -
 13 Heathfield South, Twickenham, TW2 7SR, -
 2 Palmerston Road, Twickenham, TW2 7QS, -
 77 Chudleigh Road, Twickenham, TW2 7QP, -
 Flat 1, 177 Whitton Road, Twickenham, TW2 7QZ, -
 14 Craneford Close, Twickenham, TW2 7SD, -

Flat 5, 18 Chudleigh Road, Twickenham, TW2 7QR -
 Virgin Active Health Club, 196 Whitton Road, Twickenham, TW2 7BA, -
 17 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 Top Flat, 230 Whitton Road, Twickenham, TW2 7RE, -
 Flat 66, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 50, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 35, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 22A Heathfield South, Twickenham, TW2 7SS -
 179A Whitton Road, Twickenham, TW2 7QZ -
 107B Whitton Road, Twickenham, TW1 1BZ -
 5 Stanhope Terrace, Heathfield South, Twickenham, TW2 7ST, -
 3 Stanhope Terrace, Heathfield South, Twickenham, TW2 7ST, -
 7B Tayben Avenue, Twickenham, TW2 7RA, -
 18 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 7 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 1 Heathfield North, Twickenham, TW2 7QN, -
 Flat 1, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 10 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 51 Milner Drive, Twickenham, TW2 7PH, -
 228 Whitton Road, Twickenham, TW2 7RE, -
 195 Whitton Road, Twickenham, TW2 7QZ, -
 141 Whitton Road, Twickenham, TW1 1DF, -
 99 Redway Drive, Twickenham, TW2 7NN, -
 91 Redway Drive, Twickenham, TW2 7NN, -
 71A Gladstone Avenue, Twickenham, TW2 7QA, -
 38 Gladstone Avenue, Twickenham, TW2 7PR, -
 24 Gladstone Avenue, Twickenham, TW2 7PR, -
 4 Alton Gardens, Twickenham, TW2 7PD, -
 8 Court Way, Twickenham, TW2 7SN, -
 2A Court Way, Twickenham, TW2 7SN, -
 37 Godfrey Avenue, Twickenham, TW2 7PE, -
 35 Godfrey Avenue, Twickenham, TW2 7PE, -
 60 Heathfield North, Twickenham, TW2 7QW, -
 36 Heathfield North, Twickenham, TW2 7QW, -
 13 Heathfield North, Twickenham, TW2 7QN, -
 12 Heathfield North, Twickenham, TW2 7QW, -
 4A Heathfield North, Twickenham, TW2 7QW, -
 2 Heathfield North, Twickenham, TW2 7QW, -
 46 Godfrey Avenue, Twickenham, TW2 7PF, -
 40 Godfrey Avenue, Twickenham, TW2 7PF, -
 33 Godfrey Avenue, Twickenham, TW2 7PE, -
 27 Godfrey Avenue, Twickenham, TW2 7PE, -
 21 Godfrey Avenue, Twickenham, TW2 7PE, -
 18A Heatham Park, Twickenham, TW2 7SF, -
 13 Heatham Park, Twickenham, TW2 7SF, -
 83 Heathfield South, Twickenham, TW2 7SR, -
 24 Denehurst Gardens, Twickenham, TW2 7PY, -
 16 Denehurst Gardens, Twickenham, TW2 7PY, -
 6 Denehurst Gardens, Twickenham, TW2 7PY, -
 52 Heathfield South, Twickenham, TW2 7SS, -
 41 Heathfield South, Twickenham, TW2 7SR, -
 36 Heathfield South, Twickenham, TW2 7SS, -
 34 Heathfield South, Twickenham, TW2 7SS, -
 16 Heathfield South, Twickenham, TW2 7SS, -
 85 Heathfield North, Twickenham, TW2 7QN, -
 27 Milner Drive, Twickenham, TW2 7PH, -
 21 Milner Drive, Twickenham, TW2 7PH, -
 11 Milner Drive, Twickenham, TW2 7PH, -
 18 Kendrey Gardens, Twickenham, TW2 7PA, -
 34 Egerton Road, Twickenham, TW2 7SP, -
 31 Egerton Road, Twickenham, TW2 7SL, -
 30 Egerton Road, Twickenham, TW2 7SP, -
 23 Egerton Road, Twickenham, TW2 7SL, -
 27 Chase Gardens, Twickenham, TW2 7PB, -
 140 Craneford Way, Twickenham, TW2 7SQ, -
 126 Craneford Way, Twickenham, TW2 7SQ, -

68 Craneford Way, Twickenham, TW2 7SE, -
 62 Craneford Way, Twickenham, TW2 7SE, -
 53 Craneford Way, Twickenham, TW2 7SB, -
 48 Craneford Way, Twickenham, TW2 7SE, -
 46 Craneford Way, Twickenham, TW2 7SE, -
 10 Egerton Road, Twickenham, TW2 7SH, -
 88 Court Way, Twickenham, TW2 7SW, -
 71 Court Way, Twickenham, TW2 7SA, -
 69 Court Way, Twickenham, TW2 7SA, -
 66 Court Way, Twickenham, TW2 7SW, -
 34 Craneford Way, Twickenham, TW2 7SE, -
 39 Court Way, Twickenham, TW2 7SA, -
 34 Court Way, Twickenham, TW2 7SN, -
 31 Court Way, Twickenham, TW2 7SA, -
 22 Court Way, Twickenham, TW2 7SN, -
 14 Court Way, Twickenham, TW2 7SN, -
 63 Gladstone Avenue, Twickenham, TW2 7PS, -
 28 Gladstone Avenue, Twickenham, TW2 7PR, -
 3 Craneford Way, Twickenham, TW2 7SB, -
 6 Craneford Close, Twickenham, TW2 7SD, -
 51 Chudleigh Road, Twickenham, TW2 7QP, -
 15 Gladstone Avenue, Twickenham, TW2 7PS, -
 21 Chudleigh Road, Twickenham, TW2 7QP, -
 19 Chudleigh Road, Twickenham, TW2 7QP, -
 1 Heathfield South, Twickenham, TW2 7SR, -
 83 Heathfield North, Twickenham, TW2 7QN, -
 76 Heathfield North, Twickenham, TW2 7QW, -
 69 Heathfield North, Twickenham, TW2 7QN, -
 59 Heathfield North, Twickenham, TW2 7QN, -
 40 Heathfield North, Twickenham, TW2 7QW, -
 11 Craneford Way, Twickenham, TW2 7SB, -
 8 Craneford Way, Twickenham, TW2 7SE, -
 2 Alton Gardens, Twickenham, TW2 7PD, -
 57 Chudleigh Road, Twickenham, TW2 7QP, -
 50 Chudleigh Road, Twickenham, TW2 7QY, -
 20 Chudleigh Road, Twickenham, TW2 7QR, -
 113 Rosecroft Gardens, Twickenham, TW2 7PU, -
 109 Rosecroft Gardens, Twickenham, TW2 7PU, -
 99 Rosecroft Gardens, Twickenham, TW2 7PU, -
 48 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 34 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 27 Rosecroft Gardens, Twickenham, TW2 7PT, -
 15 Rosecroft Gardens, Twickenham, TW2 7PT, -
 47 Godfrey Avenue, Twickenham, TW2 7PE, -
 84 Court Way, Twickenham, TW2 7SW, -
 70 Court Way, Twickenham, TW2 7SW, -
 62 Court Way, Twickenham, TW2 7SW, -
 57 Court Way, Twickenham, TW2 7SA, -
 5 Court Way, Twickenham, TW2 7SA, -
 72 Gladstone Avenue, Twickenham, TW2 7QA, -
 40 The Ridge, Twickenham, TW2 7NQ, -
 2 Tayben Avenue, Twickenham, TW2 7RA, -
 61 Talma Gardens, Twickenham, TW2 7RB, -
 85 Heathfield South, Twickenham, TW2 7SR, -
 80 Heathfield South, Twickenham, TW2 7SS, -
 73 Heathfield South, Twickenham, TW2 7SR, -
 68 Heathfield South, Twickenham, TW2 7SS, -
 24 Talma Gardens, Twickenham, TW2 7RD, -
 142 Craneford Way, Twickenham, TW2 7SQ, -
 114 Craneford Way, Twickenham, TW2 7SQ, -
 64 Craneford Way, Twickenham, TW2 7SE, -
 13 Craneford Way, Twickenham, TW2 7SB, -
 23 Heathfield South, Twickenham, TW2 7SR, -
 26 Denehurst Gardens, Twickenham, TW2 7PY, -
 79 Hall Farm Drive, Twickenham, TW2 7PG, -
 63 Hall Farm Drive, Twickenham, TW2 7PG, -

51 Hall Farm Drive, Twickenham, TW2 7PG, -
 18 Egerton Road, Twickenham, TW2 7SP, -
 2 Chase Gardens, Twickenham, TW2 7PB, -
 21 Hall Farm Drive, Twickenham, TW2 7PG, -
 19 Hall Farm Drive, Twickenham, TW2 7PG, -
 2 Mereway Cottages, Mereway Road, Twickenham, TW2 7SZ, -
 2 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 22 Heathfield South, Twickenham, TW2 7SS, -
 3 Talma Gardens, Twickenham, TW2 7RB, -
 209 Whitton Road, Twickenham, TW2 7QZ, -
 161 Whitton Road, Twickenham, TW2 7QU, -
 157 Whitton Road, Twickenham, TW2 7QU, -
 70 The Ridge, Twickenham, TW2 7NQ, -
 68 The Ridge, Twickenham, TW2 7NQ, -
 19 Warren Road, Twickenham, TW2 7DH, -
 50 The Ridge, Twickenham, TW2 7NQ, -
 9 Palmerston Road, Twickenham, TW2 7QX, -
 12 Tayben Avenue, Twickenham, TW2 7RA, -
 9 Tayben Avenue, Twickenham, TW2 7RA, -
 75 Talma Gardens, Twickenham, TW2 7RB, -
 55 Talma Gardens, Twickenham, TW2 7RB, -
 45 Talma Gardens, Twickenham, TW2 7RB, -
 94 Heathfield South, Twickenham, TW2 7SS, -
 28 Talma Gardens, Twickenham, TW2 7RD, -
 15 Talma Gardens, Twickenham, TW2 7RB, -
 52 Craneford Way, Twickenham, TW2 7SE, -
 35 Craneford Way, Twickenham, TW2 7SB, -
 20 Heathfield South, Twickenham, TW2 7SS, -
 15 Heathfield South, Twickenham, TW2 7SR, -
 22 Denehurst Gardens, Twickenham, TW2 7PY, -
 12 Denehurst Gardens, Twickenham, TW2 7PY, -
 5 Denehurst Gardens, Twickenham, TW2 7PY, -
 3 Denehurst Gardens, Twickenham, TW2 7PY, -
 33 Chase Gardens, Twickenham, TW2 7PB, -
 109 Hall Farm Drive, Twickenham, TW2 7PG, -
 53 Hall Farm Drive, Twickenham, TW2 7PG, -
 28 Chase Gardens, Twickenham, TW2 7PB, -
 4 Chase Gardens, Twickenham, TW2 7PB, -
 33 Hall Farm Drive, Twickenham, TW2 7PG, -
 2 Hall Farm Drive, Twickenham, TW2 7PQ, -
 6 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 2 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 Flat 24, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 15 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 3 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 217 Whitton Road, Twickenham, TW2 7QZ, -
 203 Whitton Road, Twickenham, TW2 7QZ, -
 191 Whitton Road, Twickenham, TW2 7QZ, -
 181 Whitton Road, Twickenham, TW2 7QZ, -
 175 Whitton Road, Twickenham, TW2 7QZ, -
 57 Whitton Road, Twickenham, TW1 1BT, -
 17 Warren Road, Twickenham, TW2 7DH, -
 49 Whitton Road, Twickenham, TW1 1BH, -
 10 Tayben Avenue, Twickenham, TW2 7RA, -
 67 Talma Gardens, Twickenham, TW2 7RB, -
 63 Talma Gardens, Twickenham, TW2 7RB, -
 43 Talma Gardens, Twickenham, TW2 7RB, -
 13 Talma Gardens, Twickenham, TW2 7RB, -
 46 The Ridge, Twickenham, TW2 7NQ, -
 42 The Ridge, Twickenham, TW2 7NQ, -
 36 The Ridge, Twickenham, TW2 7NQ, -
 24 The Ridge, Twickenham, TW2 7NQ, -
 17 Rosecroft Gardens, Twickenham, TW2 7PT, -
 12 Rosecroft Gardens, Twickenham, TW2 7PX, -
 101 Hall Farm Drive, Twickenham, TW2 7PG, -
 81 Hall Farm Drive, Twickenham, TW2 7PG, -

47 Hall Farm Drive, Twickenham, TW2 7PG, -
 12 Palmerston Road, Twickenham, TW2 7QX, -
 6 Palmerston Road, Twickenham, TW2 7QX, -
 32 Hall Farm Drive, Twickenham, TW2 7PQ, -
 29 Hall Farm Drive, Twickenham, TW2 7PG, -
 27 Hall Farm Drive, Twickenham, TW2 7PG, -
 14 Chudleigh Road, Twickenham, TW2 7QR, -
 13 Chudleigh Road, Twickenham, TW2 7QP, -
 8 Chudleigh Road, Twickenham, TW2 7QR, -
 5 Chudleigh Road, Twickenham, TW2 7QP, -
 1 Chudleigh Road, Twickenham, TW2 7QP, -
 4 Court Way, Twickenham, TW2 7SN, -
 2 Court Way, Twickenham, TW2 7SN, -
 Ground Floor Flat, 30 Chudleigh Road, Twickenham, TW2 7QR, -
 29 Alton Gardens, Twickenham, TW2 7PD, -
 15 Alton Gardens, Twickenham, TW2 7PD, -
 8 Alton Gardens, Twickenham, TW2 7PD, -
 101B Whitton Road, Twickenham, TW1 1BZ, -
 145 Whitton Road, Twickenham, TW2 7QU, -
 33 Warren Road, Twickenham, TW2 7DH, -
 47 Warren Road, Twickenham, TW2 7DH, -
 38 Milner Drive, Twickenham, TW2 7PJ, -
 24 Milner Drive, Twickenham, TW2 7PJ, -
 26 Milner Drive, Twickenham, TW2 7PJ, -
 12 Hall Farm Drive, Twickenham, TW2 7PQ, -
 22 Hall Farm Drive, Twickenham, TW2 7PQ, -
 30 Alton Gardens, Twickenham, TW2 7PD, -
 34 Alton Gardens, Twickenham, TW2 7PD, -
 64 Godfrey Avenue, Twickenham, TW2 7PF, -
 76 Godfrey Avenue, Twickenham, TW2 7PF, -
 42 Hall Farm Drive, Twickenham, TW2 7PQ, -
 46 Hall Farm Drive, Twickenham, TW2 7PQ, -
 90 Milner Drive, Twickenham, TW2 7PJ, -
 60 Hall Farm Drive, Twickenham, TW2 7PQ, -
 48 Godfrey Avenue, Twickenham, TW2 7PF, -
 6 Rosecroft Gardens, Twickenham, TW2 7PX, -
 8 Rosecroft Gardens, Twickenham, TW2 7PX, -
 25 Hall Farm Drive, Twickenham, TW2 7PG, -
 20 Kendrey Gardens, Twickenham, TW2 7PA, -
 28 Kendrey Gardens, Twickenham, TW2 7PA, -
 66 Gladstone Avenue, Twickenham, TW2 7PR, -
 61 Craneford Way, Twickenham, TW2 7SB, -
 89 Heathfield South, Twickenham, TW2 7SR, -
 3 Heathfield North, Twickenham, TW2 7QN, -
 29 Heathfield North, Twickenham, TW2 7QN, -
 Room 1, 189 Whitton Road, Twickenham, TW2 7QZ, -
 14A Craneford Close, Twickenham, TW2 7SD, -
 77A Heathfield North, Twickenham, TW2 7QN, -
 Ground Floor Flat, 11 Heathfield North, Twickenham, TW2 7QN -
 Flat 60, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 57, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 48, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 46, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 33, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 24, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 21, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 11, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 13 Warren Road, Twickenham, TW2 7DH, -
 5 Warren Road, Twickenham, TW2 7DH, -
 1 Warren Road, Twickenham, TW2 7DH, -
 Cllr Khosa, 15 Tayben Avenue, Twickenham, TW2 7RA, -
 49 Talma Gardens, Twickenham, TW2 7RB, -
 34 The Ridge, Twickenham, TW2 7NQ, -
 7 Russell Road, Twickenham, TW2 7QT, -
 4 Russell Road, Twickenham, TW2 7QT, -
 22 Palmerston Road, Twickenham, TW2 7QX, -

20 Palmerston Road, Twickenham, TW2 7QX, -
69 Hall Farm Drive, Twickenham, TW2 7PG, -
16 Palmerston Road, Twickenham, TW2 7QX, -
14 Palmerston Road, Twickenham, TW2 7QX, -
35 Hall Farm Drive, Twickenham, TW2 7PG, -
13 Hall Farm Drive, Twickenham, TW2 7PG, -
89 Rosecroft Gardens, Twickenham, TW2 7PU, -
77 Rosecroft Gardens, Twickenham, TW2 7PU, -
1 Hall Farm Drive, Twickenham, TW2 7PG, -
67 Rosecroft Gardens, Twickenham, TW2 7PU, -
65 Rosecroft Gardens, Twickenham, TW2 7PU, -
63 Rosecroft Gardens, Twickenham, TW2 7PU, -
61 Rosecroft Gardens, Twickenham, TW2 7PT, -
58 Rosecroft Gardens, Twickenham, TW2 7PZ, -
49 Rosecroft Gardens, Twickenham, TW2 7PT, -
28 Rosecroft Gardens, Twickenham, TW2 7PZ, -
26 Rosecroft Gardens, Twickenham, TW2 7PZ, -
63 Heathfield North, Twickenham, TW2 7QN, -
58 Heathfield North, Twickenham, TW2 7QW, -
56 Heathfield North, Twickenham, TW2 7QW, -
54 Heathfield North, Twickenham, TW2 7QW, -
53 Heathfield North, Twickenham, TW2 7QN, -
19 Heathfield North, Twickenham, TW2 7QN, -
8 Heathfield North, Twickenham, TW2 7QW, -
6 Heathfield North, Twickenham, TW2 7QW, -
34 Godfrey Avenue, Twickenham, TW2 7PF, -
22 Godfrey Avenue, Twickenham, TW2 7PF, -
14 Godfrey Avenue, Twickenham, TW2 7PF, -
5 Godfrey Avenue, Twickenham, TW2 7PE, -
15 Heatham Park, Twickenham, TW2 7SF, -
70 Heathfield South, Twickenham, TW2 7SS, -
58 Heathfield South, Twickenham, TW2 7SS, -
9 Kneller Road, Twickenham, TW2 7DF, -
1 Kneller Road, Twickenham, TW2 7DF, -
104 Gladstone Avenue, Twickenham, TW2 7QA, -
96 Gladstone Avenue, Twickenham, TW2 7QA, -
92 Gladstone Avenue, Twickenham, TW2 7QA, -
73 Gladstone Avenue, Twickenham, TW2 7QA, -
16 Hall Farm Drive, Twickenham, TW2 7PQ, -
56 Rosecroft Gardens, Twickenham, TW2 7PZ, -
46 Rosecroft Gardens, Twickenham, TW2 7PZ, -
19 Rosecroft Gardens, Twickenham, TW2 7PT, -
75 Heathfield North, Twickenham, TW2 7QN, -
48 Heathfield North, Twickenham, TW2 7QW, -
47 Heathfield North, Twickenham, TW2 7QN, -
27 Heathfield North, Twickenham, TW2 7QN, -
17 Heathfield North, Twickenham, TW2 7QN, -
23 Heatham Park, Twickenham, TW2 7SF, -
95 Heathfield South, Twickenham, TW2 7SR, -
93 Heathfield South, Twickenham, TW2 7SR, -
91 Heathfield South, Twickenham, TW2 7SR, -
81 Heathfield South, Twickenham, TW2 7SR, -
76 Heathfield South, Twickenham, TW2 7SS, -
74 Heathfield South, Twickenham, TW2 7SS, -
69 Heathfield South, Twickenham, TW2 7SR, -
15 Kneller Road, Twickenham, TW2 7DF, -
108 Gladstone Avenue, Twickenham, TW2 7QA, -
94 Gladstone Avenue, Twickenham, TW2 7QA, -
11 Denehurst Gardens, Twickenham, TW2 7PY, -
56 Heathfield South, Twickenham, TW2 7SS, -
54A Heathfield South, Twickenham, TW2 7SS, -
46 Heathfield South, Twickenham, TW2 7SS, -
25 Heathfield South, Twickenham, TW2 7SR, -
17 Heathfield South, Twickenham, TW2 7SR, -
12 Heathfield South, Twickenham, TW2 7SS, -
11 Heathfield South, Twickenham, TW2 7SR, -

9 Heathfield South, Twickenham, TW2 7SR, -
 95 Heathfield North, Twickenham, TW2 7QN, -
 47 Milner Drive, Twickenham, TW2 7PH, -
 45 Milner Drive, Twickenham, TW2 7PH, -
 23 Milner Drive, Twickenham, TW2 7PH, -
 5 Milner Drive, Twickenham, TW2 7PH, -
 3 Milner Drive, Twickenham, TW2 7PH, -
 2 Milner Drive, Twickenham, TW2 7PJ, -
 29 Kendrey Gardens, Twickenham, TW2 7PA, -
 11 Kendrey Gardens, Twickenham, TW2 7PA, -
 9 Kendrey Gardens, Twickenham, TW2 7PA, -
 29 Egerton Road, Twickenham, TW2 7SL, -
 14 Egerton Road, Twickenham, TW2 7SH, -
 38 Chase Gardens, Twickenham, TW2 7PB, -
 35 Chase Gardens, Twickenham, TW2 7PB, -
 25 Chase Gardens, Twickenham, TW2 7PB, -
 146 Craneford Way, Twickenham, TW2 7SQ, -
 78 Craneford Way, Twickenham, TW2 7SQ, -
 66 Craneford Way, Twickenham, TW2 7SE, -
 60 Craneford Way, Twickenham, TW2 7SE, -
 58 Craneford Way, Twickenham, TW2 7SE, -
 40A Craneford Way, Twickenham, TW2 7SE, -
 4 Egerton Road, Twickenham, TW2 7SH, -
 68 Court Way, Twickenham, TW2 7SW, -
 51 Court Way, Twickenham, TW2 7SA, -
 36 Craneford Way, Twickenham, TW2 7SE, -
 24 Craneford Way, Twickenham, TW2 7SE, -
 10 Craneford Way, Twickenham, TW2 7SE, -
 28 Court Way, Twickenham, TW2 7SN, -
 18 Court Way, Twickenham, TW2 7SN, -
 7A Kneller Road, Twickenham, TW2 7DF, -
 Flat 2, 40 Chase Gardens, Twickenham, TW2 7PB, -
 Maisonette, 37 Kneller Road, Twickenham, TW2 7DF, -
 Flat 1, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 38 Heathfield North, Twickenham, TW2 7QW -
 Maisonette First And Second Floor, 22 Heathfield South, Twickenham, TW2 7SR -
 103B Whitton Road, Twickenham, TW1 1BZ -
 1 Stanhope Terrace, Heathfield South, Twickenham, TW2 7ST, -
 Flat A, 99 Whitton Road, Twickenham, TW1 1BZ, -
 Flat 25, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 Flat 8, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 7 Milner Drive, Twickenham, TW2 7PH, -
 201 Whitton Road, Twickenham, TW2 7QZ, -
 137 Whitton Road, Twickenham, TW1 1DF, -
 121 Whitton Road, Twickenham, TW1 1BZ, -
 43 Kneller Road, Twickenham, TW2 7DF, -
 39 Kneller Road, Twickenham, TW2 7DF, -
 17 Kneller Road, Twickenham, TW2 7DF, -
 64 Gladstone Avenue, Twickenham, TW2 7PR, -
 61 Gladstone Avenue, Twickenham, TW2 7PS, -
 50 Gladstone Avenue, Twickenham, TW2 7PR, -
 43 Gladstone Avenue, Twickenham, TW2 7PS, -
 40 Gladstone Avenue, Twickenham, TW2 7PR, -
 21 Alton Gardens, Twickenham, TW2 7PD, -
 73 Heathfield North, Twickenham, TW2 7QN, -
 35 Heathfield North, Twickenham, TW2 7QN, -
 23 Heathfield North, Twickenham, TW2 7QN, -
 8 Russell Road, Twickenham, TW2 7QT, -
 9 Craneford Close, Twickenham, TW2 7SD, -
 2 Craneford Close, Twickenham, TW2 7SD, -
 85 Chudleigh Road, Twickenham, TW2 7QY, -
 27 Chudleigh Road, Twickenham, TW2 7QP, -
 25 Chudleigh Road, Twickenham, TW2 7QP, -
 12 Chudleigh Road, Twickenham, TW2 7QR, -
 6 Chudleigh Road, Twickenham, TW2 7QR, -
 85 Rosecroft Gardens, Twickenham, TW2 7PU, -

