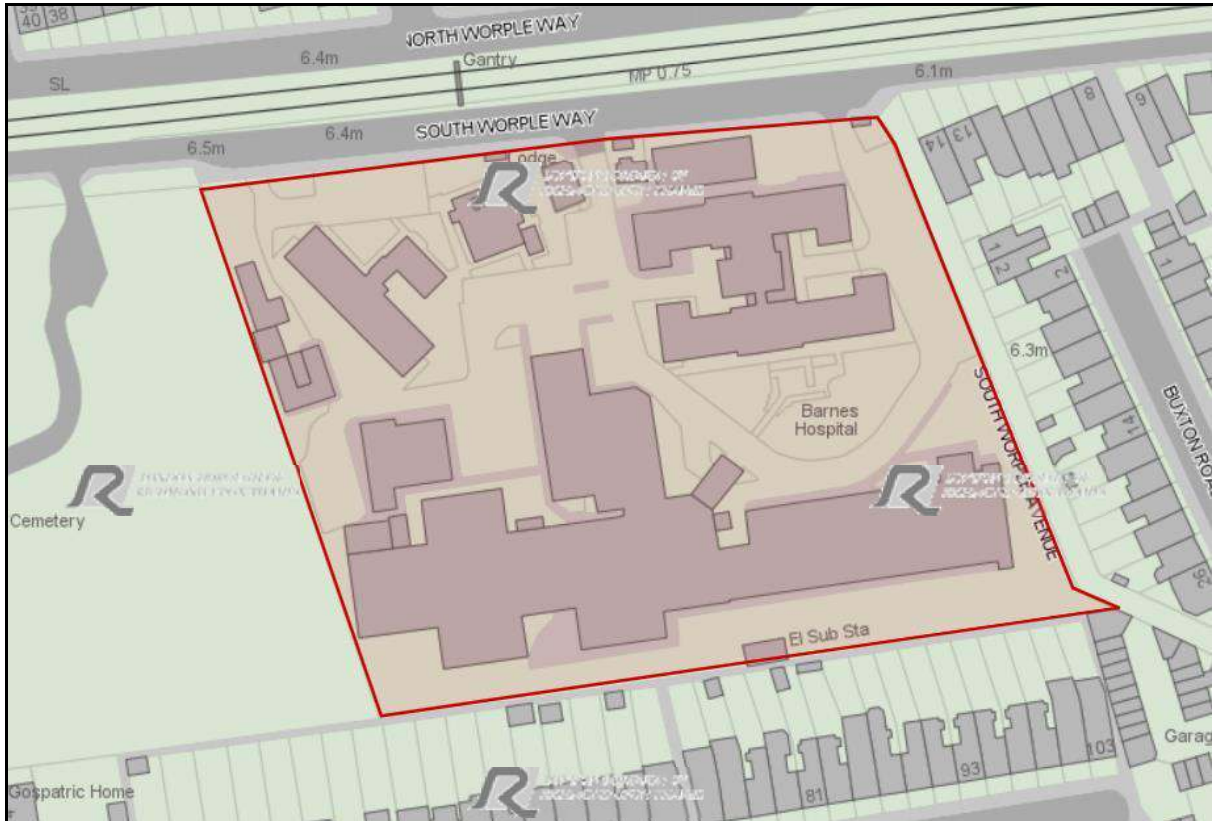


**18/3642/OUT  
BARNES HOSPITAL,  
SOUTH WORPLE WAY,  
EAST SHEEN,  
SW14 8SU**

**MORTLAKE AND BARNES COMMON WARD  
Contact Officer:  
J Garside**

[https://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCASENO=18/3642/OUT](https://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=18/3642/OUT)



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**Proposal:**

Outline planning permission for the demolition and comprehensive redevelopment (phased development) of land at Barnes Hospital to provide a mixed use development comprising a health centre (Use Class D1), a Special Educational Needs (SEN) School (Use Class D1), up to 80 new build residential units (Use class C3), the conversion of two of the retained BTMs for use for up 3no. residential units (Use Class C3), the conversion of one BTM for medical use (Use Class D1), car parking, landscaping and associated works. All matters reserved save for the full details submitted in relation to access points at the site boundaries.

**Applicant:** Montagu Evans

**Agent:** Ms Anna Russell-Smith

**Application received date:** 07.11.2018

**Development Plan Policies:**

National Planning Policy Framework (NPPF)

London Plan

### Local Plan (2018)

LP 1 - Local Character and Design Quality  
LP 2 - Building Heights  
LP 3 - Designated Heritage Assets  
LP 4 - Non-designated Heritage Assets  
LP 5 – Views and Vistas  
LP 8 - Amenity and Living Conditions  
LP 10 – Local Environmental Impacts, Pollution and Land Contamination  
LP 11 – Subterranean Development and Basements  
LP 14 – Other Land of Townscape Importance  
LP 15 – Biodiversity  
LP 16 – Trees  
LP 17 – Green Roofs and Walls  
LP 20 – Climate Change Adaptation  
LP 21 – Flood Risk and Sustainable Drainage  
LP 22 – Sustainable Design and Construction  
LP 28 – Social and Community Infrastructure  
LP 29 – Education and Training  
LP 30 – Health and Wellbeing  
LP 31 – Public Open Space, Play Space, Sport and Recreation  
LP 34 – New Housing  
LP 35 – Housing Mix and Standards  
LP 36 – Affordable Housing  
LP 37 – Housing Needs of Different Groups  
LP 39 – Infill, Backland and Backgarden Development  
LP 44 - Sustainable Travel Choices  
LP 45 - Parking Standards and Servicing  
SA 28 – Barnes Hospital, East Sheen

### **Supplementary Planning Documents/Guidance:**

- Queens Road, Mortlake Conservation Area Statement and Study
- Cowley Road Conservation Area Statement and Study
- East Sheen Village Planning Guidance
- Design quality
- Planning Obligation Strategy
- Sustainable Construction Checklist
- Front Garden and Other Off Street Parking Standards
- Refuse and Recycling Storage Requirements
- Small and Medium Housing Sites
- Affordable Housing
- Mayor's Affordable Housing SPG

### **SUMMARY OF APPLICATION**

**Barnes Hospital is located adjacent to the Queens Road, Mortlake Conservation Area (CA 35) and to the south of the Cowley Road Conservation Area (CA79). The site contains 8 no. locally listed Buildings of Townscape Merit (BTMs) and the adjacent cemetery is designated as Other Open Land of Townscape Importance (OOLTI) and an Other Site of Nature Importance (OSNI).**

**This is an outline planning application for the demolition of the existing buildings (except for three BTMs to the front of the site) and the comprehensive mixed-use redevelopment for a new Health Centre, a Special Educational Needs (SEN) School and up to 83 no. residential dwellings.**

The site is currently occupied by the South West London and St George's Mental Health NHS Trust (SWLSTG) and has provided health facilities since the 1880s. The site includes approximately 6,950 sqm of health floorspace but is currently largely vacant other than community health care facilities which operates from the site. The site does not meet the Trust's needs and is underutilised with only approximately 900 sqm (13% of the available floorspace) being occupied. Barnes Hospital has been deemed surplus to requirements by the Trust who are seeking to dispose of the site as part of their Estate Modernisation Programme, an agreed programme of social infrastructure re-provision which would ensure continued delivery of social infrastructure across the Trust area.