57 Rosecroft Gardens, Twickenham, TW2 7PT, -
22 Rosecroft Gardens, Twickenham, TW2 7PZ, -
45 Court Way, Twickenham, TW2 7SA, -
33 Court Way, Twickenham, TW2 7SA, -
32 Godfrey Avenue, Twickenham, TW2 7PF, -
23 Godfrey Avenue, Twickenham, TW2 7PE, -
16 Godfrey Avenue, Twickenham, TW2 7PF, -
8 Godfrey Avenue, Twickenham, TW2 7PF, -
80 Gladstone Avenue, Twickenham, TW2 7QA, -
56 The Ridge, Twickenham, TW2 7NQ, -
20 The Ridge, Twickenham, TW2 7NQ, -
65 Talma Gardens, Twickenham, TW2 7RB, -
61 Heathfield South, Twickenham, TW2 7SR, -
53 Heathfield South, Twickenham, TW2 7SR, -
7 Talma Gardens, Twickenham, TW2 7RB, -
156 Craneford Way, Twickenham, TW2 7SQ, -
59 Craneford Way, Twickenham, TW2 7SB, -
54 Craneford Way, Twickenham, TW2 7SE, -
18 Craneford Way, Twickenham, TW2 7SE, -
16 Craneford Way, Twickenham, TW2 7SE, -
18 Heathfield South, Twickenham, TW2 7SS, -
44 Heathfield South, Twickenham, TW2 7SS, -
42 Heathfield South, Twickenham, TW2 7SS, -
19 Heathfield South, Twickenham, TW2 7SR, -
5 Heathfield South, Twickenham, TW2 7SR, -
81 Heathfield North, Twickenham, TW2 7QN, -
49 Milner Drive, Twickenham, TW2 7PH, -
33 Milner Drive, Twickenham, TW2 7PH, -
25 Milner Drive, Twickenham, TW2 7PH, -
6 Milner Drive, Twickenham, TW2 7PJ, -
36 Kendrey Gardens, Twickenham, TW2 7PA, -
29A Kendrey Gardens, Twickenham, TW2 7PA, -
30 Chase Gardens, Twickenham, TW2 7PB, -
13 Chase Gardens, Twickenham, TW2 7PB, -
120 Craneford Way, Twickenham, TW2 7SQ, -
116 Craneford Way, Twickenham, TW2 7SQ, -
106 Craneford Way, Twickenham, TW2 7SQ, -
102 Craneford Way, Twickenham, TW2 7SQ, -
6 Chase Gardens, Twickenham, TW2 7PB, -
76 Craneford Way, Twickenham, TW2 7SQ, -
65A Craneford Way, Twickenham, TW2 7SB, -
45 Craneford Way, Twickenham, TW2 7SB, -
42 Craneford Way, Twickenham, TW2 7SE, -
93 Chudleigh Road, Twickenham, TW2 7QY, -
59 Chudleigh Road, Twickenham, TW2 7QP, -
56 Chudleigh Road, Twickenham, TW2 7QY, -
82 Court Way, Twickenham, TW2 7SW, -
78 Court Way, Twickenham, TW2 7SW, -
73 Court Way, Twickenham, TW2 7SA, -
61 Court Way, Twickenham, TW2 7SA, -
52 Court Way, Twickenham, TW2 7SN, -
27 Craneford Way, Twickenham, TW2 7SB, -
12 Craneford Way, Twickenham, TW2 7SE, -
46 Court Way, Twickenham, TW2 7SN, -
37 Court Way, Twickenham, TW2 7SA, -
23 Court Way, Twickenham, TW2 7SA, -
41 Gladstone Avenue, Twickenham, TW2 7PS, -
4 Craneford Way, Twickenham, TW2 7SE, -
13 Craneford Close, Twickenham, TW2 7SD, -
3 Craneford Close, Twickenham, TW2 7SD, -
49 Chudleigh Road, Twickenham, TW2 7QP, -
46 Chudleigh Road, Twickenham, TW2 7QY, -
26 Chudleigh Road, Twickenham, TW2 7QR, -
11 Chudleigh Road, Twickenham, TW2 7QP, -
6 Court Way, Twickenham, TW2 7SN, -
46 Alton Gardens, Twickenham, TW2 7PD, -

33 Alton Gardens, Twickenham, TW2 7PD, -
20 Alton Gardens, Twickenham, TW2 7PD, -
3 Alton Gardens, Twickenham, TW2 7PD, -
1A Chudleigh Road, Twickenham, TW2 7QP, -
38 Egerton Road, Twickenham, TW2 7SP, -
3B Egerton Road, Twickenham, TW2 7SL, -
71 Whitton Road, Twickenham, TW1 1BT, -
99B Whitton Road, Twickenham, TW1 1BZ, -
99D Whitton Road, Twickenham, TW1 1BZ, -
47 Whitton Road, Twickenham, TW1 1BH, -
22 Milner Drive, Twickenham, TW2 7PJ, -
32 Alton Gardens, Twickenham, TW2 7PD, -
55 Hall Farm Drive, Twickenham, TW2 7PG, -
11 Court Way, Twickenham, TW2 7SA, -
71 Gladstone Avenue, Twickenham, TW2 7PS, -
62 Gladstone Avenue, Twickenham, TW2 7PR, -
56 Gladstone Avenue, Twickenham, TW2 7PR, -
44 Gladstone Avenue, Twickenham, TW2 7PR, -
30 Gladstone Avenue, Twickenham, TW2 7PR, -
5 Craneford Way, Twickenham, TW2 7SB, -
18 Craneford Close, Twickenham, TW2 7SD, -
15 Craneford Close, Twickenham, TW2 7SD, -
20 Gladstone Avenue, Twickenham, TW2 7PR, -
3 Gladstone Avenue, Twickenham, TW2 7PS, -
2B Court Way, Twickenham, TW2 7SN, -
35 Alton Gardens, Twickenham, TW2 7PD, -
18 Alton Gardens, Twickenham, TW2 7PD, -
149 Whitton Road, Twickenham, TW2 7QU, -
133 Whitton Road, Twickenham, TW1 1DF, -
131 Whitton Road, Twickenham, TW1 1DF, -
Maisonette First And Second Floor, 1 Heathfield South, Twickenham, TW2 7QN -
41 Warren Road, Twickenham, TW2 7DH, -
43 Warren Road, Twickenham, TW2 7DH, -
11 Chase Gardens, Twickenham, TW2 7PB, -
75 Whitton Road, Twickenham, TW1 1BT, -
8 Hall Farm Drive, Twickenham, TW2 7PQ, -
28 Milner Drive, Twickenham, TW2 7PJ, -
34 Milner Drive, Twickenham, TW2 7PJ, -
14 Hall Farm Drive, Twickenham, TW2 7PQ, -
26 Alton Gardens, Twickenham, TW2 7PD, -
38 Alton Gardens, Twickenham, TW2 7PD, -
57 Hall Farm Drive, Twickenham, TW2 7PG, -
40 Hall Farm Drive, Twickenham, TW2 7PQ, -
48 Hall Farm Drive, Twickenham, TW2 7PQ, -
60 Milner Drive, Twickenham, TW2 7PJ, -
72 Milner Drive, Twickenham, TW2 7PJ, -
80 Milner Drive, Twickenham, TW2 7PJ, -
70 Milner Drive, Twickenham, TW2 7PJ, -
64 Hall Farm Drive, Twickenham, TW2 7PQ, -
92 Milner Drive, Twickenham, TW2 7PJ, -
50 Hall Farm Drive, Twickenham, TW2 7PQ, -
56 Hall Farm Drive, Twickenham, TW2 7PQ, -
54 Godfrey Avenue, Twickenham, TW2 7PF, -
82 Milner Drive, Twickenham, TW2 7PJ, -
84 Milner Drive, Twickenham, TW2 7PJ, -
35 Kneller Road, Twickenham, TW2 7DF, -
27 Talma Gardens, Twickenham, TW2 7RB, -
Lower Flat, 25 Talma Gardens, Twickenham, TW2 7RB, -
69 Craneford Way, Twickenham, TW2 7SB, -
38 Heathfield South, Twickenham, TW2 7SS, -
60 Heathfield South, Twickenham, TW2 7SS, -
55 Heathfield South, Twickenham, TW2 7SR, -
33 Heathfield South, Twickenham, TW2 7SR, -
97 Whitton Road, Twickenham, TW1 1BZ, -
Room 2, 189 Whitton Road, Twickenham, TW2 7QZ, -
77 Heathfield North, Twickenham, TW2 7QN, -

First Floor Flat, 10 Heathfield South, Twickenham, TW2 7SS -
Flat 53, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 47, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
10 Denehurst Gardens, Twickenham, TW2 7PY, -
99 Hall Farm Drive, Twickenham, TW2 7PG, -
Flat 26, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
Flat 11, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
Flat 2, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
9 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
223 Whitton Road, Twickenham, TW2 7QZ, -
197 Whitton Road, Twickenham, TW2 7QZ, -
163 Whitton Road, Twickenham, TW2 7QU, -
99 Whitton Road, Twickenham, TW1 1BZ, -
109 Whitton Road, Twickenham, TW1 1BZ, -
93 Whitton Road, Twickenham, TW1 1BZ, -
55 Whitton Road, Twickenham, TW1 1BT, -
26 The Ridge, Twickenham, TW2 7NQ, -
12 The Ridge, Twickenham, TW2 7NQ, -
4 The Ridge, Twickenham, TW2 7NQ, -
5 Russell Road, Twickenham, TW2 7QT, -
95 Redway Drive, Twickenham, TW2 7NN, -
19 Palmerston Road, Twickenham, TW2 7QX, -
105 Hall Farm Drive, Twickenham, TW2 7PG, -
17 Palmerston Road, Twickenham, TW2 7QX, -
10 Palmerston Road, Twickenham, TW2 7QX, -
8 Palmerston Road, Twickenham, TW2 7QX, -
111 Rosecroft Gardens, Twickenham, TW2 7PU, -
103 Rosecroft Gardens, Twickenham, TW2 7PU, -
3 Hall Farm Drive, Twickenham, TW2 7PG, -
54 Rosecroft Gardens, Twickenham, TW2 7PZ, -
39 Rosecroft Gardens, Twickenham, TW2 7PT, -
24 Rosecroft Gardens, Twickenham, TW2 7PZ, -
72 Heathfield North, Twickenham, TW2 7QW, -
68 Heathfield North, Twickenham, TW2 7QW, -
57 Heathfield North, Twickenham, TW2 7QN, -
50 Heathfield North, Twickenham, TW2 7QW, -
46 Heathfield North, Twickenham, TW2 7QW, -
15 Heathfield North, Twickenham, TW2 7QN, -
2 Kendrey Gardens, Twickenham, TW2 7PA, -
38 Godfrey Avenue, Twickenham, TW2 7PF, -
29 Godfrey Avenue, Twickenham, TW2 7PE, -
24 Godfrey Avenue, Twickenham, TW2 7PF, -
17 Godfrey Avenue, Twickenham, TW2 7PE, -
9 Godfrey Avenue, Twickenham, TW2 7PE, -
3 Godfrey Avenue, Twickenham, TW2 7PE, -
31 Heatham Park, Twickenham, TW2 7SF, -
29 Heatham Park, Twickenham, TW2 7SF, -
10 Heatham Park, Twickenham, TW2 7SF, -
84 Heathfield South, Twickenham, TW2 7SS, -
72 Heathfield South, Twickenham, TW2 7SS, -
102 Gladstone Avenue, Twickenham, TW2 7QA, -
98 Gladstone Avenue, Twickenham, TW2 7QA, -
90 Gladstone Avenue, Twickenham, TW2 7QA, -
78 Gladstone Avenue, Twickenham, TW2 7QA, -
50 Heathfield South, Twickenham, TW2 7SS, -
45 Heathfield South, Twickenham, TW2 7SR, -
21 Heathfield South, Twickenham, TW2 7SR, -
59 Milner Drive, Twickenham, TW2 7PH, -
34 Kendrey Gardens, Twickenham, TW2 7PA, -
32 Kendrey Gardens, Twickenham, TW2 7PA, -
52 Milner Drive, Twickenham, TW2 7PJ, -
78 Milner Drive, Twickenham, TW2 7PJ, -
56 Milner Drive, Twickenham, TW2 7PJ, -
58 Hall Farm Drive, Twickenham, TW2 7PQ, -
62 Godfrey Avenue, Twickenham, TW2 7PF, -
Twickenham Stoop Stadium, Langhorn Drive, Twickenham, TW2 7SX, -

106 Redway Drive, Twickenham, TW2 7NW, -
 76 The Ridge, Twickenham, TW2 7NQ, -
 3 Kendrey Gardens, Twickenham, TW2 7PA, -
 7 Gladstone Avenue, Twickenham, TW2 7PS, -
 42 Gladstone Avenue, Twickenham, TW2 7PR, -
 27 Court Way, Twickenham, TW2 7SA, -
 56 Court Way, Twickenham, TW2 7SW, -
 20A Chudleigh Road, Twickenham, TW2 7QR, -
 98 Milner Drive, Twickenham, TW2 7PJ, -
 Flat 2, 177 Whitton Road, Twickenham, TW2 7QZ, -
 16 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 Flat 67, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 62, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 61, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 55, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 52, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 45, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 44, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 39, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 36, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 31, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 23, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 22, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 18, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 17, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Annexe, 15 Rosecroft Gardens, Twickenham, TW2 7PT, -
 Flat 1, 40 Chase Gardens, Twickenham, TW2 7PB, -
 Flat 3, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 2, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 3, 2 Chudleigh Road, Twickenham, TW2 7QR, -
 13 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 11 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 Flat 3, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 31 Milner Drive, Twickenham, TW2 7PH, -
 14 Milner Drive, Twickenham, TW2 7PJ, -
 63 Milner Drive, Twickenham, TW2 7PH, -
 41 Milner Drive, Twickenham, TW2 7PH, -
 222 Whitton Road, Twickenham, TW2 7RE, -
 40 Alton Gardens, Twickenham, TW2 7PD, -
 49 Kneller Road, Twickenham, TW2 7DF, -
 31 Kneller Road, Twickenham, TW2 7DF, -
 27 Kneller Road, Twickenham, TW2 7DF, -
 23 Kneller Road, Twickenham, TW2 7DF, -
 7 Kneller Road, Twickenham, TW2 7DF, -
 68 Gladstone Avenue, Twickenham, TW2 7PR, -
 36 Gladstone Avenue, Twickenham, TW2 7PR, -
 14 Gladstone Avenue, Twickenham, TW2 7PR, -
 13A Heathfield South, Twickenham, TW2 7SR, -
 Flat 38, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 28, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 27, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 19, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 15, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 14, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 13, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 3, 5 Kneller Road, Twickenham, TW2 7DF, -
 51 Whitton Road, Twickenham, TW1 1BT -
 Flat 4, 2 Chudleigh Road, Twickenham, TW2 7QR, -
 107C Whitton Road, Twickenham, TW1 1BZ -
 107A Whitton Road, Twickenham, TW1 1BZ -
 25B Talma Gardens, Twickenham, TW2 7RB, -
 101 Whitton Road, Twickenham, TW1 1BZ, -
 Flat 12, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 4 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 29 Milner Drive, Twickenham, TW2 7PH, -
 12 Milner Drive, Twickenham, TW2 7PJ, -

7 Warren Road, Twickenham, TW2 7DH, -
117 Whitton Road, Twickenham, TW1 1BZ, -
13 Kneller Road, Twickenham, TW2 7DF, -
57 Gladstone Avenue, Twickenham, TW2 7PS, -
52 Gladstone Avenue, Twickenham, TW2 7PR, -
26 Gladstone Avenue, Twickenham, TW2 7PR, -
19 Alton Gardens, Twickenham, TW2 7PD, -
6 Heathfield South, Twickenham, TW2 7SS, -
1A Heathfield South, Twickenham, TW2 7SR, -
21 Heathfield North, Twickenham, TW2 7QN, -
7 Heathfield North, Twickenham, TW2 7QN, -
4 Heatham Park, Twickenham, TW2 7SF, -
81 Chudleigh Road, Twickenham, TW2 7QY, -
52 Chudleigh Road, Twickenham, TW2 7QY, -
40 Chudleigh Road, Twickenham, TW2 7QR, -
25 Rosecroft Gardens, Twickenham, TW2 7PT, -
11 Rosecroft Gardens, Twickenham, TW2 7PT, -
44 Godfrey Avenue, Twickenham, TW2 7PF, -
67 Court Way, Twickenham, TW2 7SA, -
53 Court Way, Twickenham, TW2 7SA, -
50 Court Way, Twickenham, TW2 7SN, -
43 Court Way, Twickenham, TW2 7SA, -
13 Godfrey Avenue, Twickenham, TW2 7PE, -
18 The Ridge, Twickenham, TW2 7NQ, -
7 Palmerston Road, Twickenham, TW2 7QX, -
92 Heathfield South, Twickenham, TW2 7SS, -
48 Heathfield South, Twickenham, TW2 7SS, -
35 Talma Gardens, Twickenham, TW2 7RB, -
22 Talma Gardens, Twickenham, TW2 7RD, -
19 Talma Gardens, Twickenham, TW2 7RB, -
110 Craneford Way, Twickenham, TW2 7SQ, -
47 Craneford Way, Twickenham, TW2 7SB, -
23 Craneford Way, Twickenham, TW2 7SB, -
28 Heathfield South, Twickenham, TW2 7SS, -
14 Heathfield South, Twickenham, TW2 7SS, -
18 Denehurst Gardens, Twickenham, TW2 7PY, -
3 Egerton Road, Twickenham, TW2 7SL, -
31 Chase Gardens, Twickenham, TW2 7PB, -
27 Kendrey Gardens, Twickenham, TW2 7PA, -
24 Kendrey Gardens, Twickenham, TW2 7PA, -
154 Craneford Way, Twickenham, TW2 7SQ, -
36 Egerton Road, Twickenham, TW2 7SP, -
27 Egerton Road, Twickenham, TW2 7SL, -
29 Chase Gardens, Twickenham, TW2 7PB, -
24 Chase Gardens, Twickenham, TW2 7PB, -
17 Chase Gardens, Twickenham, TW2 7PB, -
122 Craneford Way, Twickenham, TW2 7SQ, -
90 Craneford Way, Twickenham, TW2 7SQ, -
84 Craneford Way, Twickenham, TW2 7SQ, -
74 Craneford Way, Twickenham, TW2 7SQ, -
70 Craneford Way, Twickenham, TW2 7SQ, -
9 Egerton Road, Twickenham, TW2 7SL, -
5 Egerton Road, Twickenham, TW2 7SL, -
83 Chudleigh Road, Twickenham, TW2 7QY, -
69 Chudleigh Road, Twickenham, TW2 7QP, -
33 Craneford Way, Twickenham, TW2 7SB, -
17 Craneford Way, Twickenham, TW2 7SB, -
41 Court Way, Twickenham, TW2 7SA, -
26 Court Way, Twickenham, TW2 7SN, -
19 Court Way, Twickenham, TW2 7SA, -
7 Court Way, Twickenham, TW2 7SA, -
69 Gladstone Avenue, Twickenham, TW2 7PS, -
58 Gladstone Avenue, Twickenham, TW2 7PR, -
32 Gladstone Avenue, Twickenham, TW2 7PR, -
1 Craneford Way, Twickenham, TW2 7SB, -
12 Craneford Close, Twickenham, TW2 7SD, -

27 Gladstone Avenue, Twickenham, TW2 7PS, -
 25 Gladstone Avenue, Twickenham, TW2 7PS, -
 22 Gladstone Avenue, Twickenham, TW2 7PR, -
 18 Gladstone Avenue, Twickenham, TW2 7PR, -
 16 Gladstone Avenue, Twickenham, TW2 7PR, -
 10 Gladstone Avenue, Twickenham, TW2 7PR, -
 8 Gladstone Avenue, Twickenham, TW2 7PR, -
 4 Chudleigh Road, Twickenham, TW2 7QR, -
 3 Chudleigh Road, Twickenham, TW2 7QP, -
 43 Alton Gardens, Twickenham, TW2 7PD, -
 39 Alton Gardens, Twickenham, TW2 7PD, -
 31 Alton Gardens, Twickenham, TW2 7PD, -
 10 Alton Gardens, Twickenham, TW2 7PD, -
 123 Whitton Road, Twickenham, TW1 1DF, -
 23 Warren Road, Twickenham, TW2 7DH, -
 31 Warren Road, Twickenham, TW2 7DH, -
 37 Warren Road, Twickenham, TW2 7DH, -
 London Borough Of Richmond Council Depot, Langhorn Drive, Twickenham, TW2 7SG, -
 4 Hall Farm Drive, Twickenham, TW2 7PQ, -
 30 Milner Drive, Twickenham, TW2 7PJ, -
 32 Milner Drive, Twickenham, TW2 7PJ, -
 40 Milner Drive, Twickenham, TW2 7PJ, -
 36 Milner Drive, Twickenham, TW2 7PJ, -
 46 Milner Drive, Twickenham, TW2 7PJ, -
 36 Alton Gardens, Twickenham, TW2 7PD, -
 70 Godfrey Avenue, Twickenham, TW2 7PF, -
 64 Milner Drive, Twickenham, TW2 7PJ, -
 74 Milner Drive, Twickenham, TW2 7PJ, -
 54 Hall Farm Drive, Twickenham, TW2 7PQ, -
 50 Godfrey Avenue, Twickenham, TW2 7PF, -
 62 Heathfield North, Twickenham, TW2 7QW, -
 14 Heathfield North, Twickenham, TW2 7QW, -
 3 Russell Road, Twickenham, TW2 7QT, -
 4 Heathfield North, Twickenham, TW2 7QW, -
 20A Heatham Park, Twickenham, TW2 7SF, -
 6 Heatham Park, Twickenham, TW2 7SF, -
 45 Chudleigh Road, Twickenham, TW2 7QP, -
 15 Chudleigh Road, Twickenham, TW2 7QP, -
 41 Rosecroft Gardens, Twickenham, TW2 7PT, -
 38 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 4 Rosecroft Gardens, Twickenham, TW2 7PX, -
 90 Court Way, Twickenham, TW2 7SW, -
 30 Court Way, Twickenham, TW2 7SN, -
 21 Kendrey Gardens, Twickenham, TW2 7PA, -
 14 Kendrey Gardens, Twickenham, TW2 7PA, -
 28 Godfrey Avenue, Twickenham, TW2 7PF, -
 11 Godfrey Avenue, Twickenham, TW2 7PE, -
 84 Gladstone Avenue, Twickenham, TW2 7QA, -
 74 Gladstone Avenue, Twickenham, TW2 7QA, -
 48 The Ridge, Twickenham, TW2 7NQ, -
 15 Palmerston Road, Twickenham, TW2 7QX, -
 69 Talma Gardens, Twickenham, TW2 7RB, -
 57 Heathfield South, Twickenham, TW2 7SR, -
 12 Talma Gardens, Twickenham, TW2 7RD, -
 10 Talma Gardens, Twickenham, TW2 7RD, -
 94 Craneford Way, Twickenham, TW2 7SQ, -
 67A Craneford Way, Twickenham, TW2 7SB, -
 32 Craneford Way, Twickenham, TW2 7SE, -
 8 Denehurst Gardens, Twickenham, TW2 7PY, -
 75 Hall Farm Drive, Twickenham, TW2 7PG, -
 71 Hall Farm Drive, Twickenham, TW2 7PG, -
 33 Egerton Road, Twickenham, TW2 7SL, -
 16 Egerton Road, Twickenham, TW2 7SH, -
 21 Chase Gardens, Twickenham, TW2 7PB, -
 19 Chase Gardens, Twickenham, TW2 7PB, -
 16 Chase Gardens, Twickenham, TW2 7PB, -

14 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
 12 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
 Flat 28,Milton Lodge,Whitton Road,Twickenham,TW1 1BU, -
 5 Cranemead Court,43 Whitton Road,Twickenham,TW1 1BL, -
 159A Whitton Road,Twickenham,TW2 7QU, -
 1 Egerton Road,Twickenham,TW2 7SH, -
 169 Whitton Road,Twickenham,TW2 7QZ, -
 211 Whitton Road,Twickenham,TW2 7QZ, -
 165 Whitton Road,Twickenham,TW2 7QU, -
 111 Whitton Road,Twickenham,TW1 1BZ, -
 93A Whitton Road,Twickenham,TW1 1BZ, -
 74 The Ridge,Twickenham,TW2 7NQ, -
 72 The Ridge,Twickenham,TW2 7NQ, -
 3 Tayben Avenue,Twickenham,TW2 7RA, -
 71 Talma Gardens,Twickenham,TW2 7RB, -
 26 Talma Gardens,Twickenham,TW2 7RD, -
 11 Talma Gardens,Twickenham,TW2 7RB, -
 32 The Ridge,Twickenham,TW2 7NQ, -
 9 Rosecroft Gardens,Twickenham,TW2 7PT, -
 5 Rosecroft Gardens,Twickenham,TW2 7PT, -
 91 Hall Farm Drive,Twickenham,TW2 7PG, -
 26 Chase Gardens,Twickenham,TW2 7PB, -
 14 Chase Gardens,Twickenham,TW2 7PB, -
 17 Hall Farm Drive,Twickenham,TW2 7PG, -
 7 Hall Farm Drive,Twickenham,TW2 7PG, -
 Flat 3,121 Whitton Road,Twickenham,TW1 1BZ, -
 19 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
 8 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
 1 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
 Flat 16,Milton Lodge,Whitton Road,Twickenham,TW1 1BU, -
 11 Cranemead Court,43 Whitton Road,Twickenham,TW1 1BL, -
 Flat 1,121 Whitton Road,Twickenham,TW1 1BZ, -
 205 Whitton Road,Twickenham,TW2 7QZ, -
 167 Whitton Road,Twickenham,TW2 7QZ, -
 155 Whitton Road,Twickenham,TW2 7QU, -
 139 Whitton Road,Twickenham,TW1 1DF, -
 119 Whitton Road,Twickenham,TW1 1BZ, -
 The Apiary,41 Whitton Road,Twickenham,TW1 1BH, -
 103 Whitton Road,Twickenham,TW1 1BZ, -
 89 Whitton Road,Twickenham,TW1 1BZ, -
 64 The Ridge,Twickenham,TW2 7NQ, -
 14 Tayben Avenue,Twickenham,TW2 7RA, -
 4 Tayben Avenue,Twickenham,TW2 7RA, -
 1 Tayben Avenue,Twickenham,TW2 7RA, -
 59 Talma Gardens,Twickenham,TW2 7RB, -
 47 Talma Gardens,Twickenham,TW2 7RB, -
 29 Talma Gardens,Twickenham,TW2 7RB, -
 23 Talma Gardens,Twickenham,TW2 7RB, -
 18 Talma Gardens,Twickenham,TW2 7RD, -
 4 Talma Gardens,Twickenham,TW2 7RD, -
 60 The Ridge,Twickenham,TW2 7NQ, -
 54 The Ridge,Twickenham,TW2 7NQ, -
 52 The Ridge,Twickenham,TW2 7NQ, -
 Twickenham Guest House,10 Russell Road,Twickenham,TW2 7QT, -
 98 Redway Drive,Twickenham,TW2 7NW, -
 97 Hall Farm Drive,Twickenham,TW2 7PG, -
 87 Hall Farm Drive,Twickenham,TW2 7PG, -
 61 Hall Farm Drive,Twickenham,TW2 7PG, -
 37 Hall Farm Drive,Twickenham,TW2 7PG, -
 5 Palmerston Road,Twickenham,TW2 7QX, -
 23 Hall Farm Drive,Twickenham,TW2 7PG, -
 15 Hall Farm Drive,Twickenham,TW2 7PG, -
 47 Rosecroft Gardens,Twickenham,TW2 7PT, -
 31 Rosecroft Gardens,Twickenham,TW2 7PT, -
 30 Rosecroft Gardens,Twickenham,TW2 7PZ, -
 52 Heathfield North,Twickenham,TW2 7QW, -

51 Heathfield North, Twickenham, TW2 7QN, -
 49 Heathfield North, Twickenham, TW2 7QN, -
 39 Heathfield North, Twickenham, TW2 7QN, -
 5 Heathfield North, Twickenham, TW2 7QN, -
 1 Kendrey Gardens, Twickenham, TW2 7PA, -
 45 Kneller Road, Twickenham, TW2 7DF, -
 41 Godfrey Avenue, Twickenham, TW2 7PE, -
 33 Heatham Park, Twickenham, TW2 7SF, -
 25 Heatham Park, Twickenham, TW2 7SF, -
 8 Heatham Park, Twickenham, TW2 7SF, -
 7 Heatham Park, Twickenham, TW2 7SF, -
 1 Godfrey Avenue, Twickenham, TW2 7PE, -
 31 Godfrey Avenue, Twickenham, TW2 7PE, -
 59 Rosecroft Gardens, Twickenham, TW2 7PT, -
 5 Gladstone Avenue, Twickenham, TW2 7PS, -
 14 Heatham Park, Twickenham, TW2 7SF, -
 40 Craneford Way, Twickenham, TW2 7SE, -
 67 Craneford Way, Twickenham, TW2 7SB, -
 35 Heathfield South, Twickenham, TW2 7SR, -
 1 Russell Road, Twickenham, TW2 7QT, -
 Health Club Stoop Memorial Ground, Langhorn Drive, Twickenham, TW2 7SX, -
 83 Whitton Road, Twickenham, TW1 1BT, -
 Flat 4, 18 Chudleigh Road, Twickenham, TW2 7QR -
 Flat 2, 18 Chudleigh Road, Twickenham, TW2 7QR -
 Ground Floor Flat, 230 Whitton Road, Twickenham, TW2 7RE -
 Flat 63, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 59, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 42, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 26, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 10, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 9, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Flat 8, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
 Maisonette, 97 Whitton Road, Twickenham, TW1 1BZ, -
 16 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 3 Salliesfield, Kneller Road, Twickenham, TW2 7DQ, -
 Flat 23, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 Flat 21, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 12 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 8 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 103A Whitton Road, Twickenham, TW1 1BZ, -
 224 Whitton Road, Twickenham, TW2 7RE, -
 101 Redway Drive, Twickenham, TW2 7NN, -
 47 Alton Gardens, Twickenham, TW2 7PD, -
 59 Gladstone Avenue, Twickenham, TW2 7PS, -
 47 Gladstone Avenue, Twickenham, TW2 7PS, -
 87 Heathfield North, Twickenham, TW2 7QN, -
 80 Heathfield North, Twickenham, TW2 7QW, -
 66 Heathfield North, Twickenham, TW2 7QW, -
 30 Heathfield North, Twickenham, TW2 7QW, -
 28 Heathfield North, Twickenham, TW2 7QW, -
 25 Heathfield North, Twickenham, TW2 7QN, -
 18 Heathfield North, Twickenham, TW2 7QW, -
 4 Craneford Close, Twickenham, TW2 7SD, -
 2A Heathfield North, Twickenham, TW2 7QW, -
 55 Chudleigh Road, Twickenham, TW2 7QP, -
 23 Chudleigh Road, Twickenham, TW2 7QP, -
 10 Chudleigh Road, Twickenham, TW2 7QR, -
 32 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 20 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 10D Popes Grove, Twickenham, TW2 5TA, -
 45 Hall Farm Drive, Twickenham, TW2 7PG, -
 43 Hall Farm Drive, Twickenham, TW2 7PG, -
 41 Hall Farm Drive, Twickenham, TW2 7PG, -
 3 Palmerston Road, Twickenham, TW2 7QX, -
 107 Rosecroft Gardens, Twickenham, TW2 7PU, -
 97 Rosecroft Gardens, Twickenham, TW2 7PU, -

51 Rosecroft Gardens, Twickenham, TW2 7PT, -
42 Rosecroft Gardens, Twickenham, TW2 7PZ, -
40 Rosecroft Gardens, Twickenham, TW2 7PZ, -
37 Rosecroft Gardens, Twickenham, TW2 7PT, -
35 Rosecroft Gardens, Twickenham, TW2 7PT, -
65 Heathfield North, Twickenham, TW2 7QN, -
55 Heathfield North, Twickenham, TW2 7QN, -
24 Heathfield North, Twickenham, TW2 7QW, -
15 Godfrey Avenue, Twickenham, TW2 7PE, -
17 Heatham Park, Twickenham, TW2 7SF, -
3 Heatham Park, Twickenham, TW2 7SF, -
88 Heathfield South, Twickenham, TW2 7SS, -
79 Heathfield South, Twickenham, TW2 7SR, -
67 Heathfield South, Twickenham, TW2 7SR, -
25 Kneller Road, Twickenham, TW2 7DF, -
88 Gladstone Avenue, Twickenham, TW2 7QA, -
86 Gladstone Avenue, Twickenham, TW2 7QA, -
82 Gladstone Avenue, Twickenham, TW2 7QA, -
76 Gladstone Avenue, Twickenham, TW2 7QA, -
43 Heathfield South, Twickenham, TW2 7SR, -
40 Heathfield South, Twickenham, TW2 7SS, -
15A Heathfield South, Twickenham, TW2 7SR, -
1B Heathfield South, Twickenham, TW2 7SR, -
89 Heathfield North, Twickenham, TW2 7QN, -
79 Heathfield North, Twickenham, TW2 7QN, -
13 Milner Drive, Twickenham, TW2 7PH, -
8 Milner Drive, Twickenham, TW2 7PJ, -
30 Kendrey Gardens, Twickenham, TW2 7PA, -
23 Kendrey Gardens, Twickenham, TW2 7PA, -
150 Craneford Way, Twickenham, TW2 7SQ, -
22 Egerton Road, Twickenham, TW2 7SP, -
21 Egerton Road, Twickenham, TW2 7SL, -
12 Egerton Road, Twickenham, TW2 7SH, -
32 Chase Gardens, Twickenham, TW2 7PB, -
20 Chase Gardens, Twickenham, TW2 7PB, -
136 Craneford Way, Twickenham, TW2 7SQ, -
108 Craneford Way, Twickenham, TW2 7SQ, -
80 Craneford Way, Twickenham, TW2 7SQ, -
71A Craneford Way, Twickenham, TW2 7SB, -
55 Craneford Way, Twickenham, TW2 7SB, -
1 Rosecroft Gardens, Twickenham, TW2 7PT, -
49 Godfrey Avenue, Twickenham, TW2 7PE, -
75 Court Way, Twickenham, TW2 7SA, -
60 Court Way, Twickenham, TW2 7SW, -
30 Godfrey Avenue, Twickenham, TW2 7PF, -
18 Godfrey Avenue, Twickenham, TW2 7PF, -
6 Godfrey Avenue, Twickenham, TW2 7PF, -
87 Heathfield South, Twickenham, TW2 7SR, -
64 Heathfield South, Twickenham, TW2 7SS, -
5 Talma Gardens, Twickenham, TW2 7RB, -
2 Talma Gardens, Twickenham, TW2 7RD, -
152 Craneford Way, Twickenham, TW2 7SQ, -
148 Craneford Way, Twickenham, TW2 7SQ, -
132 Craneford Way, Twickenham, TW2 7SQ, -
124 Craneford Way, Twickenham, TW2 7SQ, -
69A Craneford Way, Twickenham, TW2 7SB, -
57 Craneford Way, Twickenham, TW2 7SB, -
49 Craneford Way, Twickenham, TW2 7SB, -
39 Craneford Way, Twickenham, TW2 7SB, -
28 Craneford Way, Twickenham, TW2 7SE, -
20 Craneford Way, Twickenham, TW2 7SE, -
26 Heathfield South, Twickenham, TW2 7SS, -
1 Denehurst Gardens, Twickenham, TW2 7PY, -
89 Hall Farm Drive, Twickenham, TW2 7PG, -
11 Egerton Road, Twickenham, TW2 7SL, -
31 Hall Farm Drive, Twickenham, TW2 7PG, -

17 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
15 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
4 Salliesfield,Kneller Road,Twickenham,TW2 7DQ, -
Flat 22,Milton Lodge,Whitton Road,Twickenham,TW1 1BU, -
Flat 18,Milton Lodge,Whitton Road,Twickenham,TW1 1BU, -
Flat 5,Milton Lodge,Whitton Road,Twickenham,TW1 1BU, -
1A Heathfield North,Twickenham,TW2 7QN, -
9 Chudleigh Road,Twickenham,TW2 7QP, -
1 Talma Gardens,Twickenham,TW2 7RB, -
236 Whitton Road,Twickenham,TW2 7RE, -
225 Whitton Road,Twickenham,TW2 7QZ, -
215 Whitton Road,Twickenham,TW2 7QZ, -
183 Whitton Road,Twickenham,TW2 7QZ, -
153 Whitton Road,Twickenham,TW2 7QU, -
95A Whitton Road,Twickenham,TW1 1BZ, -
91 Whitton Road,Twickenham,TW1 1BZ, -
53 Whitton Road,Twickenham,TW1 1BT, -
13 Tayben Avenue,Twickenham,TW2 7RA, -
11 Tayben Avenue,Twickenham,TW2 7RA, -
57 Talma Gardens,Twickenham,TW2 7RB, -
39 Talma Gardens,Twickenham,TW2 7RB, -
37 Talma Gardens,Twickenham,TW2 7RB, -
21 Talma Gardens,Twickenham,TW2 7RB, -
16 Talma Gardens,Twickenham,TW2 7RD, -
9 Talma Gardens,Twickenham,TW2 7RB, -
6 Talma Gardens,Twickenham,TW2 7RD, -
2 Russell Road,Twickenham,TW2 7QT, -
102 Redway Drive,Twickenham,TW2 7NW, -
85 Redway Drive,Twickenham,TW2 7NN, -
107 Hall Farm Drive,Twickenham,TW2 7PG, -
77 Hall Farm Drive,Twickenham,TW2 7PG, -
51 Craneford Way,Twickenham,TW2 7SB, -
75 Chudleigh Road,Twickenham,TW2 7QP, -
76 Court Way,Twickenham,TW2 7SW, -
74 Court Way,Twickenham,TW2 7SW, -
64 Court Way,Twickenham,TW2 7SW, -
63 Court Way,Twickenham,TW2 7SA, -
47 Court Way,Twickenham,TW2 7SA, -
42 Court Way,Twickenham,TW2 7SN, -
24 Court Way,Twickenham,TW2 7SN, -
20 Court Way,Twickenham,TW2 7SN, -
17 Court Way,Twickenham,TW2 7SA, -
12 Court Way,Twickenham,TW2 7SN, -
70 Gladstone Avenue,Twickenham,TW2 7QA, -
37 Gladstone Avenue,Twickenham,TW2 7PS, -
34 Gladstone Avenue,Twickenham,TW2 7PR, -
9 Craneford Way,Twickenham,TW2 7SB, -
53 Chudleigh Road,Twickenham,TW2 7QP, -
42 Chudleigh Road,Twickenham,TW2 7QY, -
24 Chudleigh Road,Twickenham,TW2 7QR, -
12 Gladstone Avenue,Twickenham,TW2 7PR, -
44 Alton Gardens,Twickenham,TW2 7PD, -
12 Alton Gardens,Twickenham,TW2 7PD, -
6 Alton Gardens,Twickenham,TW2 7PD, -
1 Alton Gardens,Twickenham,TW2 7PD, -
47 Kneller Road,Twickenham,TW2 7DF, -
27 Warren Road,Twickenham,TW2 7DH, -
45 Warren Road,Twickenham,TW2 7DH, -
39 Warren Road,Twickenham,TW2 7DH, -
18 Hall Farm Drive,Twickenham,TW2 7PQ, -
22 Alton Gardens,Twickenham,TW2 7PD, -
24 Alton Gardens,Twickenham,TW2 7PD, -
38 Hall Farm Drive,Twickenham,TW2 7PQ, -
44 Hall Farm Drive,Twickenham,TW2 7PQ, -
34 Hall Farm Drive,Twickenham,TW2 7PQ, -
62 Milner Drive,Twickenham,TW2 7PJ, -

68 Milner Drive, Twickenham, TW2 7PJ, -
66 Hall Farm Drive, Twickenham, TW2 7PQ, -
69 Milner Drive, Twickenham, TW2 7PH, -
52 Hall Farm Drive, Twickenham, TW2 7PQ, -
86 Milner Drive, Twickenham, TW2 7PJ, -
104 Redway Drive, Twickenham, TW2 7NW, -
17 Alton Gardens, Twickenham, TW2 7PD, -
1 Chase Gardens, Twickenham, TW2 7PB, -
5 Chase Gardens, Twickenham, TW2 7PB, -
69 Rosecroft Gardens, Twickenham, TW2 7PU, -
16 Heatham Park, Twickenham, TW2 7SF, -
1 Palmerston Road, Twickenham, TW2 7QX, -
9 Hall Farm Drive, Twickenham, TW2 7PG, -
117 Rosecroft Gardens, Twickenham, TW2 7PU, -
83 Rosecroft Gardens, Twickenham, TW2 7PU, -
71 Rosecroft Gardens, Twickenham, TW2 7PU, -
53 Rosecroft Gardens, Twickenham, TW2 7PT, -
44 Rosecroft Gardens, Twickenham, TW2 7PZ, -
70 Heathfield North, Twickenham, TW2 7QW, -
44 Heathfield North, Twickenham, TW2 7QW, -
42 Heathfield North, Twickenham, TW2 7QW, -
33 Heathfield North, Twickenham, TW2 7QN, -
31 Heathfield North, Twickenham, TW2 7QN, -
10 Heathfield North, Twickenham, TW2 7QW, -
6 Kendrey Gardens, Twickenham, TW2 7PA, -
4 Kendrey Gardens, Twickenham, TW2 7PA, -
33 Kneller Road, Twickenham, TW2 7DF, -
43 Godfrey Avenue, Twickenham, TW2 7PE, -
19 Godfrey Avenue, Twickenham, TW2 7PE, -
12 Godfrey Avenue, Twickenham, TW2 7PF, -
10 Godfrey Avenue, Twickenham, TW2 7PF, -
1 Heatham Park, Twickenham, TW2 7SF, -
90 Heathfield South, Twickenham, TW2 7SS, -
65 Heathfield South, Twickenham, TW2 7SR, -
11 Kneller Road, Twickenham, TW2 7DF, -
28 Denehurst Gardens, Twickenham, TW2 7PY, -
20 Denehurst Gardens, Twickenham, TW2 7PY, -
9 Denehurst Gardens, Twickenham, TW2 7PY, -
4 Denehurst Gardens, Twickenham, TW2 7PY, -
49 Heathfield South, Twickenham, TW2 7SR, -
31 Heathfield South, Twickenham, TW2 7SR, -
24 Heathfield South, Twickenham, TW2 7SS, -
43 Milner Drive, Twickenham, TW2 7PH, -
15 Milner Drive, Twickenham, TW2 7PH, -
25 Kendrey Gardens, Twickenham, TW2 7PA, -
16 Kendrey Gardens, Twickenham, TW2 7PA, -
8 Kendrey Gardens, Twickenham, TW2 7PA, -
32 Egerton Road, Twickenham, TW2 7SP, -
15 Egerton Road, Twickenham, TW2 7SL, -
134 Craneford Way, Twickenham, TW2 7SQ, -
130 Craneford Way, Twickenham, TW2 7SQ, -
96 Court Way, Twickenham, TW2 7SW, -
10 Chase Gardens, Twickenham, TW2 7PB, -
82 Craneford Way, Twickenham, TW2 7SQ, -
19 Egerton Road, Twickenham, TW2 7SL, -
65 Court Way, Twickenham, TW2 7SA, -
39 Heathfield South, Twickenham, TW2 7SR, -
67 Heathfield North, Twickenham, TW2 7QN, -
74 Heathfield North, Twickenham, TW2 7QW, -
2A Chudleigh Road, Twickenham, TW2 7QR, -
Room 7, 189 Whitton Road, Twickenham, TW2 7QZ, -
Flat 3, 18 Chudleigh Road, Twickenham, TW2 7QR -
7C Tayben Avenue, Twickenham, TW2 7RA, -
107D Whitton Road, Twickenham, TW1 1BZ, -
19 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
18 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -

99E Whitton Road, Twickenham, TW1 1BZ, -
Flat 64, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 54, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 49, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 41, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 40, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 34, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 25, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 20, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 7, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 6, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 5, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 2, 5 Kneller Road, Twickenham, TW2 7DF, -
Flat 4, Challenge Court, Langhorn Drive, Twickenham, TW2 7SY, -
Flat 1, 5 Kneller Road, Twickenham, TW2 7DF, -
101A Whitton Road, Twickenham, TW1 1BZ, -
4 Stanhope Terrace, Heathfield South, Twickenham, TW2 7ST, -
105 Whitton Road, Twickenham, TW1 1BZ, -
Flat 27, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
Flat 17, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
6 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
95 Whitton Road, Twickenham, TW1 1BZ, -
9 Milner Drive, Twickenham, TW2 7PH, -
1A Warren Road, Twickenham, TW2 7DH, -
65 Milner Drive, Twickenham, TW2 7PH, -
61 Milner Drive, Twickenham, TW2 7PH, -
219 Whitton Road, Twickenham, TW2 7QZ, -
89 Redway Drive, Twickenham, TW2 7NN, -
45 Alton Gardens, Twickenham, TW2 7PD, -
42 Alton Gardens, Twickenham, TW2 7PD, -
54 Gladstone Avenue, Twickenham, TW2 7PR, -
21 Gladstone Avenue, Twickenham, TW2 7PS, -
14 Alton Gardens, Twickenham, TW2 7PD, -
9 Alton Gardens, Twickenham, TW2 7PD, -
7 Alton Gardens, Twickenham, TW2 7PD, -
8 Heathfield South, Twickenham, TW2 7SS, -
43 Heathfield North, Twickenham, TW2 7QN, -
16 Heathfield North, Twickenham, TW2 7QW, -
11 Heathfield North, Twickenham, TW2 7QN, -
6 Russell Road, Twickenham, TW2 7QT, -
2 Heatham Park, Twickenham, TW2 7SF, -
71 Chudleigh Road, Twickenham, TW2 7QP, -
61 Chudleigh Road, Twickenham, TW2 7QP, -
72 Craneford Way, Twickenham, TW2 7SQ, -
56 Craneford Way, Twickenham, TW2 7SE, -
50 Craneford Way, Twickenham, TW2 7SE, -
2 Egerton Road, Twickenham, TW2 7SH, -
87 Chudleigh Road, Twickenham, TW2 7QY, -
63 Chudleigh Road, Twickenham, TW2 7QP, -
54 Chudleigh Road, Twickenham, TW2 7QY, -
86 Court Way, Twickenham, TW2 7SW, -
59 Court Way, Twickenham, TW2 7SA, -
58 Court Way, Twickenham, TW2 7SW, -
49 Court Way, Twickenham, TW2 7SA, -
26 Craneford Way, Twickenham, TW2 7SE, -
29 Court Way, Twickenham, TW2 7SA, -
15 Court Way, Twickenham, TW2 7SA, -
60 Gladstone Avenue, Twickenham, TW2 7PR, -
53 Gladstone Avenue, Twickenham, TW2 7PS, -
17 Craneford Close, Twickenham, TW2 7SD, -
10 Craneford Close, Twickenham, TW2 7SD, -
5 Craneford Close, Twickenham, TW2 7SD, -
35 Chudleigh Road, Twickenham, TW2 7QP, -
28 Chudleigh Road, Twickenham, TW2 7QR, -
22 Chudleigh Road, Twickenham, TW2 7QR, -
1 Gladstone Avenue, Twickenham, TW2 7PS, -

1 Court Way, Twickenham, TW2 7SA, -
 Flat 4, 121 Whitton Road, Twickenham, TW1 1BZ, -
 41 Alton Gardens, Twickenham, TW2 7PD, -
 5 Alton Gardens, Twickenham, TW2 7PD, -
 London Marriott Hotel Twickenham, 198 Whitton Road, Twickenham, TW2 7BA, -
 Conference Centre RFU Offices, 200 Whitton Road, Twickenham, TW2 7BA, -
 Twickenham Rugby Football Union Stadium, 200 Whitton Road, Twickenham, TW2 7BA, -
 Friends Of Heatham House, Uni 3, Littleton House, Littleton Road, Ashford, TW15 1UU -
 Cllr Acton, 88 Cole Park Road, Twickenham, TW1 1JA, -
 Cllr Ehmann, Flat 2, 19 The Barons, Twickenham, TW1 2AP, -
 FORCE, 89 Third Cross Road, Twickenham, TW2 5DY, -
 SWLEN/Richmond Biodiversity Partnership, South West London Environment Network, ETNA Community
 Centre, 13 Rosslyn Road, Twickenham, TW1 2AR, -
 8 Tayben Avenue, Twickenham, TW2 7RA, -
 6 Tayben Avenue, Twickenham, TW2 7RA, -
 53 Talma Gardens, Twickenham, TW2 7RB, -
 48 Chudleigh Road, Twickenham, TW2 7QY, -
 43 Chudleigh Road, Twickenham, TW2 7QP, -
 33 Chudleigh Road, Twickenham, TW2 7QP, -
 95 Rosecroft Gardens, Twickenham, TW2 7PU, -
 45 Rosecroft Gardens, Twickenham, TW2 7PT, -
 36 Rosecroft Gardens, Twickenham, TW2 7PZ, -
 72 Court Way, Twickenham, TW2 7SW, -
 48 Court Way, Twickenham, TW2 7SN, -
 38 Court Way, Twickenham, TW2 7SN, -
 10 Court Way, Twickenham, TW2 7SN, -
 19 Kendrey Gardens, Twickenham, TW2 7PA, -
 17 Kendrey Gardens, Twickenham, TW2 7PA, -
 12 Kendrey Gardens, Twickenham, TW2 7PA, -
 5 Kendrey Gardens, Twickenham, TW2 7PA, -
 20 Godfrey Avenue, Twickenham, TW2 7PF, -
 38 The Ridge, Twickenham, TW2 7NQ, -
 28 The Ridge, Twickenham, TW2 7NQ, -
 51 Talma Gardens, Twickenham, TW2 7RB, -
 41 Talma Gardens, Twickenham, TW2 7RB, -
 97 Heathfield South, Twickenham, TW2 7SR, -
 82 Heathfield South, Twickenham, TW2 7SS, -
 78 Heathfield South, Twickenham, TW2 7SS, -
 51 Heathfield South, Twickenham, TW2 7SR, -
 17 Talma Gardens, Twickenham, TW2 7RB, -
 128 Craneford Way, Twickenham, TW2 7SQ, -
 118 Craneford Way, Twickenham, TW2 7SQ, -
 37 Craneford Way, Twickenham, TW2 7SB, -
 36 Chase Gardens, Twickenham, TW2 7PB, -
 95 Hall Farm Drive, Twickenham, TW2 7PG, -
 67 Hall Farm Drive, Twickenham, TW2 7PG, -
 13 Egerton Road, Twickenham, TW2 7SL, -
 6 Egerton Road, Twickenham, TW2 7SH, -
 23 Chase Gardens, Twickenham, TW2 7PB, -
 9 Chase Gardens, Twickenham, TW2 7PB, -
 5 Hall Farm Drive, Twickenham, TW2 7PG, -
 3 Mereway Cottages, Mereway Road, Twickenham, TW2 6RQ, -
 Flat 14, Milton Lodge, Whitton Road, Twickenham, TW1 1BU, -
 13 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 7 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 1 Cranemead Court, 43 Whitton Road, Twickenham, TW1 1BL, -
 199 Whitton Road, Twickenham, TW2 7QZ, -
 17 Chudleigh Road, Twickenham, TW2 7QP, -
 220 Whitton Road, Twickenham, TW2 7RE, -
 179 Whitton Road, Twickenham, TW2 7QZ, -
 135 Whitton Road, Twickenham, TW1 1DF, -
 115 Whitton Road, Twickenham, TW1 1BZ, -
 61 Whitton Road, Twickenham, TW1 1BT, -
 59 Whitton Road, Twickenham, TW1 1BT, -
 66 The Ridge, Twickenham, TW2 7NQ, -
 15 Warren Road, Twickenham, TW2 7DH, -

3 Warren Road, Twickenham, TW2 7DH, -
16 Tayben Avenue, Twickenham, TW2 7RA, -
86 Heathfield South, Twickenham, TW2 7SS, -
77 Heathfield South, Twickenham, TW2 7SR, -
62 Heathfield South, Twickenham, TW2 7SS, -
21 Kneller Road, Twickenham, TW2 7DF, -
19 Kneller Road, Twickenham, TW2 7DF, -
106 Gladstone Avenue, Twickenham, TW2 7QA, -
2 Denehurst Gardens, Twickenham, TW2 7PY, -
47 Heathfield South, Twickenham, TW2 7SR, -
32 Heathfield South, Twickenham, TW2 7SS, -
7 Heathfield South, Twickenham, TW2 7SR, -
82 Heathfield North, Twickenham, TW2 7QW, -
57 Milner Drive, Twickenham, TW2 7PH, -
37 Milner Drive, Twickenham, TW2 7PH, -
18 Milner Drive, Twickenham, TW2 7PJ, -
1 Milner Drive, Twickenham, TW2 7PH, -
13 Kendrey Gardens, Twickenham, TW2 7PA, -
28 Egerton Road, Twickenham, TW2 7SP, -
26 Egerton Road, Twickenham, TW2 7SP, -
20 Egerton Road, Twickenham, TW2 7SP, -
34 Chase Gardens, Twickenham, TW2 7PB, -
18 Chase Gardens, Twickenham, TW2 7PB, -
15 Chase Gardens, Twickenham, TW2 7PB, -
12 Chase Gardens, Twickenham, TW2 7PB, -
98 Craneford Way, Twickenham, TW2 7SQ, -
96 Craneford Way, Twickenham, TW2 7SQ, -
92 Court Way, Twickenham, TW2 7SW, -
8 Chase Gardens, Twickenham, TW2 7PB, -
88 Craneford Way, Twickenham, TW2 7SQ, -
63 Craneford Way, Twickenham, TW2 7SB, -
7 Egerton Road, Twickenham, TW2 7SL, -
73 Chudleigh Road, Twickenham, TW2 7QP, -
65 Chudleigh Road, Twickenham, TW2 7QP, -
55 Court Way, Twickenham, TW2 7SA, -
21 Craneford Way, Twickenham, TW2 7SB, -
15 Craneford Way, Twickenham, TW2 7SB, -
44 Court Way, Twickenham, TW2 7SN, -
14 Talma Gardens, Twickenham, TW2 7RD, -
8 Talma Gardens, Twickenham, TW2 7RD, -
Heatham House Youth Centre, Whitton Road, Twickenham, TW1 1BH, -
58 The Ridge, Twickenham, TW2 7NQ, -
14 The Ridge, Twickenham, TW2 7NQ, -
2 The Ridge, Twickenham, TW2 7NQ, -
14 Rosecroft Gardens, Twickenham, TW2 7PX, -
7 Rosecroft Gardens, Twickenham, TW2 7PT, -
3 Rosecroft Gardens, Twickenham, TW2 7PT, -
2 Rosecroft Gardens, Twickenham, TW2 7PX, -
105 Redway Drive, Twickenham, TW2 7NN, -
100 Redway Drive, Twickenham, TW2 7NW, -
97 Redway Drive, Twickenham, TW2 7NN, -
93 Redway Drive, Twickenham, TW2 7NN, -
111 Hall Farm Drive, Twickenham, TW2 7PG, -
93 Hall Farm Drive, Twickenham, TW2 7PG, -
83 Hall Farm Drive, Twickenham, TW2 7PG, -
62 Hall Farm Drive, Twickenham, TW2 7PQ, -
18 Palmerston Road, Twickenham, TW2 7QX, -
115 Rosecroft Gardens, Twickenham, TW2 7PU, -
101 Rosecroft Gardens, Twickenham, TW2 7PU, -
87 Rosecroft Gardens, Twickenham, TW2 7PU, -
75 Rosecroft Gardens, Twickenham, TW2 7PU, -
60 Rosecroft Gardens, Twickenham, TW2 7PZ, -
23 Rosecroft Gardens, Twickenham, TW2 7PT, -
41 Heathfield North, Twickenham, TW2 7QN, -
26 Heathfield North, Twickenham, TW2 7QW, -
22 Heathfield North, Twickenham, TW2 7QW, -