The scheme includes the following:

- Comprehensive mixed-use redevelopment of the site
- A new Health Centre (Use class D1)
- A Special Educational Needs (SEN) School (Use Class D1)
- Up to 80 no. new build residential units (Use Class C3)
- The conversion of two of the retained BTMs for use for up 3no. residential units (Use Class C3)
- The conversion of one BTM for medical use (Use Class D1)
- Associated car parking, landscaping and associated works.

Concerns are raised in relation to the loss of a significant amount of social infrastructure space (a net loss of circa 2,027 sqm), however, the applicant has undertaken a marketing process and demonstrated that the existing facilities do not provide the required standard of accommodation and a significant amount of social infrastructure space is being re-provided on site (approximately 4,923 sqm) in the form of a Healthcare Centre and SEN School. The 2,500sqm of health space being retained is sufficient to meet the Trust's requirements, as confirmed by Richmond CCG, and the modern facilities being provided are a significant benefit of the scheme. As such, the loss of social infrastructure is accepted.

The scheme provides 18 no. on-site affordable homes, representing approximately 22% of the total housing provision, which falls short of policy requirements (50%). However, the tenure mix is broadly policy compliant and the independent viability review found the scheme cannot viably provide further on-site affordable homes. The scheme provides valuable socially rented units in addition to some shared ownership units, with two thirds of those units meeting the Borough's affordability criteria. This scheme is therefore not deemed to prejudice the aims of LP 36 subject to review mechanisms.

In terms of the relationship with surrounding residential properties, the scheme is deemed acceptable on the basis of the siting, scale, mass and height of the buildings, measures set out in the Design Code, separation distances, the existing situation and mitigation that can be applied through conditions.

The proposal will result in the loss of 2 Category B and 6 Category C trees. A substantial amount of soft landscaping is proposed (approximately 28% of the total site area) including the publicly accessible open space in the centre of the site.

Whilst the loss of 5 no. of on-site BTMs is regrettable, overall, the submission documents, parameter plans and Design Code will ensure a sustainable, high quality and coherent approach across the site which references the site's existing historic significance as well the character of the surrounding area, avoiding harm to nearby Conservation Areas, OOLTI and the setting of BTMs on the site and in its vicinity.

**Overall, the scheme is not deemed to prejudice the aims of site allocation policy SA 28 of the Local Plan.**

**As outlined in the NPPF, decisions should apply a presumption in favour of sustainable development, and grant permission unless any adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits, when assessed against policy. In this instance, the benefits are deemed to outweigh the harm, and deemed acceptable subject to conditions and a S106 legal agreement securing the following Heads of Terms:**

- Provision of 18 affordable housing units
- Pre-commencement, Pre-implementation and Late Stage Affordable Housing reviews
- £1,572 towards off site play space provision
- £15,000 towards off-site air quality measures
- A financial contribution of £100,000 towards CPZ review and implementation (Residential 40%; SEN 32%; Healthcare Centre 28%)
- 5 year car club membership for residential
- A restriction on future occupiers from accessing CPZ permits for residential and D1 users
- Residential, Work Place and School Travel Plans (£1,000 / year per travel plan).
- £3,000 to implement a Temporary Traffic Management Order (TTMO)
- Energy Strategy Contribution

**Recommendation:**

**18/3642/OUT: Approval subject to conditions and the completion of a S106 Agreement to secure the above Heads of Terms**

**Site Description:**

1. The Barnes Hospital site is 1.45 hectares and is located to the south of South Worple Way. There are numerous buildings on the site currently which range between 1 and 2 storeys.
2. The site is not located in a Conservation Area but is adjacent to the Queens Road, Mortlake Conservation Area (CA 35) and to the south of the Cowley Road Conservation Area (CA79). The site contains 8 no. locally listed Buildings of Townscape Merit (BTMs) and there are also BTMs to the north on North Worple Way. The site lies within a protected view from Richmond Park towards St Paul’s Cathedral.
3. The site is surrounded by residential units to the east on South Worple Avenue and the south on Grosvenor Avenue; a cemetery to the west (which is designated as Other Open Land of Townscape Importance – OOLTI - and an Other Site of Nature Importance OSNI) and the railway line to the north, with further residential units beyond on North Worple Way.
4. The site contains numerous TPOs and TPO Wood Group Areas.

**Relevant Planning History**

5. The site has an extensive planning and tree application history but the most recent and relevant to this proposal are as follows:

Reference	Proposal	Decision	Dec Date

18/3518/FUL	Temporary permission for a modular building and linked walkway for a period of five years to accommodate consulting rooms, offices and supporting welfare facilities and associated works (AMENDED DESCRIPTION)	Approval	May 2019
18/2094/DEMPN	Demolition of single storey brick built building with pitched roof.	withdrawn by the applicant	13/08/2018
18/1883/ES191	Establish use as C2 Residential institution - Residential accommodation and care to people in need of care / Hospital	granted permission	31/07/2018
07/4092/PS192	Proposed that existing accommodation is re-configured to provide offices with new kitchen, meeting room and wc for hospital administrative purposes.	granted permission	27/12/2007
03/2369/FUL	Demolition Of Ancillary Hospital Office Buildings. Erection Of Keyworker Accommodation.	decided as no further action be taken	16/12/2003
03/0780/FUL	Demolition Of Ancillary Hospital Office Buildings And Erection Of New Keyworker Accommodation.	withdrawn by the applicant	22/05/2003
01/1495	Proposed Conservatory And New 4 Bed Ward.	granted permission	29/10/2001
94/1222/OUT	Demolition Of Elizabeth Lodge, Recreation Hall And Doctors Residence And Construction Of Two Storey Private Registered Nursing Home	decided as no further action be taken	30/09/1994

### Design Panel Review

- The applicant has engaged with the Council through various pre-application submissions.

7. The scheme has also recently been through the Design Review Panel (DRP) process. Some of the key points raised by the DRP are as follows:

#### Urban Design / Place Making

- The three elements of the scheme will need to be tied together by a set of principles that deal with the site in a holistic and unified way.
- More reference could be made to the architectural language and material palette of the existing buildings on the site
- Concern over allocating height towards the residential area to the south.
- Question the massing of the SEN school and the tight relationship between the school and residential Block C
- Overall principles for the site lack clarity and the aspirations for the common spaces, the boundary treatment, the parking areas, the relationship between buildings and the interfaces between buildings and landscape are not well resolved.