20 Heathfield North, Twickenham, TW2 7QW, -
 41 Kneller Road, Twickenham, TW2 7DF, -
 29 Kneller Road, Twickenham, TW2 7DF, -
 45 Godfrey Avenue, Twickenham, TW2 7PE, -
 36 Godfrey Avenue, Twickenham, TW2 7PF, -
 26 Godfrey Avenue, Twickenham, TW2 7PF, -
 7 Godfrey Avenue, Twickenham, TW2 7PE, -
 2 Godfrey Avenue, Twickenham, TW2 7PF, -
 27 Heatham Park, Twickenham, TW2 7SF, -
 19 Heatham Park, Twickenham, TW2 7SF, -
 12 Heatham Park, Twickenham, TW2 7SF, -
 5 Heatham Park, Twickenham, TW2 7SF, -
 63 Heathfield South, Twickenham, TW2 7SR, -
 100 Gladstone Avenue, Twickenham, TW2 7QA, -
 14 Denehurst Gardens, Twickenham, TW2 7PY, -
 7 Denehurst Gardens, Twickenham, TW2 7PY, -
 37 Heathfield South, Twickenham, TW2 7SR, -
 27 Heathfield South, Twickenham, TW2 7SR, -
 3 Heathfield South, Twickenham, TW2 7SR, -
 99 Heathfield North, Twickenham, TW2 7QN, -
 93 Heathfield North, Twickenham, TW2 7QN, -
 35 Milner Drive, Twickenham, TW2 7PH, -
 16 Milner Drive, Twickenham, TW2 7PJ, -
 4 Milner Drive, Twickenham, TW2 7PJ, -
 26 Kendrey Gardens, Twickenham, TW2 7PA, -
 22 Kendrey Gardens, Twickenham, TW2 7PA, -
 15 Kendrey Gardens, Twickenham, TW2 7PA, -
 25 Egerton Road, Twickenham, TW2 7SL, -
 24 Egerton Road, Twickenham, TW2 7SP, -
 63 Heathfield South, Twickenham, Twickenham, Tw2 7sr -
 7 Elmsleigh Road, Twickenham, TW2 5EG, -
 64 South Western Road, Twickenham, TW1 1LQ, -
 23 Whitton Way, Whitton, Hounslow, TW3 2LT, -
 47A, Crane Road, Twickenham, TW2 6RX -
 24 Gloucester Road, Teddington, TW11 0NU, -
 53 Lincoln Avenue, Twickenham, TW2 6NH, -
 2 Cole Park View, Twickenham, TW1 1JW, -
 219 Lincoln Avenue, Twickenham, TW2 6NL, -
 21 Mereway Road, Twickenham, TW2 6RF, -
 4 Gloucester Road, Twickenham, TW2 6NG, -
 5 Cole Park View, Twickenham, TW1 1JW, -
 40 Grimwood Road, Twickenham, TW1 1BX, -
 157 Staines Road, Twickenham, TW2 5BB, -
 Thamesians RFC, C/o Club Secretary, 1 Linden Road, Hampton, TW12 2JG -
 23 Redway Drive, Twickenham, TW2 7NT, -

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

| | |
|-----------------|---|
| Status: GTD | Application:00/1678 |
| Date:01/08/2000 | Removal Of External Cabinets And Replacement With Single 3f Cabin. Replacement Dishes And Replacement And Additional Antenna And Heat Management Units. |

Development Management

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| Status: RNO | Application:00/3368 |
| Date:28/12/2000 | Proposed Bt Cellnet Rooftop Telecommunications Installation. |

Development Management

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| Status: GTD | Application:01/2469 |
| Date:30/07/2002 | Use Of Land For Siting Of Corporate Hospitality Tents. |

Development Management

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| Status: GTD | Application:02/1546 |
| Date:01/10/2002 | Installation Of 3 No. Omni Antennae And 1 No. Gps Antennae And External Cabinet For The Emergency Services. |

Development Management

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| Status: GTD | Application:02/2547 |
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| Date:14/11/2002 | Erection Of Interconnecting Portakabin 'ultima' Units To Form Additional Temporary Classroom Accommodation. |
| <u>Development Management</u> Status: GTD Date:14/11/2002 | Application:02/2548 Erection Of Three Interconnecting Portakabin 'titan' Office Units To Form Additional Office Accommodation Within The Existing Site Boundaries. |
| <u>Development Management</u> Status: GTD Date:27/01/2003 | Application:02/3649 Erection Of A 21 Metre Monopole Supporting Six Sectored And Three Omnidirectional Antennae, Plus Equipment Cabins And Meter Cabinets All Housed In 8.0 X 8.0m Compound. |
| <u>Development Management</u> Status: GTD Date:26/02/2003 | Application:03/0214 Increase In Height Of Front Boundary Fence By Means Of Steel Extension Pieces And Straining Cables. |
| <u>Development Management</u> Status: GTD Date:13/08/2003 | Application:03/2239/FUL Erection Of A New Canopy/roof Over Existing Courtyard Area And Removal Of Existing Canopy Roofs. |
| <u>Development Management</u> Status: GTD Date:13/10/2003 | Application:03/2642/FUL Erection Of A Steel, Portal Framed Building With A 10 Degree Roof Pitch To Be Used As A Workshop Extension. |
| <u>Development Management</u> Status: GTD Date:06/09/2004 | Application:04/0292/FUL Proposed Use Of Land For Siting Of Corporate Hospitality Tents For A Temporary Period Of Five Years. |
| <u>Development Management</u> Status: PCO Date:03/05/1989 | Application:89/0605/FUL Erection Of Two Double Demountable Classroom Units |
| <u>Development Management</u> Status: PCO Date:26/05/1989 | Application:89/0781/FUL Erection Of 2 Double Demountable Classrooms |
| <u>Development Management</u> Status: GTD Date:25/08/1989 | Application:89/1429/FUL Erection Of 1.5 Metre Diameter Satellite Dish And 1.75m High Aerial Mast To Flat Roof. |
| <u>Development Management</u> Status: PCO Date:27/10/1989 | Application:89/1862/FUL Retention Of 2 No Temporary Double Demountable Classroom Units |
| <u>Development Management</u> Status: PCO Date:26/03/1990 | Application:90/0227/FUL Re-instatement Of Tennis Courts And Erection Of Wire Mesh Fence Around Courts. |
| <u>Development Management</u> Status: PCO Date:05/04/1990 | Application:90/0310/FUL Retention Of 3 No. Temporary Classroom Units And 1 No. Garage. |
| <u>Development Management</u> Status: PCO Date:12/04/1990 | Application:90/0351/FUL Use Of 2 Car Parks Adjacent To Chertsey Road For Uyp To 5 Car Boot Sales A Year On Saturdays And Sundays. |
| <u>Development Management</u> Status: GTD Date:22/04/1991 | Application:90/1429/FUL Retention Of 3 Demountable Classrooms. |
| <u>Development Management</u> Status: GTD Date:13/12/1990 | Application:90/1883/FUL Construction Of New Single Storey Extension To Provide Additional Study Facilities. |
| <u>Development Management</u> Status: PDV Date:25/07/1991 | Application:91/1005/CON Installation Of A Radio Base Station. |
| <u>Development Management</u> Status: GTD Date:10/02/1992 | Application:91/1809/FUL Erection Of Temporary Classroom. |

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| <u>Development Management</u> Status: GTD Date:15/07/1992 | Application:92/1064/FUL Erection Of Single Storey Extension To South Side Of Quadrangle Within 'd' Block. |
| <u>Development Management</u> Status: GTD Date:08/11/1993 | Application:93/1374/ADV Erection Of 4 No. Non-illuminated Free Standing Signs. |
| <u>Development Management</u> Status: GTD Date:16/06/1994 | Application:94/0912/FUL Erection Of Three Storey Teaching Block |
| <u>Development Management</u> Status: GTD Date:23/06/1994 | Application:94/1108/FUL Erection Of Childrens Creche, Erection Of Two Quiet Study Areas And Erection Of Bricklaying And Construction Block |
| <u>Development Management</u> Status: GTD Date:08/08/1994 | Application:94/1629/FUL Replacement Of Existing Windows |
| <u>Development Management</u> Status: GTD Date:14/10/1994 | Application:94/2210/FUL Erection Of A Quiet Study Area |
| <u>Development Management</u> Status: GTD Date:31/08/1995 | Application:95/2162/FUL Temporary Classrooms (approx 6 Months) For Decanting Purpose Whilst Other Building Works (2 & 3 Storey Extensions) Are Being Carried Out. |
| <u>Development Management</u> Status: GTD Date:08/05/1997 | Application:96/3166/FUL Temporary Retention Of Two Demountable Classroom Units And Permanent Retention Of Five Security Huts. |
| <u>Development Management</u> Status: RNO Date:24/04/1998 | Application:97/1907 Alteration To Existing Telecommunications Apparatus. |
| <u>Development Management</u> Status: REF Date:15/12/1998 | Application:97/2359 Continued Use For Temporary Erection Of Marquees For Hospitality Use For Up To Ten Occasions Per Year. |
| <u>Development Management</u> Status: GTD Date:18/08/1998 | Application:98/0624 Erection Of Non-illuminated Hoarding Facing A316. (3048mm By 1524mm) |
| <u>Development Management</u> Status: GTD Date:05/08/1999 | Application:99/1398 Mixed Use Comprising A) Playing Fields In Connection With Richmond College. B) Hospitality Tents In Connection With Events At The Nearby Rugby Football Union Stadium. |
| <u>Development Management</u> Status: WDN Date:01/10/1999 | Application:99/1449 Use Of The Land For A) For Not More Than 28 Days In Total In Any Calender Year For The Purpose Of Erecting Temporary Hospitality Tents In Connection With Events At The Rugby Football Union Stadium, B) Additional Use During 1999 Only During |
| <u>Development Management</u> Status: GTD Date:21/01/1977 | Application:76/1264 Erection of single storey classroom unit. |
| <u>Development Management</u> Status: GTD Date:21/01/1977 | Application:76/1265 Erection of single storey classroom unit. |
| <u>Development Management</u> Status: GTD Date:09/03/1977 | Application:77/0135 Erection of single storey classroom unit. |
| <u>Development Management</u> Status: GTD Date:24/06/1977 | Application:77/0370 Erection of 6 temporary classrooms. |
| <u>Development Management</u> Status: GTD Date:07/07/1977 | Application:77/0381 Erection of seven re-locatable classroom units fronting Egerton Road. |

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| <u>Development Management</u> Status: GTD Date:12/10/1978 | Application:78/0779 Repositioning of three existing temporary classroom buildings and erection of a new temporary classroom extension. |
| <u>Development Management</u> Status: GTD Date:12/10/1978 | Application:78/0798 Erection of a sports hall with single storey changing rooms annex. |
| <u>Development Management</u> Status: GTD Date:24/11/1978 | Application:78/0799 Erection of a single storey music facility building. |
| <u>Development Management</u> Status: GTD Date:21/08/1979 | Application:79/0832 Erection of a part two storey, part three storey extension to existing College building to provide an additional teaching block. |
| <u>Development Management</u> Status: GTD Date:21/08/1979 | Application:79/0833 Erection of a single storey administration block. |
| <u>Development Management</u> Status: GTD Date:11/01/1980 | Application:79/1538 Erection of a 3 storey extension to College building to provide an additional teaching block. |
| <u>Development Management</u> Status: GTD Date:28/02/1980 | Application:79/1702 Erection of single storey buildings to provide temporary administrative accommodation. |
| <u>Development Management</u> Status: GTD Date:24/11/1980 | Application:80/0966 Retention of seven relocatable classroom units fronting Egerton Road. |
| <u>Development Management</u> Status: GTD Date:12/03/1981 | Application:80/1652 Erection of single storey extensions to kitchen building. |
| <u>Development Management</u> Status: GTD Date:10/10/1983 | Application:83/0897 Erection of a double garage for motor vehicle maintenance. |
| <u>Development Management</u> Status: GTD Date:16/04/1984 | Application:84/0248 Erection of a double garage for motor vehicle maintenance. |
| <u>Development Management</u> Status: GTD Date:25/10/1984 | Application:84/0994 Alterations and addition to buildings to provide student social areas. |
| <u>Development Management</u> Status: GTD Date:25/07/1985 | Application:85/0669 Construction of extension to brickwork shop to house mixer. |
| <u>Development Management</u> Status: GTD Date:02/12/1985 | Application:85/1180 Change of use of part of ground floor from Educational to Radio Studio use. Erection of transmitter aerial on tower roof. |
| <u>Development Management</u> Status: GTD Date:19/06/1970 | Application:70/0654 Erection of gas meter house. |
| <u>Development Management</u> Status: GTD Date:27/04/1971 | Application:71/0343 Erection of a lodge to accommodate a Car Park attendant. |
| <u>Development Management</u> Status: GTD Date:04/11/1971 | Application:71/1389 Formation of car park for 110 cars. |
| <u>Development Management</u> Status: GTD Date:30/05/1972 | Application:72/1025 Erection of two single storey prefabricated classrooms. |
| <u>Development Management</u> Status: GTD Date:07/03/1973 | Application:73/0226 Erection of an extension to existing Gymnasium to provide Squash Court. |
| <u>Development Management</u> | |

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|---|---|
| Status: GTD Date:30/11/1976 | Application:76/1041 Erection of two single storey extensions to the canteen and the erection of a part single, part two, part three storey library. |
| <u>Development Management</u> Status: GTD Date:07/07/2005 | Application:05/0999/FUL Proposed Extension To Existing Building To Provide A Personal Care Room For Disabled Persons. |
| <u>Development Management</u> Status: GTD Date:29/09/2005 | Application:05/2432/FUL Erection of temporary brick building to provide enhanced teaching/learning facilities for the College's construction crafts department. The roof and external brickwork will be continually rebuilt. |
| <u>Development Management</u> Status: GTD Date:27/04/2009 | Application:09/0400/FUL The erection of a prefabricated modular building for the use of teaching within the college.The building comprises of 2 Classrooms, 2 stores and an entrance lobby. |
| <u>Development Management</u> Status: GTD Date:06/10/2009 | Application:09/1682/FUL Use Of Land For Siting Of Corporate Hospitality Tents For A Temporary Period Of Five Years. |
| <u>Development Management</u> Status: GTD Date:27/11/2009 | Application:09/0400/NMA The erection of a prefabricated modular building for the use of teaching within the college.The building comprises of 2 Classrooms, 2 stores and an entrance lobby [Removal of steps and replacement with an extra ramp for easier access to the existing building]. |
| <u>Development Management</u> Status: GTD Date:20/05/2011 | Application:11/1098/FUL Installation of 20 no. cycle stands under one bank of four shelters |
| <u>Development Management</u> Status: GTD Date:01/06/2012 | Application:12/0548/FUL Temporary change of use of the rugby pitch, north of the main college buildings, adjacent to the A316, to a temporary campsite with associated parking, toilet and shower facilities for the duration of the Olympic Games 2012: 25th July 2012 until 13th August 2012. |
| <u>Development Management</u> Status: GTD Date:08/06/2012 | Application:12/1023/ADV Temporay consent for a period of 3 years for the erection of 5 No. PVC Banners (1m x 5m fitted with an eyelet in each corner for fixing with black cable ties to the college chain link fence along the College boundary with the A316) for 5 months in any calendar year (between July and November). |
| <u>Development Management</u> Status: GTD Date:10/03/2015 | Application:14/3998/FUL Proposed Use Of Land For Siting Of Tents (except between 18 September 2015 and 31 October 2015) For Use On Upto 6 Days A Year For Corporate Hospitality Purposes For A Temporary Period Of Five Years |
| <u>Development Management</u> Status: GTD Date:23/12/2015 | Application:15/4456/FUL Demolition of Richmond College buildings (Music, Science, Z, LRC and A blocks) |
| <u>Development Management</u> Status: WDN Date:15/08/2016 | Application:16/1146/ADV 6 PVC Banners, 1.5m x 5m affixed to fence adjacent to the A316, Chertsey Road inside the College grounds. |
| <u>Development Management</u> Status: GTD Date:30/11/2016 | Application:16/2086/FUL Installation of temporary replacement 5m-wide right-of-way for Harlequin FC and emergency vehicles only (no use by construction traffic) for a limited period of 92 weeks. |
| <u>Development Management</u> Status: WON Date:16/08/2018 | Application:16/2169/ADV Seven PVC Banners detailing 'Enrolment Offer' from Richmond upon Thames College. |

Development Management

Status: GTD

Date:11/10/2016

Application:16/3285/ADV

Temporary display of 6 PVC Banners, 5m x 1.5m affixed to the fence adjacent to the A316, Chertsey Road inside the College grounds.

Development Management

Status: GTD

Date:24/07/2017

Application:16/4747/RES

Detailed Reserved Matters application including Appearance, Landscaping (In part), Layout (In part) and Scale for Phase 1C (in part) and Phase 3A (in part) of the College Development Zone (in Part) including Building Zone 1 and Landscaping (In part) of the School Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide: 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community; 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community; 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath; 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

Development Management

Status: WDN

Date:21/04/2017

Application:17/0284/FUL

Access for Emergency Vehicles only via the approved Pedestrian and Cycle Access to the Schools Development Zone from Egerton Road.

Development Management

Status: GTD

Date:27/10/2017

Application:15/3038/DD04

Details pursuant to conditions U07941 (External Illumination of buildings) (IN PART), U07945 (Solar Glare - A316) (IN PART), U07954 (BREEAM - Excellent - College) (IN PART), U07958 (Energy Statements)(IN PART), U07960 (Inclusive Access Strategy)(IN PART), U08038 (Secure by Design/CCTV)(IN PART), U08039 (Lighting Strategy)(IN PART), U08040 (Misc Details - Sample Panels)(IN PART), U07956 (Climate Change Adaptation - 35% CO2)(IN PART) & U08051 (Showers/lockers for cyclists - College)(IN PART) of outline permission 15/3038/OUT.

Development Management

Status: GTD

Date:08/02/2018

Application:15/3038/DD05

Details pursuant to conditions U07943 - Ecological Enhancement Measures (IN PART), U07950 - Drainage (IN PART), U07982 - Air Quality Assessment (IN PART), U07984 - Ventilation (IN PART), U07993 - Kitchen Extract System - College - Odour (IN PART), U08025 - Details of foundations - piling etc (IN PART), U08033 - Potentially Contaminated Sites (IN PART), U08035 - Foundation design - ground gases (IN PART), U08041 - Site Wide Open Space/Landmark Framework, U08043 - Site Wide Drainage & Surface Water Mangt, U08049 - Tree Planting Scheme (IN PART) & U08050 - Landscape management (Large Scheme) (IN PART) of outline permission 15/3038/OUT.

Development Management

Status: GTD

Date:27/10/2017

Application:15/3038/DD06

Details pursuant to conditions U07957 (Sustainability Statements)(IN PART), U08011 (Construction Method Statement/Site Waste)(IN PART), U08012 (Construction Logistics Plan - TFL)(IN PART), U08015 (Construction and

Environmental Management Plan)(IN PART) & U08044 (Site Wide Energy Statement)(IN PART) of outline permission 15/3038/OUT.

Development Management

Status: GTD
Date:02/11/2017

Application:16/3293/DD01
Details pursuant to condition U13894 (Details of Roof Top Plant) (IN PART) of Reserved Matters permission 16/3293/RES.

Development Management

Status: GTD
Date:02/11/2017

Application:15/3038/DD07
Details pursuant to condition U08042 - Site Wide Parking and Servicing of Outline Permission 15/3038/OUT.

Development Management

Status: PCO
Date:

Application:17/2332/RES
Detailed Reserved Matters application including Appearance, Landscaping (In part), Layout (In part) and Scale for Phase 2a (in part) of the College Development Zone (in Part) including Building Zone 3 pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide: 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community; 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community; 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath; 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

Development Management

Status: GTD
Date:19/09/2017

Application:15/3038/NMA
Non-Material Amendment Application to application Ref No. 15/3038/OUT for the re-wording of condition U07974 (Marsh Farm Lane) to read: Prior to occupation of Building Zone 1 within the College Development Zone and prior to commencement of works in Building Zones 2 and 3 within the College Development Zone and Tech-Hub Development Zone details of the pedestrian/cycle route and internal vehicular access road, in part, to run alongside the western boundary of the College Site and the Tech-hub Development Zone shall be submitted to and agreed in writing by the Local Planning Authority, the route to include a barrier to prevent vehicles, other than emergency vehicles, gaining access to/egress from Craneford Way. The route shall be constructed in accordance with the approved details and the barrier retained in situ thereafter and maintained in a working order to the satisfaction of the Local Planning Authority.

Development Management

Status: GTD
Date:18/10/2017

Application:15/3038/DD08
Details pursuant to condition U08032 (Archaeology)(IN PART) of Outline Permission 15/3038/OUT.

Development Management

Status: GTD
Date:27/10/2017

Application:16/3293/NMA
Application for a Non Material Amendment to Planning Permission 16/3293/RES to allow for a) Addition of 1No. external School entrance canopy to southern elevation to match building entrance canopy appearance on south-eastern elevation. b) Change in specification from 6No. Design Plan Ali Quad LED walkway lights to 3No. 6m high column with iGuzzini "Wow", BH33 LED luminaire to external pathway between the new School

and proposed Sports Hall to the west. c) Addition of 4No. external building mounted Whitecroft "Spectre WX" LED downlights to southern elevation. d) Addition of 4No. external drinking fountains to southern and western elevations. e) Replacement of coloured panels from principal entrances with grey panels

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| <u>Development Management</u> Status: GTD Date:06/03/2018 | Application:16/3293/DD02 Details pursuant to conditions U13878 (Details of Rooflights) and U13894 (Details of Roof Top Plant) of planning permission 16/3293/RES. |
| <u>Development Management</u> Status: GTD Date:27/04/2018 | Application:15/3038/DD09 Details pursuant to conditions U08025 - Details of Foundations - Piling etc. (IN PART) & U08036 - Piling - Controlled Waters (IN PART) of Outline Permission 15/3038/OUT. |
| <u>Development Management</u> Status: PCO Date: | Application:16/3293/DD03 Details pursuant to conditions U13875 - Cycle and Scooter Parking Management, U13876 - Parking for People with Disabilities, U13883 - Waste/Recycling Management Strategy & U13888 - Real-Time Bus Information Systems of planning permission 16/3293/RES. |
| <u>Development Management</u> Status: PCO Date: | Application:15/3038/DD10 Details pursuant to conditions U07967 - Car Park Management Plan, U07968 - Servicing/Delivery Plan, U07969 - Coach Management Plan & U07970 - Service Area - Turning/Loading/Unloading of planning permission 15/3038/OUT. |
| <u>Development Management</u> Status: REF Date:25/07/2018 | Application:16/3293/DD04 Details pursuant to conditions U13884 - Details of Cycle Parking, U13872 - Specification of Photovoltaic Panels, U13885 - Temporary Drop Off for Mini-Buses, U13887 - Lighting Management Strategy & U13889 - Temporary Car Park Arrangements - SEN of planning permission 16/3293/RES. |
| <u>Development Management</u> Status: GTD Date:19/09/2018 | Application:16/4747/NMA Non-material amendment request to planning approval 16/4747/NMA to allow for the following alterations: 1) Change of material to the roof top plant screen; 2) Reduction in depth of standard window reveals (excluding landmark features and wider bays) to all elevations; 3) Reduction in number of brise soleil on all elevations; 4) Relocation of windows/doors on northern and southern elevation and 5) Reduction in size of cladding panels on all elevations. |
| <u>Development Management</u> Status: GTD Date:18/09/2018 | Application:16/3293/DD05 Details pursuant to conditions U13873 - Lighting Survey & U13882 - North Car Park Lighting of planning permission 16/3293/RES. |
| <u>Development Management</u> Status: GTD Date:01/10/2018 | Application:15/3038/DD11 Details pursuant to conditions U07987 - Internal Noise Protection Scheme School, U07988 - Mechanical Services - Noise Control & U07992 - Kitchen Extract System - Schools - Odour of planning permission 15/3038/OUT. |
| <u>Development Management</u> Status: GTD Date:24/10/2018 | Application:16/3293/DD06 Details pursuant to conditions U13884 - Details of Cycle Parking, U13872 - Specification of Photovoltaic Panels, U13885 - Temporary Drop Off for Mini-Buses & U13889 - Temporary Car Park Arrangements - SEN of planning permission 16/3293/RES. |
| <u>Development Management</u> Status: REF Date:24/10/2018 | Application:15/3038/DD12 Details pursuant to condition U07956 Climate Change Adaptation - 35% CO2: As built EPC, BRUKL and 'Recommendation Report' of Planning Permission 15/3038/OUT. |
| <u>Development Management</u> Status: GTD Date:23/10/2018 | Application:16/4747/DD01 Details pursuant to conditions U27010 - NS06 Details of Rooflights, U27021 |

Development Management

Status: GTD

Date: 09/01/2019

Application: 18/3503/ADV

New illuminated and non-illuminated signage to Clarendon and Richmond upon Thames School comprising: (1) Clarendon: non-illuminated Fret cut stainless steel letters mounted on the entrance canopy (2) Clarendon: non-illuminated Vinyl sheet applied to the entrance window to the school (3) Clarendon: Non-illuminated pole mounted sign behind vehicular entrance (4) RTS: non-illuminated Aluminium sign mounted to the visitor gate sign by the school's cycle parking area (5) RTS: A freestanding aluminium monolith sign with an illuminated display screen

Development Management

Status: PCO

Date:

Application: 18/4157/RES

Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide 180 residential units together with associated parking for 160 vehicles, open space and landscaping.

Building Control

Deposit Date: 17.07.2002

Reference: 02/1337/FP

Works to improve access to the courtyard area.

Building Control

Deposit Date: 10.02.2003

Reference: 03/0258/FP

Telecom cabinet support and three pole mounted antenna.

Building Control

Deposit Date: 20.02.2003

Reference: 03/0322/FP

Installation of temporary buildings to provide three office buildings.

Building Control

Deposit Date: 11.04.2003

Reference: 03/0693/FP

Installation of portakabin unit. COMMENTS: Cheque returned... signed...26.4.2003

Reference: 03/0693/FP

Building Control

Deposit Date: 04.12.2003

Reference: 03/2379/FP

Portac framed building for construction trades training.