#### Heritage

- Concern over the principle of loss of BTMs at outline stage – strong justification will be required for any loss which will need to be weighed against the public benefits accruing from the scheme.
- Some members of the Panel were of the view that Elizabeth Lodge could be considered for re-purposing, however we fully appreciate that this may challenge the viability of the scheme

#### Landscape

- Support landscape strategy
- Further consideration is needed to the provision of semi-private amenity spaces in front of the apartments, particularly to the rear of blocks A and B.
- Further consideration needed to interfaces between the SEN school, the health hub and the residential development
- Ambition to retain as many trees as possible is supported

#### Design Code

- Consider that the design code should be stronger in order to tie the three different functions of the site together

#### **Public and Other Representations**

8. Objection received from Councillor Paul Avon (Mortlake and Barnes Common) raising various transport and access concerns (which are expanded on below).
9. **Objections:** 229 received (including multiple objections) stating the following:

#### General

- Overdevelopment of the site
- Site is not big enough for all the proposed uses
- Object to layout of development
- Not enough affordable housing
- Affordable housing will not be affordable to local people
- Objection to assumptions, values and comparables used in the viability appraisal – significant affect the viability and the affordable housing
- Object to basement and the structural impact on nearby properties and potential flood risk implications
- Insufficient infrastructure in the local area to accommodate development

- Proposal not in line with policy SA28 of the Local Plan
- Object to loss of BTMs – buildings should be retained
- Particular concern to loss of Elizabeth Lodge
- Unreasonable for development of the site to fund services outside of the Borough whilst the affect of the development impacts on local residents
- Object to loss of community facilities
- An excessive number of residential units
- Could be a gated community
- Other uses should be considered on the site – retirement housing, care home, sheltered housing assisted living
- SEN building should be rotated so that the playground is south facing

#### Design

- Object to design which is not sympathetic to surrounding area
- Large blocks are not in keeping with the area
- Parameter plans need to ensure that top floor is significantly set back
- Proposed design is harmful to the nearby Conservation Area
- Design is contrary to East Sheen Village Plan guidance
- SEN building is too high

#### Transport /Access

- Access to the site is currently difficult due to level crossing, narrow streets, turning restriction onto / from White Hart Lane
- Cars turning right down South Worple Way from White Hart Lane often have to wait on level crossing.
- Level crossing is down 45 minutes of every hour
- South Worple Way is not wide enough for two vehicles (as stated in Transport Assessment)
- The surrounding roads are narrow, often obstructed and suffer from congestion. This will be made worse by the development as vehicles will use these roads to access South Circular
- Pedestrian safety is an issue in the area, particularly at the turning into South Worple Way by the level crossing where pedestrians wait to cross
- Concern over additional traffic and congestion the development is likely to bring which will cause pedestrian and cycle safety risks
- Significant concern over White Hart Lane / South Worple Way junction due to conflict between pedestrians, cyclists, construction vehicles, refuse vehicles and traffic
- Proposed development is excessive and will makes these issues far worse
- SEN school is likely to generate significant amounts of additional traffic
- Travel Plan is overly reliant on travel by bicycle, public transport and walking – underestimates likely additional cars on the roads as a result
- Other developments, including Stag Brewery site, should be considered alongside this proposal.
- Other proposed developments in the area (i.e. Ruffells Motors site) will also make the situation worse
- Additional traffic will cause considerable danger to pedestrians waiting at the White Hart lane, SWW junction near level crossing (where pedestrians wait).
- Concern over construction vehicles accessing the site along constrained road network
- The development will put further pressure on public transport (in particular railway capacity)
- Historical levels of traffic generation from the site are not relevant
- Transport Assessment - Baseline trip generation (based on existing use as a hospital) should not be used to consider impact on road network as there is no reasonable

prospect of this use being restored – contrary to national and local policy and London Plan

- Underestimates traffic impact – no reference to grocery deliveries or school drop off/pick ups
- Transport Assessment – Trip generation greatly underestimated and disagree with assertion that development will result in less traffic. Public transport provision in the area is inaccurate.
- Assumptions used in the TA are incorrect (i.e. census data which is out of date)
- No transport mitigation proposed
- An alternative access should be considered.
- Site could be accessed by compulsory purchase order of and access via garages to the rear – single entry and exit to site
- Or, alternatively, turn the footpath running through the graveyard into a single lane access road.
- Insufficient parking provision on site for all uses
- Excessive parking on site
- Residential should be car free or electric vehicle only
- Inadequate loading / turning space
- Air Quality – the local area is an Air Quality Focus Area where air pollution levels are high. The proposal would make the situation worse. There are several schools in the local area that would be affected.
- Construction pollution – monitors should be installed around the site to monitor PM10 and PM2.5 levels
- Future residents will park on surrounding streets which are congested
- Can emergency vehicles access site?
- Pedestrian footways in the area are narrow and will not be able to accommodate the development
- Cycle parking should be in excess of minimum standards.
- Drop off and pick up points are needed for the healthcare centre and SEN

#### Amenity

- Lack of detailed elevations needed to consider proposal
- Overlooking / lack of privacy
- Object to any south facing windows overlooking houses on Grosvenor Avenue
- Development will result in unacceptable levels of pollution – numerous schools in the area – due to queueing cars
- Noise, dust and disturbance from demolition/construction phases

#### Trees

- Numerous trees removed on the Grosvenor Avenue boundary and not been replaced
- Impact on trees adjacent to Burial ground
- Too few replacement trees

10. **Support:** 14 received (including multiple objections) stating the following:

- Support provision of modern homes and public services
- The proposal will benefit the local community
- Support provision of new homes but must be affordable
- Support SEN school
- There is a need for SEN schools in Richmond
- Support Health Centre
- Welcome retention of some BTMs
- Unlikely to result in traffic jams in the local area



- Good public transport in the area

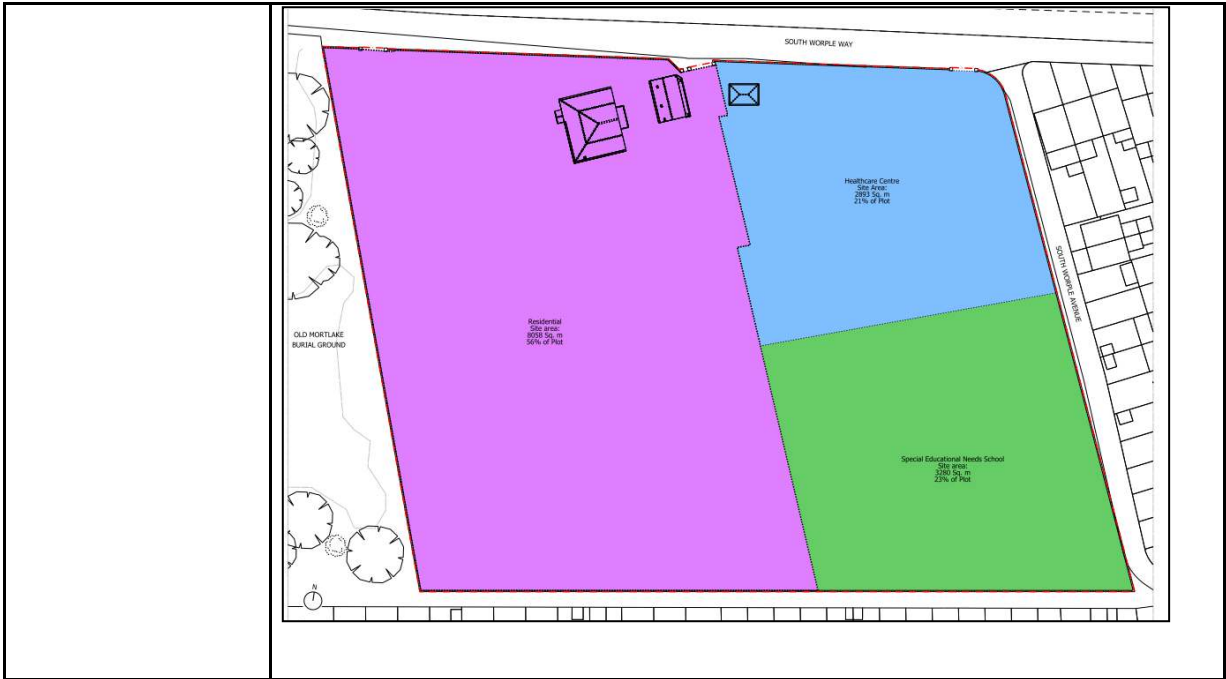
11. **General Observations:** 19 received:

- Support solar panels but there could be room for more
- Affordable rent homes needed in the area
- Concern over findings of Transport Assessment
- The traffic impact must be fully considered
- Adequate parking needed
- Historic buildings should be retained
- The proposal should include specialist accommodation for the elderly
- Uncertainty over bus services in the area due to closure of Hammersmith Bridge
- Some improvements to the scheme since the previous public consultation
- Less car dependent development needed
- General support for SEN School and Health Centre

**Proposal details**

12. The application is an Outline application, with all matters reserved save for access points at the site boundaries. Notwithstanding such, the submission confirms/ includes:
- a. The land uses:
    - A new Health Centre (Use class D1)
    - A Special Educational Needs (SEN) School (Use Class D1)
    - Up to 80 no. new build residential units (Use Class C3)
    - The conversion of two of the retained BTMs for use for up 3no. residential units (Use Class C3)
    - The conversion of one BTM for medical use (Use Class D1)
    - Associated car parking, landscaping and associated works.
  - b. Development plots for the above land uses (as outlined in the plan below)
  - c. Set of parameter plans for the proposed buildings within the Development Plots. This includes 2 options for the SEN School (see plans below)
  - d. Design code which will guide the design and form of the site which is expected to be developed over a series of phases and, potentially, by a different design team and contractors.

<b>Development Plots</b>	
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**Parameter Plan (option 1)**





**Amendments**

13. The applicant has made various changes to the submitted Design and Access Statement and, notably, the Design Code in response to officer comments.
14. The applicant has increased the affordable housing offer from 8 units (all shared ownership) to 18 units (14 affordable rent and 4 shared ownership) without increasing the overall number of residential units.
15. A revised Proposed Plot Use Plan was submitted on 30.05.19 correcting an inaccuracy on the originally submitted plan (affecting the boundary between the SEN and Residential sites). The revised plan now correlates to the originally submitted drawings, and the change is considered relatively modest, does not substantially change the proposal or prejudice the amenity of any neighbours and so a re-consultation was not deemed necessary. The

**Professional comments**

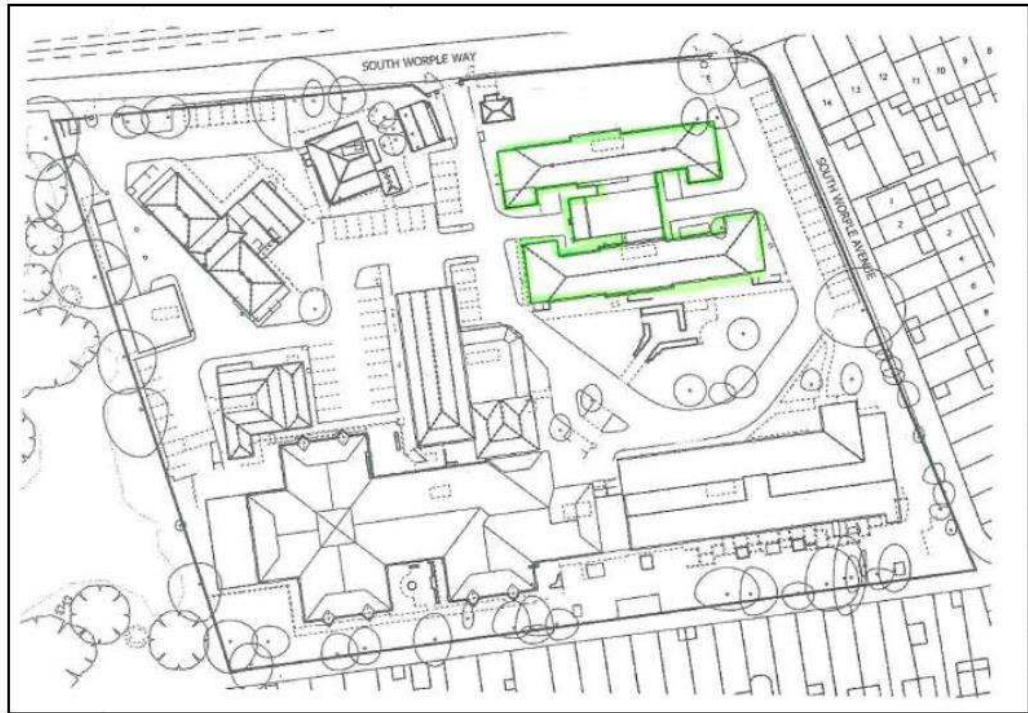
**Land Use**

16. *The London Plan (paragraph / policy 3.16 and 3.17) state:*
  - *proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.*
  - *the loss of social infrastructure in areas of defined need may be acceptable if it can be demonstrated that the disposal of assets is part of an agreed programme of social infrastructure re-provision (in health and community safety, for example) to ensure continued delivery of social infrastructure and related services.*
  - *There is support for high quality health and social care appropriate for a growing and changing population, particularly in areas of under-provision or where there are particular needs.*
17. *Policy LP 28 of the Local Plan resists the loss of social infrastructure provision and sets out what should be demonstrated if a loss is proposed:*