Building Control

Deposit Date: 26.08.1992

Reference: 92/0861/FP

Single storey extension in courtyard D and refurbishment of reception area

Building Control

Deposit Date: 22.07.1992

Reference: 92/0887/FP

Installation of weather-proofed services cabinets, radio antennae & transmission dishes on roof of existing building

Reference: 92/0887/FP

Building Control

Deposit Date: 20.10.1993

Reference: 93/1103/FP

Erection of Mezzanine floor

Building Control

Deposit Date: 02.06.1994

Reference: 94/0260/1/FP

Provision of fire escape staircase

Building Control

Deposit Date: 22.08.1995

Reference: 95/0782/1/FP

Classroom accommodation

Building Control

Deposit Date: 15.02.1996

Reference: 95/1104/2/FP

Erection of three storey building

Building Control

Deposit Date: 29.03.1996

Reference: 96/0378/FP

Fire precaution works including upgrading of existing & provision of new doors

Reference: 96/0378/FP

Building Control

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| Deposit Date: 01.12.1997 Reference: 97/1746/FP | Installation of telecoms equipment |
| <u>Building Control</u> Deposit Date: 22.12.1997 Reference: 97/1851/BN | Relocate collapsed drains around classroom block |
| <u>Building Control</u> Deposit Date: 02.03.2004 Reference: 04/0413/FP | New canopy roof to the Glades Courtyard and demolition of the existing canopies. |
| <u>Building Control</u> Deposit Date: 20.09.2004 Reference: 04/1932/FP | Minor works aimed at improving disabled access, including modifications to existing toilet facilities, platform lifts in stairways, door openings, ramps and forming disabled refuge in one stairway |
| <u>Building Control</u> Deposit Date: 28.10.2004 Reference: 04/1932/RS1/FP | Minor works aimed at improving disabled access, including modifications to existing toilet facilities, platform lifts in stairways, door openings, ramps and forming disabled refuge in one stairway |
| <u>Building Control</u> Deposit Date: 03.05.2005 Reference: 05/0858/FP | Extension to the existing building to provide a personal care room for disabled persons |
| <u>Building Control</u> Deposit Date: 03.06.2005 Reference: 05/0858/RS1/FP | Extension to the existing building to provide a personal care room for disabled persons |
| <u>Building Control</u> Deposit Date: 27.04.2006 Reference: 06/0859/FP | Modification works to existing entrances and WC's to improve access for the disabled |
| <u>Building Control</u> Deposit Date: 25.05.2006 Reference: 06/1071/FP | Modification works to existing platform, stair riser lift and installation of new vertical riser passenger lift |
| <u>Building Control</u> Deposit Date: 02.08.2006 Reference: 06/1626/IN | Infill to engineering workshops |
| <u>Building Control</u> Deposit Date: 10.11.2006 Reference: 06/2410/FP | Provision of new counter to finance office |
| <u>Building Control</u> Deposit Date: 12.09.2007 Reference: 07/1980/FP | New reception counter to sports hall and associated works |
| <u>Building Control</u> Deposit Date: 15.09.2008 Reference: 08/1888/FP | New partition to Room 2Q11 |
| <u>Building Control</u> Deposit Date: 12.06.2009 Reference: 09/0941/IN | Erection of single storey, flat roof, strata board clad Terrapin system building including associated external works/foundations |
| <u>Building Control</u> Deposit Date: 10.07.2009 Reference: 09/1136/FP | Installation of new internal full height stud partition walls to form an additional cellular area within room E43 to be used as an IT resource room |
| <u>Building Control</u> Deposit Date: 08.06.2011 Reference: 11/1070/IN | Internal alterations to Q Block, Classroom IQ8 |
| <u>Building Control</u> Deposit Date: 08.06.2011 Reference: 11/1071/IN | Internal alterations to Main Block, Classroom IC7 |
| <u>Building Control</u> Deposit Date: 30.11.2011 Reference: 11/2299/IN | Replacement of windows to Blocks K, L and M. |

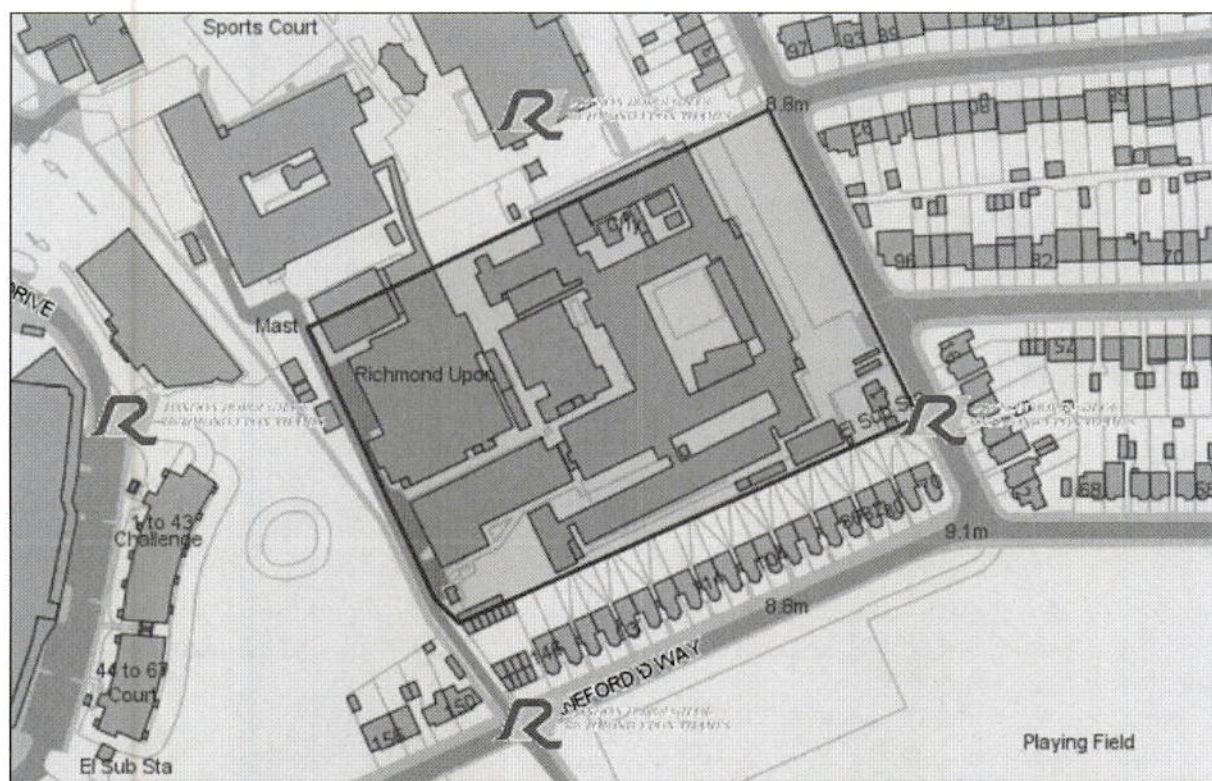
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| <u>Building Control</u> Deposit Date: 31.01.2012 | Provision of new internal office with minor alterations to the existing partitions/doors and new ventilation and heat recovery to office. |
| Reference: 12/0191/IN | |
| <u>Building Control</u> Deposit Date: 20.02.2012 | Replacement roof and glazing, internal alterations and refit after fire damage and associated works to block G17 |
| Reference: 12/0346/IN | |
| <u>Building Control</u> Deposit Date: 07.09.2015 | 180 new build residential plots |
| Reference: 15/2136/IN | |
| <u>Building Control</u> Deposit Date: 27.10.2015 | Construction of a new main college building and sports building; internal alterations to Glades and Skylight building, Q and E block buildings |
| Reference: 15/2561/IN | |
| <u>Building Control</u> Deposit Date: 14.04.2016 | A new secondary school - Richmond upon Thames School (D1 Use Class) 5FE for 750 pupils aged 11-16 and a new Special Education Needs School - Clarendon School for 100 pupils; total 3 storey building of 7,817m ² GIA (8,12m ² GEA) (now known as The Richmond Upon Thames School , Egerton Road , Twickenham TW2 7SL) |
| Reference: 16/0795/FP | |
| <u>Building Control</u> Deposit Date: 29.01.2016 | Install an air conditioning system in a non-dwelling |
| Reference: 16/BES00003/BESCA | |
| <u>Building Control</u> Deposit Date: 24.05.2016 | A new Secondary School - Richmond upon Thames School (D1 Use Class) 5FE for 750 pupils aged 11-16 and a new Special Education Needs School - Clarendon School for 100 pupils; total 3 storey building of 7,817m ² GIA (8,12m ² GEA) |
| Reference: 16/0795/FP/1 | |
| <u>Building Control</u> Deposit Date: 09.06.2016 | A new Secondary School - Richmond upon Thames School (D1 Use Class) 5FE for 750 pupils aged 11-16 and a new Special Education Needs School - Clarendon School for 100 pupils; total 3 storey building of 7,817m ² GIA (8,12m ² GEA) |
| Reference: 16/0795/FP/2 | |
| <u>Building Control</u> Deposit Date: 24.05.2017 | Internal layout alterations to form temporary accommodation on ground floor of school building |
| Reference: 17/1067/IN | |
| <u>Enforcement</u> Opened Date: 05.06.1995 | Enforcement Enquiry |
| Reference: 95/00280/EN | |
| <u>Enforcement</u> Opened Date: 11.04.1996 | Enforcement Enquiry |
| Reference: 96/00190/EN | |
| <u>Enforcement</u> Opened Date: 19.08.1996 | Enforcement Enquiry |
| Reference: 96/00450/EN | |
| <u>Enforcement</u> Opened Date: 19.09.1996 | Enforcement Enquiry |
| Reference: 96/00472/EN | |
| <u>Enforcement</u> Opened Date: 29.01.1999 | Enforcement Enquiry |
| Reference: 98/00381/EN | |
| <u>Enforcement</u> Opened Date: 04.03.1999 | Enforcement Enquiry |
| Reference: 99/00060/EN | |
| <u>Enforcement</u> Opened Date: 11.05.2016 | Enforcement Enquiry |
| Reference: 16/0315/EN/ADV | |

18/4157/RES
 LAND AT JUNCTION OF A316
 AND LANGHORN DRIVE AND
 RICHMOND COLLEGE SITE
 (INCLUDING CRANEFORD WAY EAST
 PLAYING FIELDS AND MARSH FARM LANE)
 EGERTON ROAD, TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD

Contact Officer:
 S Graham-Smith

https://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=18/4157/RES



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Proposal:

Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:

- 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;
- 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;
- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;
- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;

- 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;
- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

Applicant: Barton Wilmore on behalf of Clarion Housing Group

Application Received: 17th December 2018

Development Plan Policies

National Planning Framework (NPPF)

The London Plan 2016: 2.6, 2.8, 2.18; 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13; 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.15, 5.21; 6.3, 6.9, 6.10, 6.13; 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.13, 7.14, 7.15, 7.19, 7.21; 8.2, 8.3

The Draft London Plan: GG1, GG2, GG3, GG4, GG6; D1, D2, D3, D4, D5, D6, D7, D8, D10, D11, D12, D13; H1, H5, H6, H7, H12, H13, H14; S4; G1, G5, G6, G7; SI1, SI2, SI3, SI4, SI5, SI12, SI13, T1, T2, T4, T5, T6, T6.1, T7, DF1.

Local Plan 2018: LP1, LP2, LP5, LP7, LP8, LP10, LP12, LP15, LP16, LP17, LP20, LP21, LP22, LP23, LP24, LP28, LP30, LP31, LP34, LP35, LP36, LP37, LP39, LP44, LP45

London Plan - Supplementary Planning Guidance: Accessible London – Achieving and Inclusive Environment (2014), London Planning Statement May 2014, Sustainable Design and Construction (2014)

Crane Valley Planning Guidelines (2005)

SPGs/SPDs: Design Quality (2006), Design for Maximum Access, Design Guidelines for Nature Conservation and Development, Security by Design (2002), Design Guidelines Trees: Landscape Design, Planting and Care Sustainable Construction Checklist/Zero Carbon

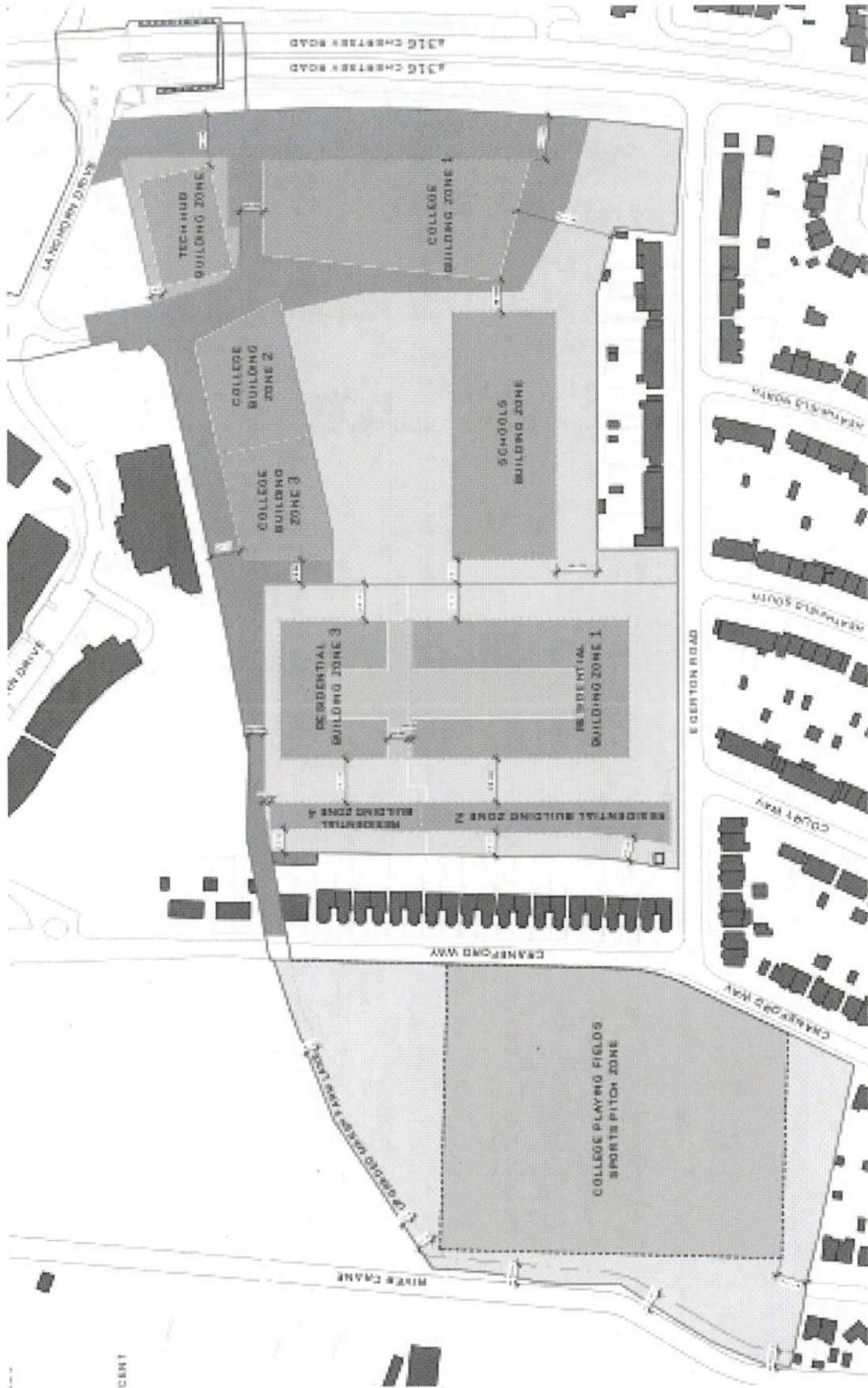
1. Background: Outline Planning Permission (OPP)

2. Outline Planning Permission (OPP) reference 15/3038/OUT was granted by the Council on 16 August 2016 for:

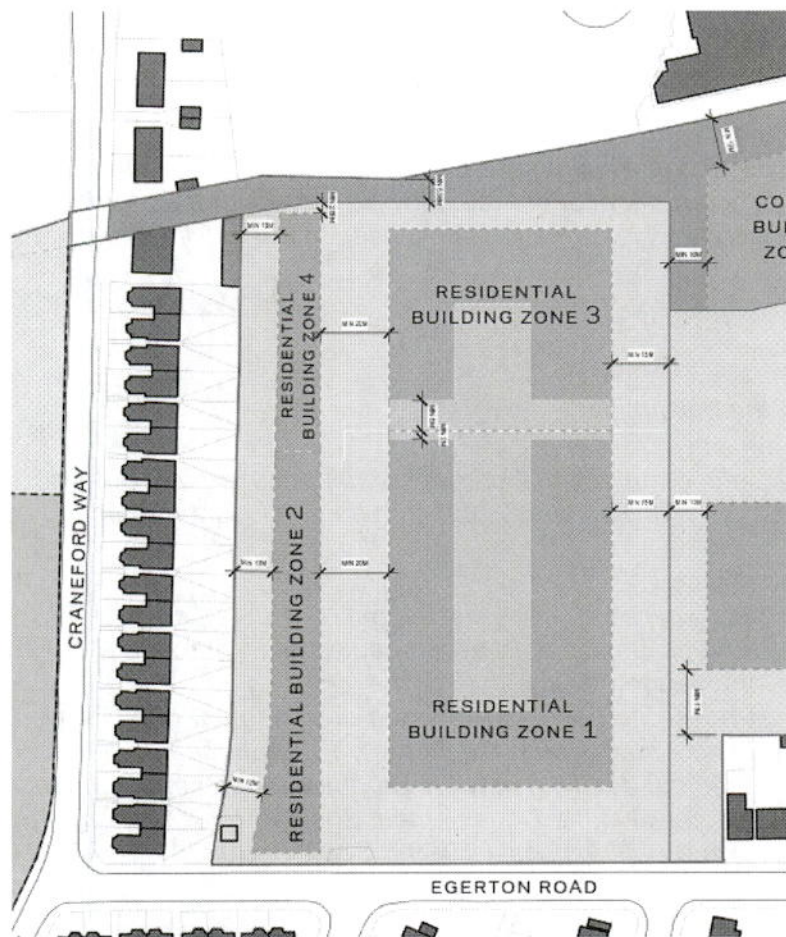
“Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide: 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm; 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students; 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students; 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm; 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community; 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community; 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath; 8) Provision of on-

site parking (non-residential) for up to 230 vehicles, open space and landscaping, and 9) a new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping."

3. The approved drawings and documents for the OPP are as follows:
 - Parameter Plans which set out the maximum and minimum building parameters in terms of height and footprint for each Development Zone and Building Zone;
 - Development Specification, including phasing plans;
 - Design Code Rev B; and
 - Detailed access drawings.
4. Reserved Matters applications pursuant to the OPP must have regard to these drawings and documents approved as part of the OPP.
5. The OPP comprises a number of Development Zones (DZs) and Building Zones (BZs). The Residential Development Zone includes four building zones. See figures 1 and 2 below.



Extract from Parameter Plan PL-04A showing location of the Development Zones within the OPP Site



Residential building zones

6. The overall development of the OPP is also controlled by a number of planning conditions. These conditions set out the specific use for each Development Zone; the minimum and maximum gross floorspace to be provided for each use; building heights; and number of vehicle and cycle parking spaces, amongst other things. The OPP was made by Richmond College and required Greater London Authority (GLA) approval and an Environmental Impact Assessment (EIA) application.
7. The reserved matters for the School DZ and the College DZ were approved under applications 16/3293/RES, 16/4747/RES and 17/2332/RES. Demolition works commenced under a separate application and a temporary right of way was constructed and approved under a separate application 16/2086/FUL. Construction works for the School DZ commenced on 13th February 2017 and are now completed. The construction works to the main college building at the College DZ pursuant to 16/4747/RES commenced on 21 May 2018.

The Application: Residential Development Zone Reserved Matters

8. The OPP development is phased and this application affects land within approved Residential Development Zone (RDZ). The application seeks approval of the following reserved matters:
 - Appearance
 - Scale
 - Landscaping
 - Layout

9. This application is submitted in order to discharge condition U08029 and needs to be in accordance with condition U08031 of the OPP.

U08029 Residential – Reserved Matters

No development within the Residential Development Zone, or phases thereof, shall commence until written approval of the following Reserved Matters for that Development Zone, or phase thereof, where relevant has been obtained from the Local Planning Authority:

- *the layout of buildings above and below ground level and associated roads, routes and open space*
- *the scale of buildings*
- *the appearance of the buildings*
- *landscaping*

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08031 Compliance Report

No reserved Matters Application shall be submitted in relation to any Development Zone(s), or phase thereof, unless it is accompanied, as appropriate, by the following documents and/or information

- i) a statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme;*
- ii) an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions nos: U07999, U08000, U08001, U08002, U08006 and U07931.*

*iii) an explanatory statement detailing how the proposed development of a Development Zone, or phase thereof, addresses the mitigation measures outlined in the Environmental Statement and Environmental Statement Addendum and in relation to the matter of **layout**, a Reserved Matters Application shall include:*

- a) a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates*
- b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in condition nos U07999 and the Design Code,*
- c) a report and plans detailing the internal layout of any buildings within a particular Development Zone, or phase thereof, and, in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas of teaching, ancillary and external spaces*
- d) a report and plans detailing any layout below ground level*
- e) a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance*
- f) no Reserved Matters Applications for the Residential Development Zone, or phase thereof, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating a) that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the*

DCLG Technical Housing Standards - Nationally Described Space Standard, the Mayor's Housing Supplementary Planning Guidance 2016 b) that 90% of all units within a building within are compliant with Approved Document Part M4(2) c) that 10% of all units within a building are compliant with Approved Document Part M4(3), d) that discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement, e) that private external amenity space provision accords with table 1.

Table 1: External Amenity Space Standards

| Size of unit | Amount of private amenity space |
|-------------------------|---|
| 1-2 person flat | Minimum of 5sqm of private outdoor space |
| 3 person flat and above | Minimum of 5sqm of private outdoor space plus an extra 1sqm per additional occupant Ground level family units (of 3 or more bedrooms) within a block of flats should have larger private amenity spaces |
| 2 bed house | 40sqm |
| 3 bed house + | 70sqm |

g) a daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings within the Residential Development Zone comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991)

and in relation to the matter of **scale**, a Reserved Matters Application shall include:

a) a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code

and in relation to the matter of **appearance**, a Reserved Matters Application shall include:
a) plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided and

b) a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code

c) an external illumination or lighting strategy for a building

d) a statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone and/or the College site

e) a statement to demonstrate how the siting and design of a building has incorporated active frontages, including shared amenity spill out areas in the College Development Zone, to engage with the public realm and promote activity and security

f) a statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind

g) any Taller Building should be accompanied by a full design justification based on a comprehensive townscape appraisal and in relation to the matter of **landscaping**, a Reserved Matters Application shall include:

a) full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stag beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures (e.g. street furniture, street lighting, public art, play equipment, ecological information boards, fences, walls, gates, screens, tree pit grilles, canopies, seating, resting benches, litter bins, refuse or other storage units, signs (including cycle routes and parking), lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works.

b) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

c) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

d) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

e) Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone, or phase thereof.

f) Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone, or phase thereof

g) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings

10. This application relates only to the reserved matters for layout, scale, appearance and landscaping. Principles of use; access points to the site; maximum height, length and width of building zones; extent of external spaces and these matters likely impacts on living conditions of existing properties have already been assessed and approved under the OPP.

Site and Surroundings

11. The application site comprises land in the southern part of the College Site. To the west of the site is Marsh Farm Lane, a public footpath and beyond this is open land to the rear of Challenge Court in Langhorn Drive. The southern boundary of the site borders the rear gardens of 70 – 146 Craneford Way which are two storey maisonettes. The eastern boundary of the site adjoins the pavement in Egerton Road with houses on the opposite

side. Most of the northern boundary adjoins the new school site, which has now been developed and a part of the northern boundary adjoins the college site.

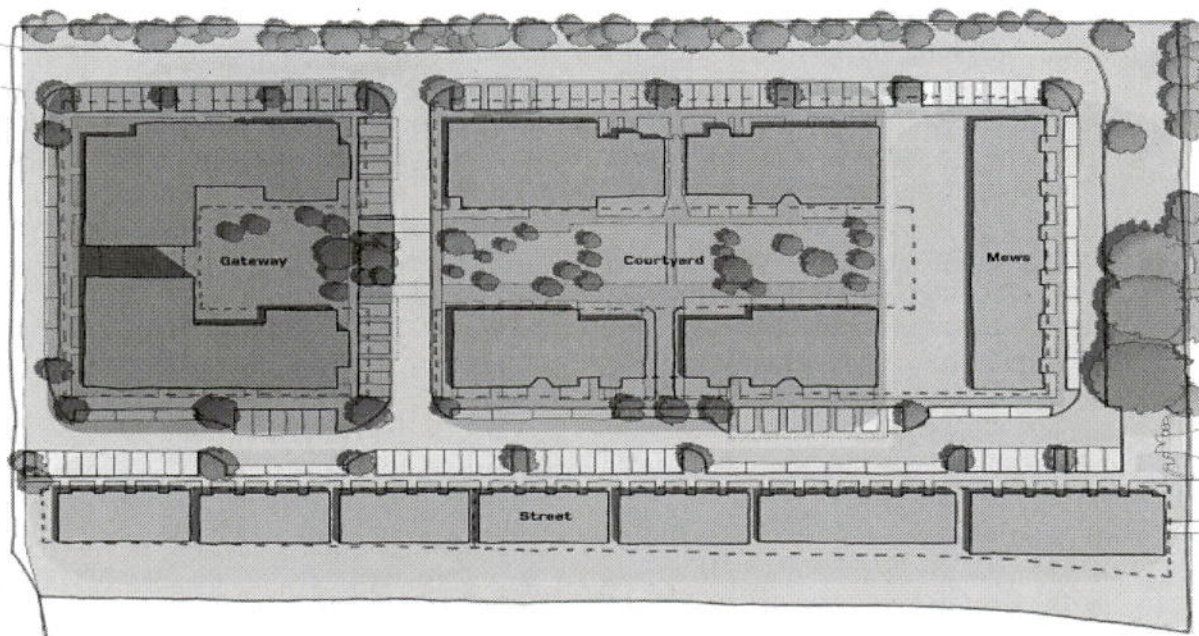
12. The only residential properties adjoining the site are those mentioned above in Craneford Way. 150-156 Challenge Court are also in close proximity, on the opposite side of Marsh Farm Way. 3 Egerton Road is separated from the residential zone site by a small area of land attached to the school. 12-16 Egerton Road, 96 Court Way and 94 Heathfield South are on the opposite side of Egerton Road.

Planning designations

13. The site has the following planning designations:
 - Wood Group Tree Protection Area
 - River Crane Area of Opportunity
 - Brownfield Land Register
 - Critical Drainage Area
 - Twickenham Village Guidance Area 16 – Heatham Estate

Proposed Development

14. The site comprises four building zones. Zone 1 comprises the mews houses facing towards Egerton Road and the Courtyard flat development behind them. Zone 2 contains the eastern element of the street houses on the southern boundary. Zone 3 is the Gateway flat development and Zone 4 contains the western element of the street houses. Each zone has its own set of parameters. Construction would be phased with the eastern element developed initially.
15. Building zone 1 includes the terrace of twelve three-storey houses identified by the applicant as the 'Mews' houses (shown on the plans as Terrace 1) and, to the rear of the houses, four three/four-storey blocks comprising 'The Courtyard' (Blocks 1 – 4). Zone 2 contains twenty two/three-storey houses (Terraces 2, 3 and part of 4) backing on to the maisonettes in Craneford Way. Zone 3 consists of the four/five storey block of flats (Block 5) 'The Gateway'. Zone 4 contains twelve two/three-storey houses (the remainder of Terrace 4).
16. All vehicular access will be from the north west from the improved junction off the A316 via Langhorn Drive and Marsh Farm Lane. Pedestrian and cycle access will also be possible from Egerton Road via the existing college gates which are to be retained.



Proposed site plan from Design and Access Statement

17. The mews terrace consists of twelve three-storey, four-bed, flat roofed buildings using a mixture of white brickwork on the ground floor with red bricks for the upper floors. Solar panels will be located on the flat roofs. There are projecting bay windows on the first floor front elevation. There are small front garden areas with refuse stores. The rear gardens are larger, providing approximately 60 sq m of amenity space.



Mews Terrace

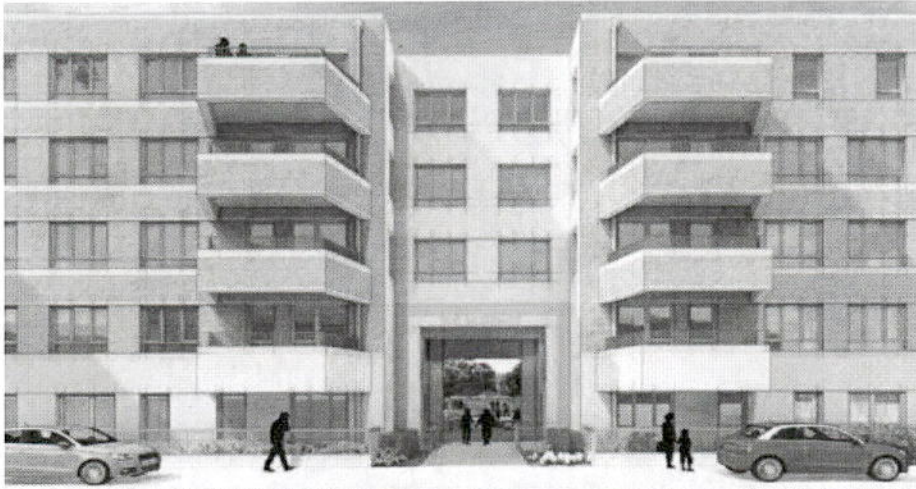
18. The 'Street' element is to contain two terraces of six houses and five terraces of four houses. These are mainly 3-bed houses apart from Terrace Two containing six four-bed

houses. They are intended to have pitched roofs with a front gable. Buff coloured brickwork is proposed, with dark grey tiled roof. The easternmost terrace projects further rearward than the other houses (the southern site boundary curves at this point). Again, small front gardens are proposed with refuse storage and larger rear gardens of approximately 60 sq m.



Street Terraces

19. The Gateway block is a large flat roofed 'C' shaped building with a covered access way at the front. The majority of the building is five storey with a four storey element facing the 'Street' terraced houses. The block is to contain 15 one-bed flats, 42 two-bed flats and 8 three-bed flats. Cycle and refuse stores are shown on the ground floor. The ground floor and the areas above the access are intended to be finished in light grey brickwork with the rest of the building in red brickwork. Terraces are proposed on all sides. There is a communal garden area between the two rear wings.



Gateway, front and angled views

20. The 'Courtyard' element comprises four three/four-storey flat roofed blocks containing 29 one-bed flats, 40 two-bed flats and two three-bed flats in total. The taller elements are on the northern side, away from the proposed terrace of houses. A number of terraces are included. A mix of white and buff brickwork is proposed with the white being used for the ground floor. Cycle and refuse stores are included on the ground floor. Between the northern and southern blocks are a pair of communal gardens.



Courtyard blocks

Public and Other Representations

Transport for London

21. Since outline planning permission was granted in 2016, planning policy has progressed. The London Plan is currently at Public Examination and the Mayor's Transport Strategy has been published. This new policy is about future proofing development for London in the future. It is noted that the applicant has reduced their car parking levels to 160 spaces, which equates to 0.8 spaces per unit. Given the production of the more progressive policy, TfL would encourage the applicant and the London Borough of Richmond upon Thames to work together in order to further reduce car parking levels and increase cycle parking further. Provision should also be made for Electric Vehicle Charging Points (EVCP's).

Thames Water

22. No objections subject to conditions and informatives.

Neighbour and Other Responses

23. 6 Objections received from local residents. Comments summarised as follows:
- Increased traffic in Craneford Way, Court Way, Whitton Road, London Road.
 - Lack of infrastructure provision.
 - Inappropriate design
 - Loss of privacy for Craneford Way residents
 - Inadequate parking provision
24. 2 Observations received from local residents. Comments summarised as follows:
- Vehicle access from the east would not be acceptable
 - The amount of car parking seems excessive
 - Unimaginative design for townhouses
 - Density appears to be high
 - More detail of landscaping needed
 - No provision for teenagers

Amendments

25. A number of queries raised have been responded to. See under individual headings below. Amendments relate to changes to the design and layout to incorporate more soft landscaping, less parking and to reduce the impact of the Courtyard blocks on the Mews houses. There are revised reports on Daylight/Sunlight, Design and Access and Landscaping. An initial intention to provide 100% affordable housing has reverted to the 18% as approved in the OPP.

Reconsultation

26. Neighbour reconsultation was undertaken and one objection was received relating to density, anticipated traffic congestion and its impact on the locality and the design quality.

Professional Comments

27. This section is set out in headings to accord with the matters set out in Condition U08029 (Residential – Reserved Matters). The comments under each matter then follow the requirements of Condition U08031 – Compliance Report of the OPP. This is preceded by a section setting out how the Reserved Matters application responds to parts (i), (ii) and (iii) of Condition U08031.

Parts (i), (ii) and (iii) of Condition U08031 of the OPP are set out below:

No reserved Matters Application shall be submitted in relation to any Development Zone(s), or phase thereof, unless it is accompanied, as appropriate, by the following documents and/or information

i) a statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme;

ii) an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions nos: U07999, U08000, U08001, U08002, U08006 and U07931.

(Part (iii) is discussed below)

28. These conditions are reproduced below only as they relate to the Residential Development Zone.

U07999 Approved Drawings

The development hereby permitted shall not be carried out unless in accordance with the approved Parameter Plans and documents, listed below, unless otherwise agreed in writing by the Local Planning Authority.

Parameter Plans:- PL01, PL02, PL03, PL09, PL16 received on 28 August 2015, PL04Rev A, PL05 Rev B, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL10 Rev A, PL11 Rev A, PL12 Rev A, PL13 Rev A, PL14 Rev A and PL15 Rev A received on 13 January 2016, Development Specification prepared by CGMS received on 5 February 2016

Design Code Rev B prepared by HOK received on 3 March 2016

Detailed access drawings nos.; 30713/AC/40, 30713/AC/41 and 30713/AC/42 received on 28 August 2015, 30713/AC/038 Rev C received on 16 January 2016, Stage 1 Road Safety Audit received on 14 December 2015

29. Consistency of the Reserved Matters application to the approved drawings and documents of the OPP is set out below:

Approved Parameters Plans

PL01 - Red Line Boundary Plan

30. The site plan (Drawing LD PLN 010 C) demonstrates that all proposed works fall within the approved red line boundary established by parameter plan PL01.

PL02 - Site Access Parameter Plan

31. Whilst details of access into the Residential Development zone do not form part of this application, the submitted in the Design and Access Statement demonstrates that vehicular access/egress to the site will be from Langhorn Drive and pedestrian access will be possible from Marsh Farm Lane (North and South) as well as Egerton Road. The proposed access points therefore remain consistent with those approved by the OPP as illustrated on parameter plan PL02.

PL03 – Development Zones Parameter Plan

32. As illustrated by the submitted plans the site of the Residential Development Zone is consistent with parameter plan PL03.

PL04 Rev A –Building Zones Parameter Plan

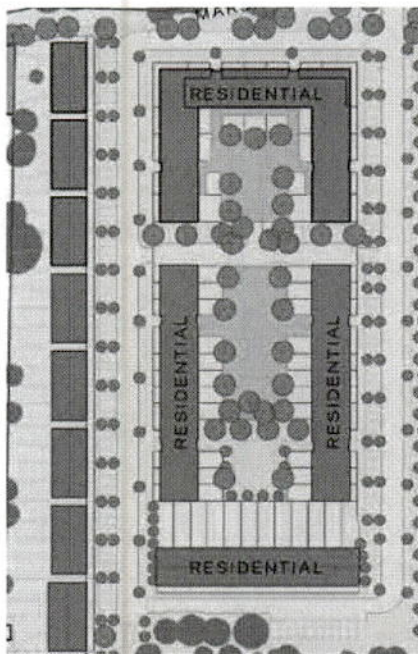
33. Parameter Plan PL04 Rev A, approved by the OPP, divides the OPP Developments Zones into Building Zones (or other such Zones), with four building zones identified in the Residential Development Zone. The Reserved Matters plans propose buildings within the various Building Zones which are consistent with parameter plan PL04 Rev A.

PL05 Rev B – Building Zones Height Parameter Plan

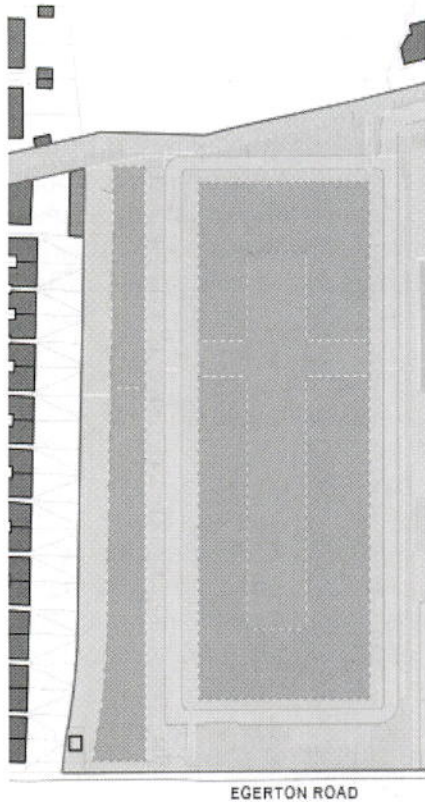
34. The Design and Access statement in conjunction with the submitted plans confirm that the agreed height parameters are not exceeded.

PL06 Rev A – External Space Parameter Plan

35. There are minor differences between the outline plan and what is currently proposed, however the overall amount of external space is not reduced.



Current application external spaces (buildings in grey)



Outline permission external spaces

PL13 Rev A – Residential Building Zones Parameter Plan 1

36. This indicates distances of built elements from the site boundaries and the current plans do not exceed the agreed parameters.

PL14 Rev A – Residential Building Zones Parameter Plan 2

37. Parameter Plan PL14 Rev A sets out the maximum and minimum length, width and height for the Residential Building Zones 1 and 2 which are not being exceeded.

PL15 Rev A – Residential Building Zones Parameter Plan 3

38. Parameter Plan PL15 Rev A sets out the maximum and minimum length, width and height for the Residential Building Zones 3 and 4 which are not being exceeded.
39. Approved drawings PL07A, 08A, 09A, 10A, 11A and 12A, are not relevant to the Residential Development Zone.

Approved Development Specification

40. This reserved matters application relates to the Residential Development Zone only.
41. The Development Specification describes and defines the principle components of the proposed development and the parameters that will inform the assessment of effects of the proposed development and provide a framework within which applications for the approval of reserved Matters for each element of the scheme will need to be sought. The document sets out the following specification for the Residential Development Zone:

| | Percentage | Unit Numbers |
|------------------------------------|------------|--------------|
| One Bed (2 person) | 25% | 45 |
| Two Bed Flat/Maisonette (4 Person) | 45% | 81 |
| Three Bed Flat/House (5 Person) | 20% | 36 |
| Four Bed Flat/House (6 Person) | 10% | 18 |
| | 100% | 180 |

- *The level of affordable housing being provided as part of the scheme will be agreed with the local planning authority based on the viability assessment submitted with the application. 10% of the housing units proposed will have either wheelchair access or be adaptable for wheelchair access.*
- *In accordance with the general Site Access Parameter Plan (PL-02), access for all vehicular traffic to the Residential Development Zone (including servicing, deliveries and emergencies) will be via the improved junction on the A316 (as shown on access plan 30713/AC/38) and a new internal road along the line of Marsh Farm Lane. The scheme will provide parking for up to 190 vehicles on site – 160 for residents, 20 for visitors and 20 disabled spaces.*
- *Pedestrian and cycle access to the Residential Development Zone will be via this route as well as existing access points on Egerton Road (opposite Court Way).*
- *The area within which residential development can take place are shown on the Site Building Zones Parameter Plan (PL-04) which shows the minimum 'set back' of any new residential development from existing site boundaries and neighbouring properties on Craneford Way and along Egerton Road. The Plan also defines the minimum distances between any new residential accommodation and buildings in the College and Schools Development Zones. Residential Building Zones Parameter Plan 1 (PL-13) also defines (using Ordnance Survey co-ordinates) the maximum extent of the proposed residential development plots.*
- *The Residential Building Zones Parameters Plans 2 and 3 (PL-14 and PL-15) defines the maximum and minimum block sizes and heights of the proposed residential development. These reflect the residential building zones shown on the Site Building Zones Parameter Plan (PL-04) and the maximum residential building heights shown on the Site Building Heights Parameter Plan (PL-05).*
- *Details of open space provision within the Residential Development Zone will be dealt with at Reserved Matters stage. Although, as the Site External Space Parameter Plan (PL-06) shows, all open areas of the Residential Development Zone adjoining private gardens to the rear of properties on Craneford Way will be private gardens and not communal amenity space. Provision for private and shared amenity spaces, including areas for children's play, within the remainder of the Residential Development Zone will need to be provided in accordance with the provisions of the Design Code and prevailing policies.*
- *Applications for reserved matters in the Residential Development Zone over both phases must not, individually or cumulatively, exceed the overall number of units or the floorspace set out in the Description of Development and in the Schedule of Development Proposed set out in Table 2 above. Where relevant they should also adhere to the Design Code which is also submitted for Approval as part of the application.*

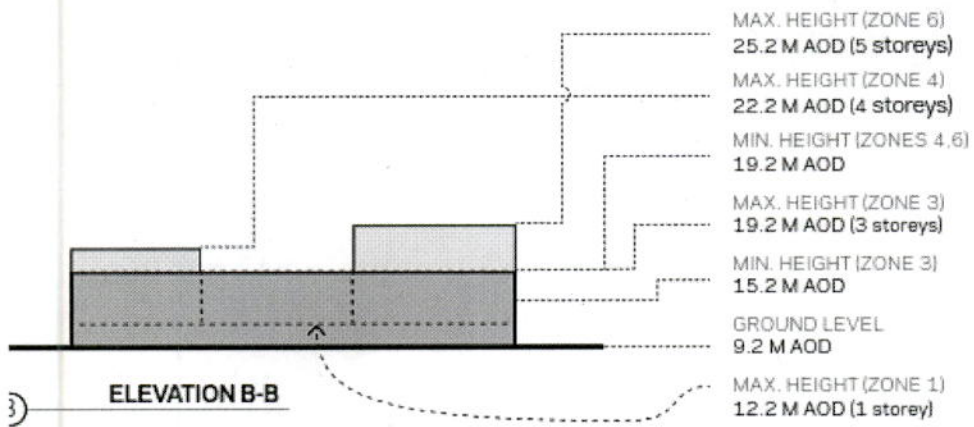
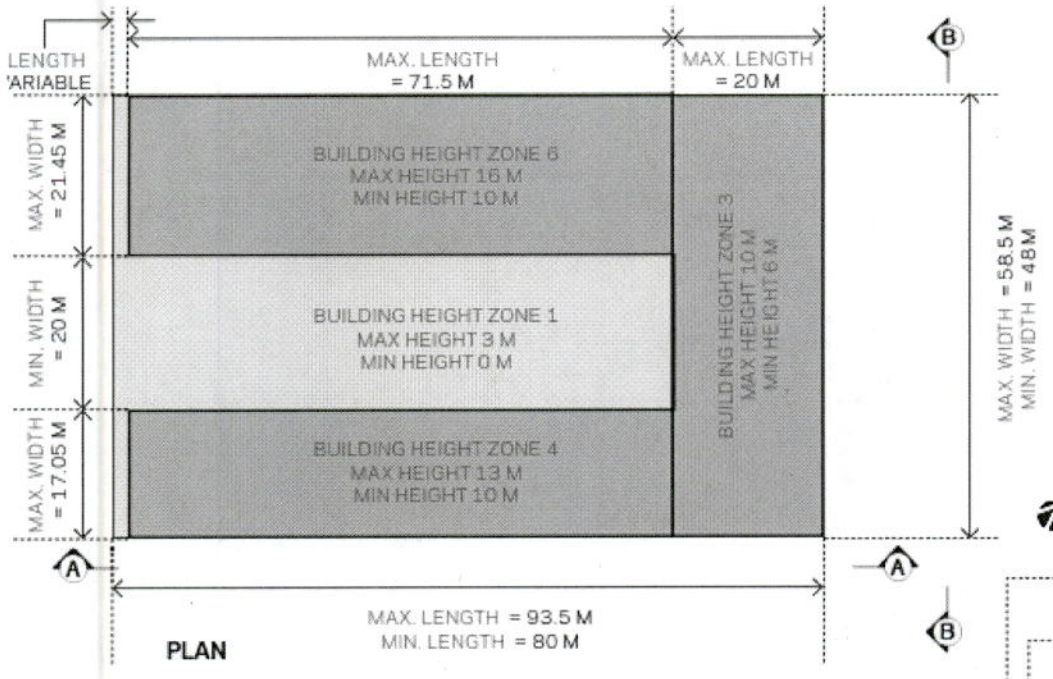
42. The proposed unit numbers are as specified in the table above apart from the number of 1-bed units being 44 (rather than 45) and the number of 2-bed units being 82 (rather than 81). It is not considered that this minor difference has a significant impact on the overall development.
43. Since the original approval the amount of affordable housing has been subject to a review (in 2017) and has increased as follows:

Table 1: Enhanced Affordable Housing Offer

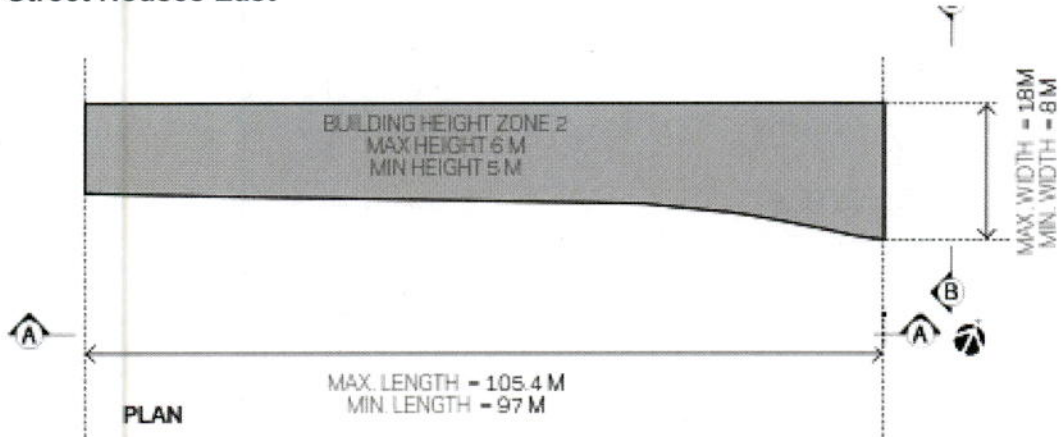
| Unit Type | Original Affordable Housing Offer | | Enhanced Affordable Housing Offer | | Comparison | |
|------------------|-----------------------------------|------------------|-----------------------------------|------------------|-----------------|------------------|
| | Affordable Rent | Shared Ownership | Affordable Rent | Shared Ownership | Affordable Rent | Shared Ownership |
| 1 bed flat | 3 | 4 | 1 | 6 | -2 | 2 |
| 2 bed flat | 5 | 1 | 14 | 2 | 9 | 1 |
| 2 bed mais | 6 | 0 | 6 | 0 | 0 | 0 |
| 3 bed flat | 1 | 0 | 1 | 0 | 0 | 0 |
| 4 bed flat | 1 | 0 | 0 | 0 | -1 | 0 |
| 3 bed house | 4 | 0 | 4 | 0 | 0 | 0 |
| 4 bed house | 2 | 0 | 0 | 0 | -2 | 0 |
| Sub Total | 22 | 5 | 26 | 8 | 4 | 3 |
| TOTAL | 27 | | 34 | | 7 | |

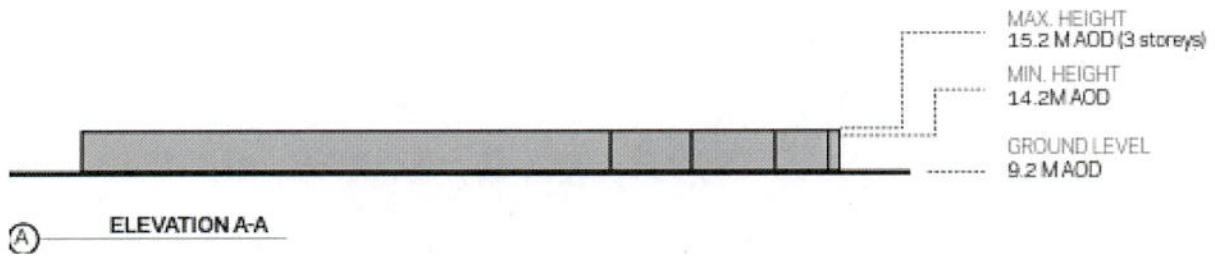
44. It is noted that the amended plans show the proportion of affordable housing is now 26 Affordable Rent units (14%) and 8 Intermediate units (4%), with the rest shown as unrestricted tenure. This reflects the first review of the Section 106 Agreement with regard to affordable housing. A variation in 2017 was agreed with the Council through a viability review on the basis that it was the maximum amount of affordable housing that could be delivered through the review mechanism. As this meets the minimum affordable housing requirements as set out in the legal agreement, and not a reserved matter, it is considered to accord with Policy LP36.
45. Housing colleagues may through other discussions seek to ensure provision will meet local needs and maximise any opportunity to enhance the affordable housing provision in the units identified as unrestricted tenure.
46. The legal agreement to 15/3038/OUT also includes, as described in the Committee Report on that application, a further viability review to take place on completion of 70% of units in phase 2 with a financial contribution being paid to the Council in lieu based on a 50/50 profit share basis.
47. Access is as specified. The original drawings for this current application indicated 160 parking spaces, however the revised drawings have reduced this to 135, allowing for larger areas of green space. This amount does not exceed the specified parameter.
48. The submitted plans meet the building parameter specifications specified in plans PL-04A and PL-13.
49. In relation to block sizes and heights, these were specified for each zone by plans PL-14 and 15 of the OPP.

Courtyard/Mews parameters

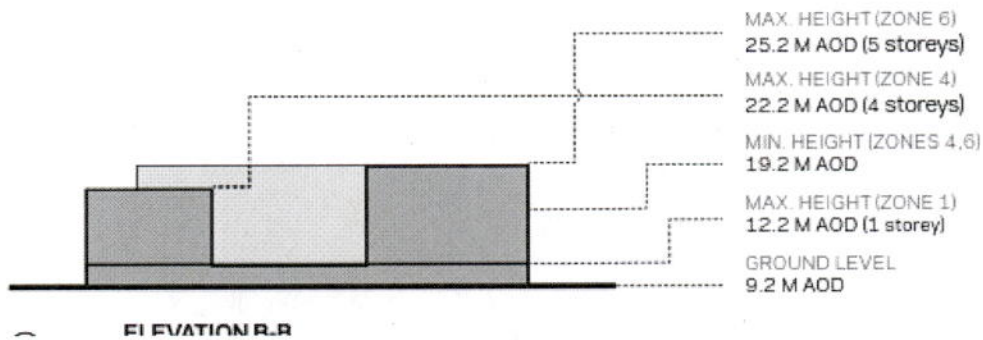
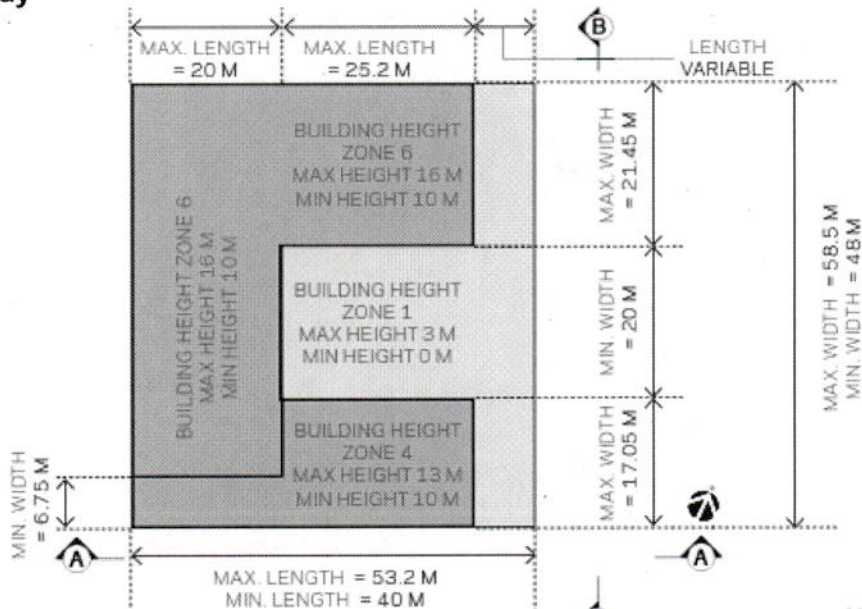


Street Houses East

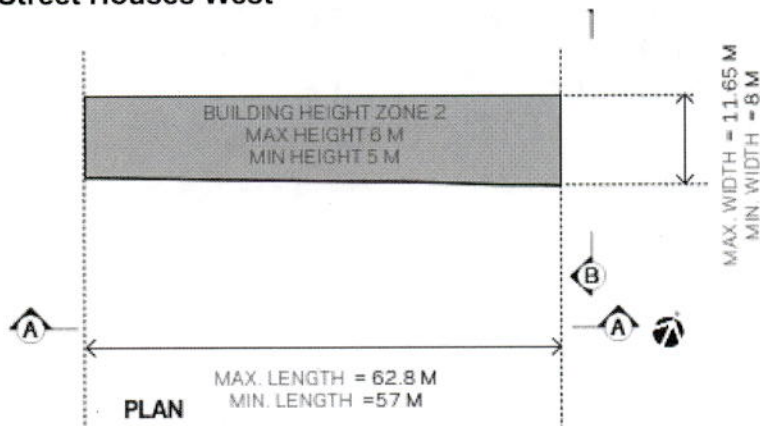


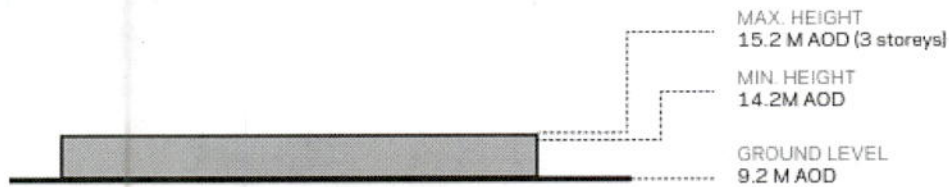


Gateway



Street Houses West





ELEVATION A-A

50. The submitted plans demonstrate that these parameters are not exceeded.
51. As shown earlier (figures 11 and 12, the open space requirements are met and this is discussed in more detail below.
52. The number of units remains at 180.