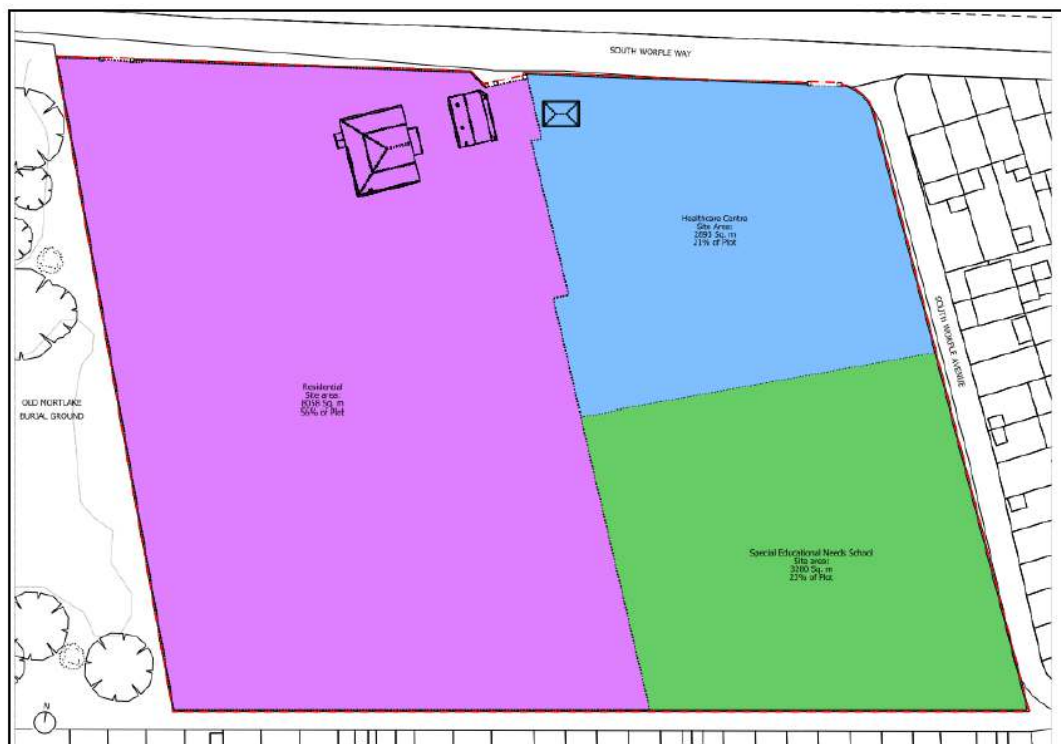
1. *that there is no longer an identified community need for the facilities or they no longer meet the needs of users and cannot be adapted; or*
2. *that the existing facilities are being adequately re-provided in a different way or elsewhere in a convenient alternative location accessible to the current community it supports, or that there are sufficient suitable alternative facilities in the locality; and*
3. *the potential of re-using or redeveloping the existing site for the same or an alternative social infrastructure use for which there is a local need has been fully assessed. This should include evidence of completion of a full and proper marketing exercise of the site for a period of at least two consecutive years in line with the requirements set out in Appendix 5.*

*Where the Council is satisfied that the above evidence has been provided and the change of use away from social and community infrastructure use has been justified, redevelopment for other employment generating uses or affordable housing should be considered.*

18. *Paragraph 18.0.13 of Appendix 5 of the Local Plan provides detail on what is expected for applications involving the loss of social infrastructure.*
19. *The supporting text goes on to say that the evidence to justify the loss should take account of the Council's and its partners strategies and plans, including land disposal processes as well as whether the facilities are capable of being accessible to all and whether it is well-located. Significantly the supporting text states that the Council will "need to be satisfied that there are no reasonable prospects of reuse by an alternative social infrastructure use i.e. evidence of disposal process or marketing evidence."*
20. *Policy LP 30 (Health and Wellbeing) states that existing health facilities will need to be retained where these continue to meet, or can be adapted to meet, residents' needs and that applications for new or improved facilities or loss of health and social care facilities will be assessed in line with the criteria set out in the Social and Community Infrastructure policy.*
21. *SA 28 of the Local Plan (Barnes Hospital, East Sheen) states that if the site is declared surplus to requirements, appropriate land uses include social and community infrastructure uses. Any redevelopment proposal for this site will be required to prioritise the provision of a new Special Education Needs school. This policy also acknowledges that the mix of uses on this site will depend on the Mental Health Trust's decision on how much of the site they need to retain for their own future needs. It also states a clear intention for a new Special Education Needs school and also advises that other social and community infrastructure uses on site (including education, primary and community health services) should be fully investigated. Only if community and social infrastructure uses have been explored and options discounted in line with other policies in this Plan, would the provision of housing (including affordable housing) and potential for extra-care housing, be considered as a potential redevelopment option.*
22. *The Barnes Hospital site has provided health facilities since the 1880s, with a focus on mental health service provision since the 1990s in the form of inpatient wards, a day hospital and outpatient services. The site is currently occupied by the South West London and St George's Mental Health NHS Trust (SWLSTG). The site is largely vacant other than community health care facilities which currently operate from the site. Currently, there is approximately 6,950 sqm of health floorspace but the Trust currently only occupy around 900 sqm (13% of the available floorspace).*
23. *The buildings currently in use can be seen edged in green on the plan below.*



24. This proposal is for the demolition of the existing buildings on the site (except for three BTMs to the front of the site) which have a lawful C2 use (with associated and ancillary health care facilities), as confirmed through application 18/1883/ES191. This in itself amounts to the loss of approximately 6,950 sqm of social infrastructure floorspace.
25. However, the redevelopment of the site would provide the following replacement social infrastructure (use class D1) in addition to up to 83 residential units (use class C3):
  - Healthcare Centre (Health Hub) - approximately 2,500 sqm
  - SEN School - approximately 2,402 sqm
  - Retained BTM - approximately 21 sqm
  - Total social infrastructure re-provision – 4,923 sqm
26. The broad site layout can be seen on the plan below with the residential area of the site in pink, the Health use in blue and the SEN school site in green:



27. Whilst in general the proposed land use aligns with site allocation policy SA 28, the proposal evidently results in a net loss of approximately 1,810 sqm of social infrastructure. In order to justify this loss, consideration must be given to the requirements of the development plan.
28. The applicant's position is that the site is under-utilised, not fit for purpose and not meeting modern health care needs. The applicant has provided information on the Trust's Estate Modernisation Programme (EMP) which will deliver two new in-patient hospitals and a range of community-based healthcare out-patient services to serve the Trust area, including residents of Richmond borough. As part of this process, Barnes Hospital was deemed surplus to requirements with its disposal intended to fund the wider EMP. As a separate process, the Trust identified the Barnes Hospital site as a community 'hub' to serve Richmond borough as part of its community-based 'clinical strategy'. As such, a 2,500sqm Healthcare Centre forms part of this outline application.
29. The Trust operates across Kingston, Merton, Richmond, Sutton and Wandsworth. Whilst the Trust's EMP does not overrule local planning policy, it is accepted that the disposal of assets forms part of an agreed programme of social infrastructure re-provision which would ensure continued delivery of social infrastructure across the Trust area as required by paragraph 3.87A of the London Plan and part (2) of LP 28 of the Local Plan.
30. It is considered that the information provided sufficiently meets the requirements of parts (1) and (2) of the LP 28 (C) of the Local Plan.
31. Notwithstanding the above, policy LP 28 requires full consideration of re-using or redeveloping the existing site for the same or an alternative social infrastructure use before the principle of the loss can be accepted.
32. The Planning Statement confirms the site was advertised on e-PIMS (a public sector portal for the advertising of properties) since August 2016, although no interest was shown in the site from public sector organisations. Further to this, the site was marketed



openly on two separate occasions between January and June 2017 and then November 2018 to January 2019, with interest received in between despite no active marketing. The open marketing was on the basis of a mixed-use development, broadly in line with this proposed scheme (and in line with the site allocation SA 28 of the Local Plan). Notwithstanding, it does not appear that there were any restrictions other than for the part of the site being retained by the Trust. A number of bids were received for residential use of the site with no interest in progressing either community or educational uses on the site. None of the bids were progressed further as the applicant became clear as to the Council's intentions to progress its own educational proposals for part of the site.

33. The marketing process is acknowledged to largely meet the requirements of Appendix 5 of the Local Plan. Whilst the site was not marketed for an uninterrupted 2-year period or for a broad range of social infrastructure uses, it is acknowledged that it was marketed in line with the Local Plan site allocation SA 28 for the site. Furthermore, it is accepted that, through the e-PIMS process, a range of social infrastructure providers would have had the opportunity to bid for the site had it met their particular needs, albeit no bids for social infrastructure use were received through either marketing process. The constraints of the site in terms of its size, access and heritage assets are also acknowledged.
34. Therefore, whilst there are limitations to the marketing process undertaken by the applicant, it must be noted that this outline application proposes to re-provide a significant amount of social infrastructure floorspace (which the CCG, in their role as a statutory consultee, has confirmed is sufficient to meet the Borough's overall health service needs) and, overall, the marketing process undertaken is considered sufficient in meeting the requirements of the development plan.
35. The proposal will provide a significant amount of social infrastructure space and will provide a modern and improved level of health care provision which ties in the Trust's strategy to provide community support.
36. It is also noted that part (D) of LP 28 states that where the Council is satisfied that the above evidence has been provided and the change of use away from social and community infrastructure use has been justified, redevelopment for other employment generating uses or affordable housing should be considered. The latter point will be addressed in more detail in the Affordable Housing Section below.
37. It is also noted that Policy LP 28 also requires development proposals for 10 or more units to assess the potential impacts on existing social and community infrastructure in order to demonstrate to the Council that there is sufficient capacity within the existing infrastructure to accommodate the needs arising from the new development. A Health Impact Assessment has been submitted and the Council's Public Health department raise no objections. Matters including play space provision will be considered in subsequent paragraphs.
38. In summary, the proposal is thus considered broadly consistent with policy:
  - The disposal of the Barnes Hospital site forms part of the Trust's Estate Modernisation Programme.
  - The site has been largely vacant for a number of years and is considered not fit for purpose by the Trust who has identified the site as surplus to requirements
  - A significant amount of social infrastructure space is being re-provided on site (approximately 4,923 sqm)

- The proposed 2,500sqm of health space being retained is sufficient to meet the Trust's requirements with services also being provided elsewhere (within and outside of the Borough) as part of the Trust's wider reorganisation of services. This position has been confirmed by Richmond CCG
- Modern and an improved level of health care provision is being provided which is a significant benefit of the scheme
- Whilst the applicant has not necessarily actively marketed the site for alternative social infrastructure uses, a marketing process has been undertaken, including advertising on e-PIMS since 2016 and on the open market between January and June 2017 and then again between November 2018 and January 2019, with no interest from social infrastructure providers being shown.

### **Housing**

39. *Policy LP 35 set out the housing mix aspirations for developments:*
- *Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate.*
  - *Housing mix should be appropriate to the site-specifics of the location.*
40. This scheme is proposing 83 no. residential units. The following mix is being provided including the 3 no. units in the refurbished BTMs:
- 30 x 1 bed
  - 39 x 2 bed
  - 14 x 3 bed
41. The above mix of units is considered appropriate for the site context and in striking an appropriate balance between meeting the borough's need for family sized accommodation whilst making efficient use of this site in accordance with NPPF para's 122 and 123.

### **Affordable Housing**

42. *Policy 3.11 of London Plan sets a target of 60% social and affordable rent: 40% intermediate rent or sale for new affordable homes. The priority should be for affordable family housing.*
43. *Policy LP 36 outlines the Council's approach to affordable housing:*
- *50% of all housing units will be affordable housing, with a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.*
  - *the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.*
  - *Where on-site provision is required, an application should be accompanied by evidence of meaningful discussions with a Registered Provider which have informed the proposed tenure, size of units and design to address local priorities and explored funding opportunities.*
  - *on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.*
  - *Where a reduction to an affordable housing contribution is sought on economic viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. The developer will be required to underwrite the costs of a Council commissioned economic viability assessment. The Council will rigorously evaluate such appraisals and:*



- *assess if the maximum reasonable amount of affordable housing is based on delivering the appropriate tenure, unit sizes and types that address local needs.*
  - *consider whether it is necessary to secure provision for re-appraising the viability of a scheme prior to implementation to secure contingent obligations.*
  - *in most circumstances the Existing Use Value plus a premium (EUV+) approach to assessing benchmark land value in development appraisals and viability assessments should form the primary basis for determining the benchmark land value.*
44. This proposal is for 83 no. residential dwellings, including the conversion of 3 no. of the existing buildings on the site. The applicant initially proposed 8 no. shared ownership units which totalled approximately 10% of the total number of units. On this basis, the proposal falls significantly short of the policy requirement for 50% on-site affordable housing, with an 80%:20% tenure split (social rent: shared ownership).
45. The Mayor's SPG notes that, within planning viability assessments, the viability of a development is determined by calculating the residual land value through deducting development costs from development value to ascertain the underlying land value. This is then compared with the Benchmark Land Value (BLV) which can be considered as the value below which a reasonable land owner is unlikely to release a site for redevelopment. The SPG acknowledges that there are various methodologies for calculating the benchmark land value but states for the EUV+ methodology which is also advised through LP 36 and NPPF.
46. The applicant has provided a Viability Assessment in support of the application whereby the BLV is calculated using the existing use value of the site and on the basis of various comparable sites for sale or for development of C2 uses (which is the existing lawful use of the Barnes Hospital site).
47. An independent viability assessment was undertaken on the original proposal and, subsequently, the applicant revised the affordable housing to as follows:
- 18 no. of affordable dwellings
  - 14 no. Affordable Rented: 5 x 1b2p, 7 x 2b4p, 2 x 3b6p,
  - 4 no. Shared Ownership 3 x 1beds, 1 x 2b4p
  - 22% on-site affordable housing provision
  - 78:22% tenure split
48. Offers were received from Registered Providers but these were deemed to be too low and the independent viability assessment was undertaken on the basis of higher value offers which was considered appropriate.
49. The 3 x 1 bed 2 person shared ownership units meet the Council's affordability criteria of £47,000 (being approximately £45,700). The 1 x 2 bed 4 person shared ownership unit is significantly over but the Council's Housing Department accept this position on the basis that two thirds of the units meet the requirements, as set out in the Council's intermediate housing policy. It is also noted that the shared ownership units meet the GLAs affordability criteria (maximum household income of £90,000 as set out in 'Homes for Londoners').
50. Whilst the revised offer of approximately 22% on-site provision still falls short of policy requirements (50%), the tenure mix is broadly policy compliant and the viability appraisal found the scheme to provide the maximum reasonable amount of affordable housing. The Council's Housing Department raise concerns over this under provision but ultimately do not object to the scheme subject to the following review clauses which