Design Code Rev B

53. The Design Code Rev B is intended to establish a design standard for the Masterplan and provide a robust framework for its development to ensure a high quality and contextually appropriate development. The document sets out a series of Design Guidelines that any future Reserved Matters Applications should follow unless there is a good and justified reason to depart from them. A Reserved Matters Application for the design of buildings and open spaces within a Development Zone in the Masterplan (within the Specified Parameters) would need to demonstrate how their design approach meets the Design Guidelines set out for that specific Development or Building Zone as well as for the places surrounding it. The Guidelines specific to the RDZ establish:

Access

- *The residential site should be provided with pedestrian access via the Heatham Estate in order to integrate the new residential area with the existing neighbourhood, and vehicular access via the A316 to minimise the impact of traffic on the Heatham Estate. Access is illustrated in diagram 2.5.2, whilst Streets and Paths in the redevelopment are defined in detail in section 3 of this document.*
 - *Pedestrian and cycle access to the Residential Development Zone should be possible from a number of directions via Egerton Road and Marsh Farm Lane. Pedestrian and cycle access to the Residential Site should be encouraged, and should take be designed to maximise the benefit of improved connections to the town centre.*
 - *The Residential Development Zone should incorporate access to the A316 via Langhorn Drive and the upgraded Marsh Farm Lane. Vehicular access on the site should be through a coherent network of residential streets as described in Section 3.5.*
 - *The Residential Development Zone should incorporate on-street car parking distributed across the residential site. The development zone may also include areas of 'Podium' car parking as described in Section 2.5.3.2. The total number of parking places for the Residential Development Zone should not exceed 190 spaces. Detailed guidance on Car Parking is provided in section 3.6.*
 - *Hardstanding areas within the Residential Development Zone should allow for limited emergency, service and delivery access. These areas should be designed to prevent the connection of the street network to the south and east of the redevelopment site to the A316. Additional Emergency Access onto the site should be possible via Craneford Way and Marsh Farm Lane.*
54. The submitted plans demonstrate that vehicular access/egress will be from Langhorn Drive Langhorn Drive/Marsh Farm Lane only with pedestrian and cycle access from Egerton Road. The proposed access points therefore remain consistent with those

approved by the OPP as illustrated on parameter plan PL02, the Development Specification and the Design Code. The parking layout follows the code, with on-street being provided and not exceeding 190 spaces. The podium is no longer proposed. Hardstanding areas will be available for deliveries/servicing and emergency vehicles. Details of possible emergency access via Marsh Farm Lane will need to be considered when that element of the overall scheme is considered.

Building Zones

- *Whilst it is expected that any buildings in the Residential Building Zones will be predominantly orthogonal in line with the geometry indicated in the Illustrative Scheme, variation from this geometry should be allowed. However, the alignment of the facades of the Residential Zone should be coordinated with the adjoining streetscape and should follow a related geometry. This is illustrated in diagram 2.5.3, and should emphasise the relationship between the buildings and provide a clear boundary to the residential site.*
- *The development zone may also include Podium Car Parking where the car parking is provided beneath a solid deck that provides shared or private residential amenity spaces above. 'Podium' Car parking areas may be integrated within Residential Building Zones 1 & 3, as indicated on Parameter Plan PL-06, and illustrated in diagram 2.5.4. The Podium Car Parking may be provided as one or more separate areas, but access points should be minimised to ensure an attractive, safe and pedestrian friendly streetscape. Podium Car Parking may be at surface level or partially below grade, and must be contained within the maximum building envelope as indicated in Parameter Plans PL-05, PL-14 and PL-15. Detailed guidance on Podium Car Parking is provided in section 3.6.*
- *The minimum setbacks required for the Residential Building Zone 1 are indicated in Parameter Plan PL-04. The minimum setback to the east of the zone is measured from the street-side face of the existing boundary wall in order to preserve the existing mature trees and existing street character along Egerton Road. A setback is provided between Building Zones 1 and 2, in order to comply with the requirements set out in the LBRuT Small & Medium Housing Sites SPG. A reduced setback is indicated between Residential Building Zones 1 and 3 to allow flexibility in planning of these zones, as facing windows may not be required in these facades. The permitted extents, including maximum and minimum heights, of Residential Building Zone 1 are indicated on Parameter Plan PL-14. The permitted height facing Egerton Road is to accommodate a maximum of 3 storeys of residential development, in keeping with the existing College buildings in this location. The building height should step-up to a maximum of 4 and 5 storeys to the west and north to mediate between the greater height of the existing and proposed adjoining development in these directions with lower development to the south and east. A podium car parking area may be incorporated into this zone as described in section 2.5.3.2.*
- *The minimum setbacks required for the Residential Building Zone 2 are indicated in Parameter Plan PL-04. The minimum setback to the east of the zone is measured from the street-side face of the existing boundary wall and the new buildings should be no closer to the boundary than a line drawn parallel to Egerton Road from the row of existing semi-detached houses along Craneford Way in order to integrate the development with the existing urban grain. The minimum setback from the south is measured from the existing boundary wall, and is sized to ensure adequate private gardens can be provided to these dwellings in accordance with the standards set out in the LBRuT Development Management Plan. A setback is provided between Building Zones 1 and 2, in order to comply with the requirements set out in the LBRuT Small & Medium Housing Sites SPG. The permitted extents, including maximum and minimum heights, of Residential Building Zone 2 are indicated on Parameter Plan PL-14. The permitted height of 2.5 storeys is to accommodate a maximum of 2 storeys of residential development, with an additional part-storey (or "loft") above eaves level, in keeping with the existing residential buildings near this location. The building height is constrained to relate to the scale of the existing*

development to the south and east. The buildings in Residential Building Zone 2 & 4 should be similar in scale and design to each other to maintain a coherent urban fabric.

- The minimum setbacks required for the Residential Building Zone 3 are indicated in Parameter Plan PL-04. The minimum setback to the west of the zone measured from the development zone boundary is set to accommodate an access route and open space between the building and Marsh Farm Lane. A setback is provided between Building Zones 3 and 4, in order to comply with the requirements set out in the LBRuT Small & Medium Housing Sites SPG. A reduced setback is indicated between Residential Building Zones 1 and 3 to allow flexibility in planning of these zones, as facing windows may not be required in these facades. The permitted extents, including maximum and minimum heights, of Residential Building Zone 3 are indicated on Parameter Plan PL-14. The permitted height is to accommodate a maximum of 5 storeys of residential development, stepping-up to the west and north to mediate between the greater height of the existing and proposed adjoining development in these directions with lower development to the south and east. A podium car parking area may be incorporated into this zone as described in section 2.5.3.2.
- The minimum setbacks required for the Residential Building Zone 4 are indicated in Parameter Plan PL-04. The minimum setback to the west of the zone is measured from the edge of the Residential Development Zone and the new buildings should be no closer to the existing wall bounding Marsh Farm Lane to the east than the existing garages accessed off of Craneford Way in this area to avoid overconstraining this approach. The minimum setback from the south is measured from the existing boundary wall, and is sized to ensure adequate private gardens can be provided to these dwellings in accordance with the standards set out in the LBRuT Development Management Plan. A setback is provided between Building Zones 3 and 4, in order to comply with the requirements set out in the LBRuT Small & Medium Housing Sites SPG. The permitted extents, including maximum and minimum heights, of Residential Building Zone 4 are indicated on Parameter Plan PL-15. The permitted height of 2.5 storeys is to accommodate a maximum of 2 storeys of residential development, with an additional part-storey (or "loft") above eaves level, in keeping with the existing residential buildings near this location. The building height is constrained to relate to the scale of the existing development to the south and east. The buildings in Residential Building Zone 2 and 4 should be similar in scale and design to each other to maintain a coherent urban fabric.

55. There are some very minor changes to the original geometry, however the relationships between the buildings within the site with each other and with those outside the site remain broadly the same. The podium parking is no longer proposed. Compliance with the parameter plans is discussed above this section.

External Areas

- The Residential Development Zone should incorporate a number of Private Gardens as well as area(s) of Shared Amenity Space, including area(s) providing play space for children and young people. This provision should take into account the existing open spaces in the area, as well as the spaces being provided in the other Development Zones.
- The Residential Development Zone should also incorporate an Open Space protecting the existing mature trees and habitat along Egerton Road, as illustrated in diagram 2.5.9. Design Guidance on this space is provided in section 4.8 and 4.9.
- Residential Building Zone 1 and 3 should incorporate meaningful and appropriate Shared Amenity Space(s), as illustrated in diagram 2.5.10. The Reserved Matters Application(s) should demonstrate that suitable management arrangements are in place to ensure that the space(s) will be appropriately managed and maintained. Design Guidance on Shared Amenity Spaces is provided in section 4.6.

- *All Dwellings should be provided with Private Amenity Space in accordance with the Mayor of London's Housing Design Standards and the LBRuT DMP.*
- *Ground floor units should be provided with Private Gardens wherever possible. Where the residential site abuts existing Private Gardens, the adjoining space should preferably be used for Private Gardens. Insofar as is practical, Private Gardens should not adjoin unsecured parts of the Public Realm. Where private dwellings front onto the Public Realm, these should be designed with private Defensible Spaces. Upper level units should be provided with private amenity spaces as balconies (whether recessed or not) or as setbacks in the building form. Locations which should be provided with Private Gardens are illustrated in diagram 2.5.11. Design Guidance on Private Amenity Spaces is provided in section 4.7. Detailed Guidance on balconies is provided in section 5.7.*
- *Ground floor facades that face onto the Public Realm should, with limited exceptions, be designed as Active Frontages wherever there are non-private uses. In particular, common entrances to the buildings and communal spaces should be located along these facades and should be designed to engage with the Public Realm. Wherever practical ground floor units should be provided with private external entrances and defensible spaces. Where active frontages cannot be provided, boundaries should be clear, continuous, overlooked and secure. Locations which should be provided with Active Frontages & Secure boundaries are illustrated in diagram 2.5.12. Design Guidance on Entrances, Active Frontages & Defensible Spaces is provided in section 5.*

56. All dwellings will have access to either a private garden or shared amenity space. Play areas with open accessibility are provided within the Courtyard and Gateway elements of the proposal. Craneford Way Playing Fields are located a short distance to the south. A buffer area of green space is maintained between the developed area and the boundary with Egerton Road. Details on the management and maintenance of shared open space will be secured by condition. The houses have gardens of between 60 and 70 sq m and all flats have their own amenity space in the form of a terrace or balcony. These meet the current Council and Mayor of London requirements. Active frontages are proposed for the development.

Zone Specific Guidance

- *Dwellings should be designed to minimise overlooking of adjacent dwellings. Windows in habitable rooms facing each other should have a minimum horizontal separation of 20m. Where windows are obscured, are at high level only, or are only from ancillary spaces this dimension may be reduced. Overlooking of habitable rooms in neighbouring buildings should be kept to a minimum and the privacy for the individual unit respected. In particular, the Reserved Matters Application(s) should demonstrate an adequate level of privacy between bedrooms and neighbouring properties, streets and public spaces.*
- *Views from habitable rooms and external amenity areas should be maximised.*
- *The massing of residential buildings should ensure good light penetration to all dwellings and should minimise overshadowing of external amenity areas. Living spaces should receive direct sunlight during a portion of the day. All habitable rooms should have windows no smaller than 20% of their floor area.*
- *Dwellings should be laid out to minimise the transmission of noises to sound sensitive rooms within neighbouring dwellings, and in particular to bedrooms, by ensuring that the sound insulation exceeds the requirements of Building Regulations Part E by at least 3dB. Measures should also be undertaken to limit noise levels due to external sources in accordance with BS8233:2004.*

57. In relation to existing properties, the proposed houses backing on to gardens in Craneford Way will have a separation of approximately 28m. The Mews houses facing Egerton Road

will be approximately 33m from the nearest property on that road. Within the application site the 20m separation between windows is generally adhered to apart from the relationship between two of the Courtyard blocks and the Mews houses where the separation is just under 15m. Whilst this does not meet the privacy requirement, the only Courtyard windows facing the Mews houses are bathroom windows and secondary living room windows, both of which can be obscure glazed. Views from habitable room windows are maximised. There was a concern at light penetration for the rear facing windows of the Mews houses and as a consequence the size of their windows has been increased. Details of sound insulation have not been included and will need to be the subject of a condition.

58. In addition to complying with the condition which the application seeks to discharge, there are a number of other conditions attached to the OPP which will need to be complied with in the future. It is necessary to ensure that the details submitted with this application will be acceptable when applications are made to discharge these other conditions.
59. *U07931 Specific Use* – This condition requires that the specified use in the residential zone is as residential houses/flats/maisonettes with ancillary parking and the proposal satisfies the condition.
60. *U07940 Rooftop plant and projections* – no rooftop plant or projections are allowed unless over 4m from the roof edge unless not higher than any parapet. Some minor plant elements are proposed for the Gateway and Courtyard block, but will be more than 4m from the roof edge.
61. *U07941 – External Illumination of buildings* – Details to be submitted and approved. A lighting statement accompanies the application. This considers three aspects, firstly ecological wildlife presence in the area and the effect of the scheme and ways to mitigate it.
62. Secondly, to reduce energy demand of the lighting scheme. To do so, energy efficient fittings and carefully designed scheme, including effective controls, will be used. Thirdly, to design an efficient scheme whilst considering the above steps, and provide adequate illumination during the hours of darkness to present a safe and secure outdoor environment. The approach taken within the document is considered to be broadly acceptable although details will remain subject to final approval.
63. *U07943 Ecological Enhancement Measures- That as part of development hereby approved bat and bird boxes, stag beetle loggeries, green corridors, brown and green roofs, green fences and other ecological enhancements shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority; such details to show the number, type and location of the boxes. These measures shall be installed prior to the occupation of more than 50 flats in the Residential Development Zone hereby approved. REASON: To preserve and enhance nature conservation interests in the area.*
64. This detail is not provided as part of this application, however the scheme, as submitted, would not prejudice this requirement. The amendments have resulted in an enhanced green corridor on the northern boundary which will be beneficial in meeting the requirements of the condition.
65. *U07950 – Drainage - No construction works within a particular Development Zone shall commence until details of drainage for that development zone have been submitted to and approved in writing by the Local Planning Authority, such details to be adhered to throughout*

66. *construction. REASON: To ensure suitable infrastructure is provided to serve the development.*
67. *U07951 Floor levels - Flood risk – Residential - Floor levels to buildings within the Residential Development Zone hereby approved shall be set no lower than 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year and in accordance with details that show finished floor levels relative to the known or modelled flood levels. All levels should be stated in relation to Ordnance Datum. Reason: To mitigate flood risk.*
68. *U07952 Flood proofing – Residential - No building within the Residential Development Zone hereby approved shall be occupied until flood proofing/ resilience and resistance techniques have been incorporated, where appropriate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to adhere to 'Improving the flood performance of new buildings' CLG (2007), Reason: To mitigate flood risk.*
69. *Details have been included with this application. There is an overall reduction in the impermeable area. 80% of the buildings will have Green Roofs. Pervious paving is shown for the access road and parking areas, with underground storage, discharging to the existing Thames Water sewer in Chertsey Road. There is a possible slight flood risk from groundwater, and consequently floor levels will be set above local ground level as a precaution. Overall, the flood risk is considered to be low.*
70. *U07956 Climate Change Adaptation - 35% CO2 - The development as a whole shall incorporate climate change adaptation measures, including passive design features and demand reduction measures and the use of low and zero carbon technologies to ensure that a 35% reduction in regulated carbon emissions is achieved when compared to a building regulations 2013 compliant development. Features to include low-energy lighting, mechanical ventilation with heat recovery, high levels of insulation, low water use sanitary-ware and fittings, in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained in situ thereafter.
 - a. *In respect of each Development Zone, unless otherwise agreed by the planning authority; each development zone shall incorporate efficient design, demand reduction and low carbon and renewable technologies to achieve a minimum 35% reduction in line with the development wide target and at least a 20% contribution to total energy demand within that Development Zone through low carbon decentralized heat and energy networks, or renewable energy sources. Where this is not the case the energy strategy should identify the Development Zone in which the shortfall will be made up and the target for that Development Zone be adjusted accordingly in accordance with detail to be submitted to and agreed in writing by the Local Planning Authority.*
 - b. *With respect to individual buildings within the Residential Development Zone, all residential units will achieve a minimum 19% reduction in DER/TER as determined by SAP 2012. REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.**
71. *U07957 Sustainability Statements - In respect of each Development Zone, no development shall be commenced on a building within that Development Zone until a sustainability statement for that building or Development Zone, as a whole, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved documents. REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.*

72. *U07958 Energy Statements - In respect of each Development Zone, no development shall be commenced on a building within that Development Zone until an energy statement for that building or Development Zone, as a whole, which demonstrates achievement of the provision of condition U07956 and in line with the Site wide energy strategy approved under condition U08044, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved documents. REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.*
73. An Energy Statement has been submitted with this application. The main policy targets, including the 35% offset, are met. The reduction in comparison with the Building Regulations requirement is 59.6% (with 45.5% through renewables, specifically PV panels). In order to comply with the 100% carbon offset requirement for a major development a sum of £99,721.50 will be required in lieu. These conditions will be subject to a further submissions.
74. *U07960 Inclusive Access Strategy - Prior to the commencement of use of a building within a Development Zone hereby approved, an Inclusive Access Strategy for that Development Zone and/or building(s) shall be submitted to and agreed with the Local Planning Authority. The approved strategy shall be implemented as part of the development and at all times thereafter. REASON: To ensure provision of inclusive access.*
75. The submitted Design and Access statement includes an access strategy which is considered to be acceptable.
76. *U07961 Access via A316 - Vehicular, pedestrian and cycle access/egress to/from buildings, roads, parking and servicing areas within the College Development Zone, Tech Hub Development Zone and Residential Development Zone shall be provided at all times via the A316 and Langhorne Drive and vehicular access/egress to the College Site shall at no time be permissible to/from Egerton Road and Craneford Way to any Development Zone other than the Schools Development Zone except in cases of emergency. REASON: To ensure the provision of a satisfactory, convenient and safe form of development and to minimise the impact of the redevelopment on local road conditions and residents living in the Heatham Estate.*
77. The application confirms that this will be adhered to.
78. *U07962 Non-Gated Development – Residential - Non-gated pedestrian and cycle access points to and across the Residential Development Zone shall be provided from Egerton Road, Marsh Farm Lane and Craneford Way in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall remain in situ thereafter. REASON: To encourage the integration of the new residential area within the existing neighbourhood and maximise the benefit of improved pedestrian/cycle connections to the town centre.*
79. The original gate to the college on Egerton Road is to be kept. The Design and Access states the following: *The Art Deco gateway on Egerton Road has provided the concept for connecting the new buildings with a gateway theme. The Existing gateway consists of a set of dark brown/red brick piers, both with corbelled and fluted brickwork features. The brick piers are grounded and capped with a contrasting material with horizontal detail. There will be pedestrian/cycle accesses either side of it. Details of the other accesses are to be confirmed.*

80. U07964 *People with disabilities – Parking - Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces for people with disabilities for each Development Zone shall be as set out below:*

| Development Zone | Parking Spaces |
|-------------------------|-----------------------|
| Schools | 4 |
| College | 8 (shared) |
| College (Sports Hall) | 8 (shared) |
| College Playing Fields | 8 (shared) |
| Tech-Hub | 1 |
| Residential | 18 |

81. *The spaces shall be provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the size, position, surface treatment, and method of delineation and marking/signing of such spaces. These spaces shall at no time be used other than by occupiers of the dwellings identified for wheelchair housing pursuant to conditions U08029 and U08031 f) part c) in the Residential Development Zone or staff/students/visitors to buildings within the other Development Zones. REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.*
82. *U07965 Access for disabled people - Before the development hereby permitted is commenced in a particular Development Zone, or phase thereof, a scheme indicating the provision to be made for disabled people to gain access across the Development Zone, or phase thereof, and within buildings therein shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted in that Development Zone is brought into use. REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.*
83. 18 disabled spaces are provided in proximity to the proposed M4(3) flats in compliance with the parking requirement. The Design and Access statement includes details of wheelchair access and a detailed internal layout for the wheelchair units.
84. *U07966 Dustbin enclosure required - In respect of each Development Zone, none of the buildings within a particular Development Zone, or phase thereof, shall be occupied until appropriate refuse and recycling enclosures have been provided for that particular building in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting, size, design/materials and, where*
85. *appropriate, signage thereof. REASON: To safeguard the appearance of the property and the amenities of the area.*
86. Each block and house has an appropriate refuse enclosure and a refuse collection strategy is included in the Design and Access Statement.
87. *U07967 Car park management plan - A car park management scheme/plan for each Development Zone, or phase thereof, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of a building within that Development Zone, or phase thereof. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details. The scheme submitted shall have taken account of the different highway conditions encountered on Harlequins Match/Event Days, RFU Match/Event Days and non-match/event days and shall include*

hours of use, times, parking arrangement for pick up and drop up (including taxis) and staff/resident responsibilities in connection with the enforcement of the management plan. The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details. REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

88. U07968 Servicing/Delivery Plan - Prior to the occupation/use of any building within a particular Development Zone, or phase thereof, a delivery and servicing management plan, including vehicle tracking, for that Development Zone, or phase thereof, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details. The strategy submitted shall have taken account of the different highway conditions encountered on Harlequins Match/Event Days, RFU Match/Event Days and non-match/event days and include detailing management of deliveries to and throughout the Development Zone, emergency access throughout the Development Zone, collection of waste and recyclables, times of deliveries and collection, use of vehicle booking systems, scheduling of deliveries outside peak hours, informing suppliers of delivery locations, use of supply chain operations, use of operators who can demonstrate best practice such as FORS and who promote more sustainable deliveries, silent reversing methods/location of loading bays and vehicle movement and staff/resident responsibilities in connection with the enforcement of the management plan. The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details. Reason: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.
89. U07970 Service Area - Turning/Loading/Unloading - No building/dwelling within a particular Development Zone, or phase thereof, shall be occupied until a service area and associated facilities have been provided within that Development Zone, or phase thereof, for the loading/unloading/turning of service vehicles and cars in accordance with drawings submitted to and approved in writing by the Local Planning Authority pursuant to condition no U07999 attached to this decision notice and the areas so provided shall at no time be used for any other purpose. REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.
90. The information required by these conditions is not included as part of this application, However, approval of the submitted information would not prejudice compliance with these conditions.
91. U07973 – Podium Parking – This is no longer proposed.
92. U07980 Junction details - No development within a Development Zone, except for demolition works or Advance Infrastructure and Enabling Works, shall commence until details of the road, footway, footpath and cycleway layout relevant to that Development Zone have been submitted to and approved in writing by the Local Planning Authority. The submitted detail to show alignment, widths, surfacing arrangements, forward visibility sight lines and vision splays, speed restraint measures, gradients, street lighting and drainage. The Development Zone shall be implemented in accordance with the approved details for that Development Zone and no residential unit shall be occupied until the approved roads, footways, footpaths and cycleways that provide access to it have been constructed and made available for use. REASON: To ensure interests of public safety are safeguarded.

The information submitted is considered to be acceptable, however further detail will be required when an application is made to discharge this condition.

93. *U07984 Ventilation - No development shall commence on a building within a Development Zone until a ventilation strategy for that building(s) within that Development Zone has been submitted to and approved in writing by the Local Planning Authority. The ventilation strategy for the College Development Zone shall include sealed windows to habitable rooms on the Chertsey Road elevations and a MVHR scheme to provide fresh air ventilation to the building, the supply to be provided from the southern side of the building at high (roof) level. The approved mitigation scheme shall be implemented in its entirety before relevant buildings are occupied. REASON: To mitigate air pollution impacts on the development from the heavily trafficked A316.*
94. *U07985 Internal Noise Protection Scheme – Resi - Before the commencement of development within the Residential Development Zone, or phase thereof, a scheme to protect the building envelope of the residential units shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail, aircraft, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).*

Table 1 - Internal Ambient Noise Levels for Dwellings

| Situation | Location | 07:00 - 23:00 hrs. | 23:00 - 07:00 hrs. |
|-------------------------------|------------------|---------------------------|---|
| Resting | Living room | 35 dB LAeq, 16 hour | - |
| Dining | Dining room/area | 40 dB LAeq, 16 hour | - |
| Sleeping (Daytime Resting) | Bedroom | 35 dB LAeq, 16 hour | 30 dB LAeq, 8 hour |
| Sleeping | Bedroom | - | 45 dB LAMax (several times in any one hour) |

REASON: To ensure that the proposed development provides a satisfactory level of noise protection to internal rooms within buildings within the Residential Development Zone for the benefit of future occupants

95. *U07988 Mechanical Services - Noise Control*
- a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used within a building within a particular Development Zone, a scheme for that building shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved*
- b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises*

or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment/measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that part (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded. To ensure that the environmental conditions on site are appropriate for the intended College and School uses.

96. Information on these conditions is not included with this application.

97. U08000 Gross Floorspace - Unless otherwise agreed in writing by the Local Planning Authority, the total quantum of built floorspace for each Development Zone shown on approved drawing no: PL03 shall be within the minimum and maximum levels as set out below:

| Development Zone | Use Class | Minimum Floor Space* | Maximum Floor Space* |
|-------------------------|-----------|----------------------|----------------------|
| Schools | D1 | 7,000 | 11,000 |
| College | D1 | 18,700 | 22,100 |
| College (Sports Centre) | D2 | 2,900 | 3,900 |
| College Playing Fields | D1 | 0 | 0 |
| Tech-Hub | B1 | 1,200 | 1,700 |
| Residential | C3 | N/A | 22,250 |
| Total | | | 60,950 |

* Floor space figures are Gross External Area(GEA)/sqm

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development.

98. The proposed floorspace is under 19,500 sq m and therefore complies with the condition.

99. U08001 Building heights - Unless otherwise agreed in writing by the Local Planning Authority, no part of a proposed building, with the exception of Rooftop Plant and Projections, within each Development Zone shall not be within the minimum and maximum storeys/metres above the relevant existing ground level as set out below:

| Development Zone | Building Height Zone | Minimum Height* | Maximum Height* | Maximum No. of Storeys |
|------------------------|----------------------|-----------------|-----------------|------------------------|
| Schools | 5 | 11.50 | 14.50 | 3 |
| College | 9 | 19.95 | 19.95 | 5 |
| College | 8 | 13.00 | 19.00 | 5 |
| College Playing Fields | N/A | N/A | N/A | N/A |
| Tech-Hub | 7 | 8.00 | 15.00 | 3 |
| Residential | 1 | 0.00 | 3.00 | 1 |
| Residential | 2 | 5.00 | 6.00 | 3 |
| Residential | 3 | 6.00 | 10.00 | 3 |
| Residential | 4 | 10.00 | 13.00 | 4 |
| Residential | 6 | 10.00 | 16.00 | 5 |

* Heights indicated are measured in metres from a site AOD of 9.20m

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to ensure that building heights do not exceed a maximum of five storeys in accordance with site's adopted planning brief.

100. The prescribed heights are not exceeded by the buildings proposed by this application.

101. U08002 Vehicle and Cycle Parking - Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces (excluding coach/mini bus parking) and cycle parking spaces for each Development Zone shall be as set out below:

| Development Zone | Use | No. of Vehicle Parking Spaces | No. of Cycle Parking Spaces |
|------------------------|-----|-------------------------------|--|
| Schools | D1 | 70 | 18 staff (long stay), 9 student (short stay), 94 students (long stay) |
| College | D1 | 150 (shared) | 75 staff (long stay), 150 students (long stay) 428 students (short stay) |
| College | D2 | 150 (shared) | 40 sports centre visitors (short stay) |
| College Playing Fields | D1 | 150 (shared) | No. TBA with LPA |
| Tech-Hub | B1 | 10 | 11 long stay, 4 short stay |
| Residential | C3 | 190 | 315 residents, 5 visitors |

The vehicle parking spaces provided in the Residential Development Zone shall only be made available to residents living within the development and no building/dwelling/flat within any particular Development Zone shall be used/occupied until the parking spaces indicated in the above table for that particular Development Zone have been constructed to the satisfaction of the Local Planning Authority. In the event that the Residential Development Zone is constructed in 2 phases, no fewer than 95 car parking spaces and 150 cycle parking spaces shall be provided within the Residential Development Zone prior

to the first occupation of a residential unit within that Development Zone and no more than 90 residential units can be occupied without further provision in accordance with the parking spaces indicated in the above table for that particular Development Zone. The vehicle parking spaces provided within the College Development Zone shall be at all times made available for users of the 2 pitches within the College Playing Fields Development Zone and the users of the buildings within the College Development Zone in both the D1 Use Class and D2 Use Class. Cycle parking facilities shall be provided within the College Playing Fields Development Zone in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. Reason: (1) To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development. (2) To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

102. As set earlier in this report, the number of parking spaces has been reduced to 135 at the request of both TfL and the Council. This level of parking provision is considered to be acceptable bearing in mind the reasonable accessibility of the site and ensures that the environment is not dominated by vehicles. There are 320 cycle spaces provided across the site. Every house has an individual store in their rear gardens for two cycles. The flat blocks have shared cycle storage with allocation based on the size of the flats. There is also visitors cycle parking within the central area. The legal agreement prevents residents from obtaining residents parking permits in the surrounding CPZ and also requires the provision of one free membership card for a car club for each dwelling (further details to be submitted).

103. U08005 Electric vehicle charging points (EVCPs) - Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide active electrical vehicle charging points (EVCPs) at no less than 20% of total parking provision and passive EVCPs at no less than 20% of total parking provision for all residential and business parking spaces. 8No. active EVCPs shall be provided within the College and/or Schools Development Zones. Reason: To encourage the uptake of electrical vehicles and accord with the requirements of policy 6.13 of the London Plan.

104. This condition does not require the submission of details but does need to be complied with.

105. U08006 Residential Mix - Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the Residential Development Zone shall be as set out below:

| Unit Types | Units Numbers | Percentage |
|----------------------|---------------|------------|
| One Bed (2 person) | 45 | 25% |
| Two Bed (4 person) | 81 | 45% |
| Three Bed (5 Person) | 36 | 20% |
| Four Bed (6 Person) | 18 | 10% |

Reason: To ensure an appropriate mix of housing types dependent upon site context and public transport accessibility.

106. The plans indicate that these numbers are complied with apart from one less one-bed unit

107. and one additional two-bed unit. No objection is seen to this minor change.

108. U08007 Residential – Children Playspace - No less than 640sqm of dedicated on-site play space shall be provided within the Residential Development Zone before the occupation of more than 90 residential units within that Development Zone. REASON: To ensure that suitable provision of play space and incidental play opportunities for children throughout the development.

109. 700 sq m of children playspace is provided and this condition will therefore be complied with.

U08008 Demolition Management Plan

U08010 Advanced Infrastructure & Enabling Work

U08011 Construction Method Statement/Site Waste

U08012 Construction Logistics Plan – TFL

U08015 Construction and Environmental Management

U08018 Acoustic Screens during development

U08025 Details of foundations - piling etc

This information is to be submitted in the future.

U08020 Trees - Protective Fencing

U08022 Arborist Method Statement (inc. Tree Protection Plan)

U08023 Site Monitoring Procedures and recording

110. Although this information is not included, the Council Arboriculturalist has considered the submitted layout and landscaping plans. The applicant has taken on board comments provided at pre-application stage and has modified the tree planting element accordingly. The tree species diversity is acceptable and is a compromise from previous submissions. Minor elemental detail is needed with regards to physical protection and robust aftercare and maintenance.

111. It would be highly desirable for the minimum soil volumes increased from the 5m³ for the trees around the western block and north road within the parking areas. The 5m³ shown provided does not represent a viable soil volume for the tree to be sustainable at maturity and this should be increased to 7.5 m³. Whilst these trees may represent 7% of the total number being planted they are visually important for this third of the development site. This can be addressed with the submission of applications to discharge the above conditions.

112. U08031 Compliance Report

No reserved Matters Application shall be submitted in relation to any Development Zone(s), or phase thereof, unless it is accompanied, as appropriate, by the following documents and/or information

i) a statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme; ii) an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions nos: U07999, U08000, U08001, U08002, U08006 and U07931.

iii) an explanatory statement detailing how the proposed development of a Development Zone, or phase thereof, addresses the mitigation measures outlined in the Environmental Statement and Environmental Statement Addendum and in relation to the matter of layout, a Reserved Matters Application shall include:

a) a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed

layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates

b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in condition nos U07999 and the Design Code,

c) a report and plans detailing the internal layout of any buildings within a particular Development Zone, or phase thereof, and, in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas of teaching, ancillary and external spaces

d) a report and plans detailing any layout below ground level

e) a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance

f) no Reserved Matters Applications for the Residential Development Zone, or phase thereof, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating a) that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards - Nationally Described Space Standard, the Mayor's Housing Supplementary Planning Guidance 2016 b) that 90% of all units within a building within are compliant with Approved Document Part M4(2) c) that 10% of all units within a building are compliant with Approved Document Part M4(3), d) that discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement, e) that private external amenity space provision accords with table 1.

Table 1: External Amenity Space Standards

| Size of unit | Amount of private amenity space |
|-------------------------|---|
| 1-2 person flat | Minimum of 5sqm of private outdoor space |
| 3 person flat and above | Minimum of 5sqm of private outdoor space plus an extra 1sqm per additional occupant Ground level family units (of 3 or more bedrooms) within a block of flats should have larger private amenity spaces. |
| 2 bed house | 40sqm |
| 3 bed house + | 70sqm |

g) a daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings within the Residential Development Zone comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991) and in relation to the matter of scale, a Reserved Matters Application shall include:

a) a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code and in relation to the matter of appearance, a Reserved Matters Application shall include:

a) plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies/roof terraces/winter gardens, canopies, entrances,

porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided and

b) a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code

c) an external illumination or lighting strategy for a building

d) a statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone and/or the College site

e) a statement to demonstrate how the siting and design of a building has incorporated active frontages, including shared amenity spill out areas in the College Development Zone, to engage with the public realm and promote activity and security

f) a statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind

g) any Taller Building should be accompanied by a full design justification based on a comprehensive townscape appraisal and in relation to the matter of landscaping, a Reserved Matters Application shall include:

a) full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stag beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures (e.g. street furniture, street lighting, public art, play equipment, ecological information boards, fences, walls, gates, screens, tree pit grilles, canopies, seating, resting benches, litter bins, refuse or other storage units, signs (including cycle routes and parking), lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works.

b) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

c) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

d) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

e) Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone, or phase thereof.

f) Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone, or phase thereof

g) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings

REASON: (1) To ensure that the Development is carried out in accordance with the submitted Phasing Programme, Parameter Plans and other submitted details and to ensure the Development includes the mitigation measures identified as necessary in the Environmental Statement for the development to ensure that environmental considerations material to the proposed development are not adversely affected. (2) To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

113. In relation to this condition a compliance statement has been included with the application. i) relates to phasing of the development. The development phases are defined in the OPP Development Specification. The phases affecting the residential zone are Phase 1d/e (demolition of approximately two thirds of the existing buildings), Phase 2b (phase 1 of the residential development involving the eastern part of the site, Phase 2d (demolition of the remaining buildings on the west side) and Phase 3b (construction of the remaining part of the residential development). The indicated timing for work on the new residential buildings was intended for Winter 2018-2019. Whilst this has passed it is understood that development will commence as soon as possible.
114. Part ii) relates to land use, quantum and scale. These matters have been discussed above and no objection is seen to the development indicated on the amended plans.
115. Part iii) requires details of mitigation measures outlined in the OPP Environmental Statement and Addendum. An explanatory statement has been submitted in the Compliance Report. In summary:

Transport

116. Increased trip/vehicle generation during demolition and construction is controlled by OPP conditions; the new A316/Langhorn Drive junction has been secured by the s106 legal agreement of the OPP.

Noise

117. Increased noise resulting during the demolition, site enabling and construction works will be mitigated by conditions in the OPP.

Air Quality

118. Increased dust and vehicle emissions during the demolition, site enabling and construction works will be mitigated by conditions in the OPP.

Ground Conditions

119. The Environmental Statement notes that safe levels for contaminants are exceeded at some locations within the site. Mitigation will take the form of further site investigation and soil testing to characterise the nature and extent of contamination. In accordance with Condition U08033, prior to development of the Residential Development Zone a desk study with details of a site investigation strategy will be submitted. The site will benefit from a reduction in the level of contaminants if these are high enough to require removal while development takes place.

Waste

120. This is not expected to be high for the finished residential development and is mitigated by conditions attached to the OPP.

Water Resources and Flood Risk

121. Flood risk and drainage information has been submitted with the application and is considered to be acceptable [(see above) .

Ecology

122. Site enabling, demolition and construction have the potential to result in adverse impacts on various habitats within the site. Some information on ecological enhancement is contained within the landscaping submissions. The Council Ecology Officer has considered the information submitted and, following the amendments, considers it to be acceptable subject to fuller details being provided of the landscaping and green roof including species, specifications and maintenance, external lighting and the ecological enhancements.

Townscape and Visual Amenity

123. Conditions within the OPP cover mitigation for impact during building works such as details of screening. The submission complies with the specified parameters and the details of design and layout are considered to be acceptable.

Cultural Heritage

124. The ES identified potentially minor adverse impact on Archaeology during site enabling, demolition and construction process. This is secured by condition U08032 (Archaeology) by the OPP. An archaeological statement has been provided.

Socio-Economics

125. The provision of affordable housing within the scheme is welcomed and will have a beneficial on local housing needs.
126. Following on from the above, the following section reviews the matters set out in condition U08029 (Residential - Reserved Matters) of the OPP. The comments under each matter follow the requirements of condition U08031 (Compliance Report) of the OPP.

Layout

a) a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates

127. The OPP included a number of approved parameter plans against which the development was assessed. As has been noted, the proposal complies with these approved parameter plans. Importantly the amount of open space is not being reduced. The only change of significance is the Mews element of a terrace of houses separate from the Courtyard block. The outline plan indicated the block now known as the Courtyard as a 'U' shaped building and the bottom part of the 'U' is now separate from the rest, forming the Mews houses. This is considered to be an improvement resulting in a more open form of development with open space in the form of gardens separating the two elements and enhancing the layout. The separation of the 'Street' houses into shorter terraces has also provided benefits in terms of the overall appearance. The enhanced green corridor along the northern boundary and the green 'buffer' on the Egerton Road frontage will provide visual and ecological benefits.

b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in condition nos U07999 and the Design Code

128. The submitted plans demonstrate that vehicular access/egress to the site will be from Langhorn Drive and pedestrian access will be from Langhorn Drive/Marsh Farm Lane and Egerton Road. The proposed access points therefore remain consistent with those approved by the OPP as illustrated on parameter plan PL02 and the Design Code.

c) a report and plans detailing the internal layout of any buildings within a particular Development Zone, or phase thereof, and, in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas of teaching, ancillary and external spaces

129. The submitted plans show the internal layouts of the proposed houses and flats. The Design & Access Statement sets out compliance with the nationally described space standard (in accordance with Local Plan policy LP35 (B)). 10% of units will be compliant with Building Regulations M4(3) (wheelchair user dwellings) and 90% of units compliant with M4(2) (accessible and adaptable dwellings) in accordance with policy LP35 (E).

d) a report and plans detailing any layout below ground level

130. The proposed development does not have any levels below ground level.

e) a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design asset out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance

131. The Landscape Statement in conjunction with the Design and Access Statement demonstrates that there is level access across the site and to all the flat blocks containing the M4(3) units. Wheelchair parking spaces have been provided in proximity to the M4(3) flats. Pedestrian routes around the flats will be of sufficient width to allow wheelchair users to pass each other travelling in an opposite direction.

f) No Reserved Matter Application for the RDZ, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating:

a) that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards – Nationally Described Space Standards, the Mayor's Housing Supplementary Planning Guidance 2016.

b) That 90% of all units within a building are compliant with Approved Document Part M4(2)

c) That 10% of all units within a building are compliant with Approved Document Part M4 (3)

d) That discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement

e) That private external amenity space accords with table 1 of the Decision Notice.

132. These matters are confirmed above.

g) A daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings within the RDZ comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE:1991).

133. The application is accompanied by a Daylight and Sunlight Report. This has considered the impact on the existing dwellings in the vicinity of the site and demonstrated that none would be affected in a manner which would be contrary to the BRE guidelines. It has also considered the acceptability of daylight and sunlight for the proposed dwellings. Over 90% of the rooms will exceed the target requirement for daylight and sunlight. Those failing are mainly affected by the provision of balconies, which bring their own benefits.

Scale

"and in relation to the matter of scale, a Reserved Matters Application shall include:

a) a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code"

134. As explained earlier in the report, the parameter plan and design code are being complied with in relation to the scale of the proposed buildings.

Appearance

and in relation to the matter of appearance, a Reserved Matters Application shall include:

a) plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided and

135. A full set of drawings have been submitted under this application to comply with the requirement as set out above.
136. In relation to the design, the overall the scheme is considered to have achieved a good standard of design and draws successfully on local cues. Overall, a modern approach has been used, but local details are reflected. The proposals are in line with the Design Code but with greater permeability.
137. The elevations pick up on local details and the overall scale and spatial arrangement is good. Some of the character of the previous school building has been incorporated into the design of the apartment blocks, including entrances., and local entrance bay features in relation to the houses. Permeability has been improved from the Design Code, and the archway entrances work well. The indication of materials is generally good, with the impression of scale reduced through stone banding and judicious use of materials. Window reveals are indicated as being 150mm throughout the site, which is welcomed.
138. The proposed materials include the buff brick which appear to be acceptable, however the red one proposed does not appear to have much variation- a brick with more colour variation would be appropriate. The use of light coloured bricks with banding at upper levels appears to work well. With the original plans there was a concern that the 'Street' houses would result in a long run of undifferentiated units. It was suggested that some subtle changes of materials, incorporation of some fenestration details used elsewhere such as oriel windows and window surrounds would give a less uniform appearance. The proposal has now been amended to show some of the suggested changes and is now considered to be acceptable.

Original Submission



Amendment





139. The submitted roof plan shows the location of proposed plant, vents and photovoltaic panels. These will be set back from the roof edges. Green roofs are shown on the Courtyard and Gateway blocks.

“b) a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code”

140. The Design Code Rev B states that materials should be of high quality, durable and resilient, chosen to complement each other and their use should provide continuity between different places within the redevelopment and within the existing context. Where buildings are not intended to stand out this should be reflected in the choice of colour and material.
141. The Design and Access Statement sets out the materials for the proposed development. There is generally a variety of brickwork across the site to provide visual interest. Although the ground floor across the majority of the site will be a white brick that creates a plinth for the development this is not the case for the houses on the southern part of the site which are now varied (see above). The courtyard block will utilise a buff brick with bronze accent elements this pallet is also applied to the southern houses. The Gateway block and the mews houses will utilise a red brick and a gold coloured accent element.
142. The scheme has been reviewed by Urban Design Officer and is considered to be of high quality to satisfy the guidelines set out in the design code.

c) an external illumination or lighting strategy for a building

143. An External Lighting Statement has been submitted which provides an assessment of the layout and detail illumination calculations. LED lighting is to be used and the statement demonstrates that there is a minimal encroachment on to the northern boundary of the site and the ecological corridor. Intrusive lighting to residential properties has been limited via the use of hood, shields and cowls in compliance with Guidance for the reduction of obtrusive light. The proposed luminaires used throughout the scheme reveals zero uplight (obtrusive lighting) with minimised energy consumption. Details of external illumination will be discharged via planning conditions U07941 (External Illumination of Buildings) and U08039 (Lighting Strategy) of the OPP.

d) a statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone and/or the College site

144. The Design and Access Statement provides analysis of the surrounding area and how this has influenced various elements of the design. A notable feature will be the retained gates to the original college.

e) a statement to demonstrate how the siting and design of a building has incorporated active frontages, including shared amenity spill out areas in the College Development Zone, to engage with the public realm and promote activity and security

145. The Design Code Rev B specifies that active frontages should consist of the following:

- Frequent doors and windows with few blank walls;
- Articulated facades with bays and porches;
- Lively internal uses visible from the outside, or spilling onto the street; and
- Activity node – concentration of activity at a particular point.

146. The proposal incorporates active frontages as required, although some of the specified features are more appropriate to non residential developments. Secure By Design principles have been incorporated.

“f) a statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind”

147. The proposed scheme provides 18.8% affordable housing with a tenure split of 14% Affordable Rent and 4% Intermediate. The scheme is in line with the minimum affordable housing required by the Section 106 Agreement. A plan within the Design and Access Statement indicates the various locations of the affordable housing units demonstrating that the scheme is tenure blind.

“g) any Taller Building should be accompanied by a full design justification based on a comprehensive townscape appraisal”

148. The Local Plan (2018) has defined a tall building as a building defined as 18 metres in height or higher (approximately six storeys or above). None of the buildings proposed exceed this height and as such no further design justification is required in this regard.

LANDSCAPING

and in relation to the matter of landscaping, a Reserved Matters Application shall include:

a) full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stag beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures (e.g. street furniture, street lighting, public art, play equipment, ecological information boards, fences, walls, gates, screens, tree pit grilles, canopies, seating, resting benches, litter bins, refuse or other storage units, signs (including cycle routes and parking), lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works.

149. A full set of hard and soft landscaping drawings have been submitted under this RM application however not all of the information has been provided at this time. Full details of stag beetles loggeries, minor artifacts and structures including street furniture, public art, litter bins, signs remain outstanding. It is noted that details of bat and bird boxes, stag beetle loggeries, green corridors, brown and green roofs, green fences and other ecological enhancements have separately been secured by condition U07943 (Ecological Enhancement Measures) of the OPP.

150. The landscape concept is considered to be well thought out, with proposed tree planting proposals following advice previously given. The use of shared surfaces and the intended paving materials are supported, particularly as this avoids plain asphalt surfacing. The variations in parking orientation with tree planting incorporated avoid monotony. The increased ecological corridor is welcomed. The principle is acceptable and further details are required by other conditions of the OPP which will need to be discharged.

b) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

151. This requires compliance rather than discharge.

c) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

152. Further details will be from other conditions attached to the OPP.

d) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

153. The landscape plans contain the specification of typical tree/plant/shrub planting details in accordance with BS 3936:1986 (parts 1 and 4) and 4428:1989 'Code of Practice for General Landscape Operations'. BS 4043:1989 was withdrawn in 2014.

e) Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone, or phase thereof.

154. The only anticipated surface change to another Development Zone would be at the accesses to Marsh Farm Lane. As such these details are expected to be submitted in later submissions.

f) Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone, or phase thereof

155. Policy LP17 seeks the provision of 70% coverage of any potential roof plate (excluding non-living roof solutions such as air conditioning units). This requirement is reflected in the Design Code.

156. The area of green roof proposed is 70% of total useable flat roof space. Although details are stated to be contained within the Flood Risk Assessment and Surface Water Drainage Strategy, little further information is provided and it is not considered that this element can be fully discharged at this time.

g) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings

This is a requirement rather than a condition to be discharged.

Recommendation

Approve subject to the following conditions and informatives:

Standard Conditions

DV48 - Approved drawings

Archaeological Assessment, Dust Management Plan, Fire Safety Report, Flood Risk Assessment and Drainage Report, Health Impact Statement, Landscape Statement, Lighting Statement, Community Involvement Statement, Energy Statement, Site Foul Drainage Utility Statement, Sustainable Construction Checklist received on 17th December 2018; Compliance Statement, Design and Access Statement, Daylight and Sunlight Report, Landscape Statement received on 13th May 2019, Drawings 18-103 D 100 P1, (B3) 101 P1, (B3) 102 P1, (B3) 104 P1, (B3) 105 P1, (B4) 100 P1, (B4) 101 P1, (B4) 102 P1, (B4) 103 P1, (B4) 104 P1, (B4) 105 P1, (B5) 105 P1, 001 P1, 002 P1, 301 P1, 302 P1, 303 P1 received on 17th December 2018

18-103 D (B1) 100 P2, (B1) 101 P2, (B1) 102 P2, (B1) 103 P2, (B1) 104 P2, (B1) 200 P2, (B2) 100 P2, (B2) 101 P2, (B2) 102 P2, (B2) 103 P2, (B2) 104 P2, (B2) 200 P2, (B3) 200 P2, (B5) 100 P3, (B5) 101 P3, (B5) 102 P3, (B5) 103 P3, (B5) 104 P3, (B5) 200 P3, (B5) 201 P3, (B5) 202 P3, (T2) 100 P2, (T2) 101 P2, (T2) 102 P2, (T2) 103 P2, (T2) 200 P2, (T3) 100 P3, (T3) 101 P3, (T3) 102 P3, (T3) 103 P3, (T3) 200 P3, (T4) 100 P3, (T4) 101 P3, (T4) 102 P3, (T4) 103 P3, (T4) 200 P3, (T5) 100 P1, (T5) 101 P1, (T5) 102 P1, (T5) 103 P1, (T5) 200 P1, 300 P2, 301 P2, 600 P3, 601 P3, 602 P3, 603 P3, 604 P3, 605 P2, 620 P2, 700 P2, 701

P2, 702 P2, 703 P2, 800 P2, 802 P2, (T1) 100 P1, (T1) 101 P1, (T1) 102 P1, (T1) 103 P1, (T1) 200 P1, IA-421-LGA-P01, LGA-P02, LS-P01B, LS-P02B, LS P03B, received on 13th May 2019.

- NS01 - Use of roofs restricted
Apart from where indicated for use as a terrace, the roofs of the buildings shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. REASON: To safeguard the amenities of the adjoining premises and the area generally.
- NS02 - Materials
The residential development shall be constructed in accordance with details of the proposed materials shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority. REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.
- NS03 - Registration of Construction Vehicles
All on-site construction vehicles and equipment must be registered on the Non-Road Mobile Machinery website prior to their first use at the site. REASON: To keep additional NO2 to a minimum in this AQMA.
- NS04 - Cycle Parking
Prior to the first occupation of the development the cycle parking shall be installed in accordance with drawings hereby approved and be retained thereafter. REASON: To ensure a sustainable form of development.

Standard Informatives

COMHO6 - Composite Informatives

IL26A - NPPF Approval

Non-Standard Informatives

- NI01 - OPP compliance
The conditions and informatives set out in Planning Application 15/3038/OUT remain in force. Approval of Reserved Matters does not constitute the discharge of any relevant planning conditions set out in the outline planning permission.
- NI02 - Legal Agreement
The legal agreement associated with the outline permission 15/3038/OUT shall be read in conjunction with this permission.

18/4157/RES – Richmond upon Thames College, Egerton Road, Twickenham

Para 20, line 2 should state 39 two-bed flats rather than 40.

Para 42, remove the following: 'apart from the number of 1-bed units being 44 (rather than 45) and the number of 2-bed units being 82 (rather than 81). It is not considered that this minor difference has a significant impact on the overall Development'.

Para 102, add 'Parking allocation will need to be specified.'

Para 106, delete the following 'apart from one less one-bed unit and one additional two-bed unit. No objection is seen to this minor change'.

Para 127, Add the following: 'There is a concern that the roads west of Homezone 4 and east of Homezone 1 have carriageways that are 3.7m wide. This would be insufficient for a refuse vehicle to pass a car unless a one-way system was in place and managed. The internal roads that run west to east in the northern and southern parts of the development, these have a carriageway width of 5.7m. Motorists will need to access perpendicular parking courts from these carriageways. Therefore, the carriageways should be 6m wide to allow a safe width for a motorist to manoeuvre in and out of these spaces safely, especially when there are parallel parking bays on the opposite side of the road. These matters will need to be clarified at the detailed stage.'

Para 156, below this para add para 157:

CIL

Projected CIL estimates for the development are as follows:

Community Infrastructure Levy (CIL) estimate

| | |
|-----------------------------------|----------------------|
| Borough CIL | £6,125,284.21 |
| <i>less</i> Social Housing Relief | £1,069,396.76 |
| Borough Total | £5,055,887.45 |
| Mayoral CIL | £1,406,792.00 |
| <i>less</i> Social Housing Relief | £245,608.00 |
| Mayoral Total | £1,161,184.00 |
| Total CIL Liability | £6,217,071.45 |

**This estimate does not include any demolished floor space as no existing floor plans were provided.*

**The actual amount of CIL can only be confirmed once all relevant details are approved and any relief claimed.*

Conditions

Add conditions NS05 –

The proposed first, second and third floor windows in the north east facing elevations of Blocks 1 and 4 hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

NS06 -

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

Informatives

Add informatives: NI03

The applicant is advised that potential homeowners should be clearly informed prior to purchase/rent that car access will only be possible from the A316 via Langhorn Drive.

NI04

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

NI05

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read

our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

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

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): SGS

Dated: 1/8/19

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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

Head of Development Management: 

Dated:

01/08/19

| |
|------------------------|
| REASONS: |
| CONDITIONS: |
| INFORMATIVES: |
| UDP POLICIES: |
| OTHER POLICIES: |

Enforcement

Opened Date: 17.10.2017 Enforcement Enquiry

Reference: 17/0561/EN/UBW

Enforcement

Opened Date: 20.07.2018 Enforcement Enquiry

Reference: 18/0352/EN/BCN