have been agreed by the applicant and which can be secured through a section 106 legal agreement:

- Pre-commencement - to allow the consideration of whether the addition of public grant funding could deliver an enhanced affordable housing offer
- pre-implementation - if development has not occurred within 2 years
- Late stage review - at the sale of 75% of the Open Market Units

51. As this is an outline application, further consideration will be given to the affordable housing offer when further details of the residential scheme are put forward through a reserved matters planning application.
52. Overall, in line with policy and based on the revised affordable housing offer put forward by the applicant, it has been demonstrated through an independent viability review that the scheme is showing a deficit and cannot reasonably provide further on-site affordable homes. The scheme provides valuable socially rented units in addition to some shared ownership units, with two thirds of those units meeting the Borough's affordability criteria. This scheme is therefore considered compliant with LP 36 subject to the review mechanisms set out above.

### **Heritage Assets**

53. *The NPPF recognises heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Consequently, in determining applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness”.*
54. *Further:*
- a. *When considering the impact on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para. 193);*
  - b. *Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para. 194-196);*
  - c. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably” (para. 200)*

55. *Locally, Policy LP 3 requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, will be conserved and enhanced by the giving great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
56. *Policy LP 4 requires BTMs to be preserved, and where possible enhanced. There is a presumption against the demolition of BTMs.*
57. *LP 1 sets the Council's intention for all development to be of high architectural and urban design quality, and the character and heritage of the borough to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:*
- compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
  - sustainable design and construction*
  - layout, siting and access, including making best use of land;*
  - space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;*
  - inclusive design, connectivity, permeability, natural surveillance and orientation; and*
  - suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site*
58. *The scheme incorporates a basement. As outlined in Policy LP 11, proposals for subterranean and basement developments must:*
- Demonstrate the scheme safeguards the structural stability of the existing building, neighbouring buildings and other infrastructure, including related to the highway and transport; a Structural Impact Assessment will be required where a subterranean development or basement is added to, or adjacent to, a Listed Building.*
  - use natural ventilation and lighting where habitable accommodation is provided;*
  - include a minimum of 1 metre naturally draining permeable soil above any part of the basement beneath the garden area, together with a minimum 200mm drainage layer, and provide a satisfactory landscaping scheme;*
  - demonstrate that the scheme will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage;*
  - demonstrate as part of a Construction Management Statement that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with the Local Environmental Impacts, Pollution and Land Contamination policy of this Plan);*

59. *Policy LP 14 encourages development proposals that improve and enhance the openness or character and open up views into and out of designated other open land. When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account.*

Site Character and Heritage Assets (including non-designated)

60. The site lies within Character Area 8 of the East Sheen Village Plan (Grosvenor Avenue / West of Alexandra Road) which predominantly comprises parallel streets of late 19<sup>th</sup> / early 20<sup>th</sup> Century modest terraces and semi-detached properties. The site is adjacent to Character Area 7 (Queens Road) which includes the Cemetery. The character of the area is determined by its long streets of terraced cottages, contrasted with the secluded greenery of the cemetery with Lodge Avenue as its western boundary.
61. The site is adjacent to the Queens Road, Mortlake Conservation Area. The Conservation Area Statement states that *“Mortlake is a good example of a Victorian cemetery with some fine mature trees. The adjoining terraces of small Victorian cottages, some of which face onto narrow alleyways and have unusual embellishments, possess a charming sense of space. This area forms one of the earliest settlements in Mortlake, evidenced by the historic street pattern...The disused graveyard is a historically significant remnant of nonconformist worship in the area. The character of the area is determined by its long streets of terraced cottages, (with corner pubs forming intermittent foci) contrasted with the secluded greenery of the cemetery with Lodge Avenue as its western boundary”*. Adjacent to the site, and lying within the Conservation Area, is Old Mortlake Burial Ground which is designated OOLTI.
62. The site also lies to the south of Cowley Road Conservation Area (CA79), recently designated on 20.02.2019. According to the Conservation Area Statement, the significance of this Conservation Area lies in its historic association to a particular time in social history as well as the architectural and landscape unity and detailing. This includes BTMs fronting North Worple Way. Also included in the Conservation Area is a later small row of railway worker cottages on North Worple Way (BTMs).
63. The application site has its own character, differing from the surrounding area, which has developed over time and which is typical of such institutional sites. The site comprises of a mix of new and old buildings scattered around the site of varying designs and architectural merit. 8 no. of these buildings are Victorian and Edwardian and are BTMs. The site is largely hardstanding with some areas of soft landscaping and various trees scattered around the site, including mature trees along the site edges. The buildings on the site are generally single and two storey buildings but vary in height and scale.

Demolition of BTMs

64. As identified below, there are 8 BTMs on site. All except A (Gatehouse), B (Entrance Lodge) and C (Recreation Hall) are proposed to be demolished.



65. The applicant has provided a Heritage Statement which identifies the significance of these buildings and which identifies buildings A, B and C as being the most important buildings on the site, with the other buildings being lesser significance due to their limited visibility from the public realm and due to later alterations which have eroded their significance.
66. Whilst this is acknowledged, and the architectural merit of the various buildings varies, all of the buildings have value as a group, representing historic development of the site over time. However, the individual significance of Elizabeth Lodge (Building H) is recognised as the same Edwardian phase as buildings A, B and C, dating from the early 20<sup>th</sup> Century. These points were acknowledged by the Design Review Panel.
67. The applicant contends that the retention of Elizabeth Lodge (as well as the other BTMs proposed for demolition) would prevent maximising the potential of the site and a coherent masterplan, not just in terms of built form, but also high-quality landscaping.
68. The loss of the BTMs is regrettable, in particular Elizabeth Lodge, and weighs against this scheme. However, it is recognised that the most significant buildings have been retained (which are of the same period and due to their proximity will retain a group value) and that the overarching policy for this site (Policy SA 28 of the Local Plan) recognises that the ambitious redevelopment of the site allocation is likely to require some demolition on the site. Furthermore, there is no statutory protection preventing the demolition of the buildings which could be done without permission from the Council given the site is not within a Conservation Area (albeit prior approval would be required for details of the demolition process only).
69. The loss of these buildings in itself is not considered to result in harm to the neighbouring Conservation Areas due to the relationship between the CAs (in the case of Cowley Road CA), the isolated nature of this site and the significance of these

heritage assets (Queens Road and Cowley Road Conservation Areas) as set out above, with the site not being recognised in either Conservation Area Statement.

- 70. On this basis, the loss of the BTMs on the site is not considered of sufficient harm in itself to justify refusal of this application. Notwithstanding this, the Council will also need to be satisfied that any replacement buildings are of a high-quality design (in accordance with the NPPF and Local Plan policies) and sufficient detail and clarity must be given to determine the principle of the development and the loss of the BTMs on the site.
- 71. The applicant has provided a set of parameter plans, including two options for the SEN School, as well as a design code which will guide the design and form of the site which is expected to be developed over a series of phases and, potentially, by a different design team and contractors.

Layout

- 72. The applicant has put forward two options for the layout of the site (as seen below), with the only difference being the layout and height of the SEN School.







73. In general terms, the layout of buildings across the site differs from the defined suburban pattern of development in the surrounding area with large blocks and footprints of varying scale. However, the layout is considered acceptable on the basis the site is unique in the context of the wider area and as the proposal would not represent a layout that is significantly different from the existing, albeit now demonstrating a more arranged layout.
74. The Maximum Building Extents plan shows the close relationship between the proposed buildings, notably the separation between the Residential Blocks, the adjacent BTMs and the Residential Block C and the SEN School. The impact of this close relationship on living standards will be considered later in this report but, in design terms, the siting and separation between buildings is considered acceptable on the basis of the tight knit development pattern in the surrounding area, the constraints of the site (for example the retained BTMs, neighbours to the south and east, the OOLTI to the west and mature trees on the site boundaries) as well as being informed by the requirements of Policy SA 28 which has an expectation to deliver a significant amount on the site.
75. Importantly, the layout responds to the South Worple Way frontage, reflecting the staggered building lines along this stretch of the road. Furthermore, the gap between Blocks A and B, as well as their height, scale and their siting away from the western boundary, prevents them from appearing dominant in views from the Burial Ground (OOLTI) and sets them away from the mature trees on the cemetery boundary.
76. In terms of the two options put forward for consideration, Option 1 has a smaller footprint and will allow more space for landscaping and amenity space for the SEN School (whilst also focussing this space in a preferable location away from neighbours to the south) and also minimises the interface (and thus conflict) with the neighbouring Residential Block. However, both options are considered acceptable in terms of layout. The Design Code also clarifies that either option will provide a minimum external amenity space for a 90 pupil school of 450sqm which appears achievable based on the parameter plans.

### Height

77. The Proposed Maximum Storey Heights Plan (C645\_P\_00\_008-D & C645\_P\_00\_015-D) and the Design Codes clarify the height as follows:

- Residential
  - Block A – 2.5 storeys (8.9m / 15.31m AOD)
  - Block B – 2.5 / 3 storeys (10.3m / 16.71m AOD)
  - Block C - 2.5 / 3 storeys (10.3m / 16.71m AOD)
- SEN School
  - Option 1 - 3 storeys (10m / 16.45m AOD)
  - Option 2 - 2 storeys (7.5m / 13.91m AOD)
- Healthcare Centre – 2 / 2.5 storeys (9.55 - 10.15m / 15.75 – 16.35m AOD)

78. The Healthcare Centre and Block A are shown as being 2 / 2.5 storeys with the design code clarifying that the top floor would be set within the roof space. This height is consistent with the general pattern of development along South Worple Road.

79. The buildings proposed towards the back of the site (Blocks B, C and the SEN School) are marginally taller but not significantly higher than surrounding buildings (in particular on Grosvenor Avenue). It is also noted that Blocks B and C are located in a similar area and are lower in height than the existing main hospital building. This can be seen on the image below. On this basis, the general height is considered acceptable in relation to the surrounding context which is predominantly 2 storey domestic buildings.



Scale and Mass

80. Arguably, the blocks are not representative of the development grain of the surrounding area. As such, it is important that they are broken up through verticality, design and materials to ensure that they respond positively to the surrounding context. The Design Code details how this will be achieved: -

<b>Residential</b>	<ol style="list-style-type: none"> <li>1. The second floor [i.e. third storey] of the residential blocks shall be combined with a pitched roof</li> <li>2. Projecting bay windows [of no less than 0.5m] on the first and second storeys shall be consistent with the design and scale of similar design features found in local residential architecture and the existing site.</li> <li>3. The second floor [i.e., third storey] of the residential blocks shall be designed to include gables and dormer windows</li> <li>4. The residential blocks shall be designed with dormer windows of varying sizes to add variety and articulation to the massing set modestly in the roof space, not appearing overly dominant.</li> <li>5. The residential blocks shall be designed with projecting gable-fronts of no less than 0.5m [except south facing elevations of Blocks B and C and reduced depths of projecting gables on west facing</li> </ol>
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	<p>elevations of Blocks A and B] of varying depths to add variety and articulation.</p> <ol style="list-style-type: none"> <li>6. Gables shall be designed to the scale of similar design features found in local residential architecture and the existing site.</li> <li>7. The building plane shall not exceed a maximum of 8m of a single contiguous surface exceeding before detail to introduce verticality, projection or recession.</li> <li>8. Each residential block shall be designed with 3 to 4 brick chimney extending atop the parameter heights to break up the roof line</li> <li>9. Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.</li> </ol>
<b>Healthcare Centre</b>	<ol style="list-style-type: none"> <li>1. The third storey shall be set within a pitched roof to be consistent with the design and scale of similar design found in local residential architecture and the existing site, as well as being similar to the design of the third storey of the residential blocks</li> <li>2. The second floor of the Healthcare Centre shall be designed to include dormer windows</li> <li>3. The second floor (i.e. third storey) shall not exceed a maximum of 7 dormers along elevations exceeding the length of 11m and a maximum of 4 dormers along shorter elevations.</li> <li>4. The massing of the Health Hub must be broken down through the design and form of the roof, use of materials, set backs and reveals [no less than 0.5m] where appropriate to provide a suitably variegated townscape aspect and respond to the surrounding area and/or the existing site.</li> <li>5. The reserved matters building design should avoid excessive lengths [maximum of 8.5m] of external walls without recession or projection [of no less than 0.5m] to ensure a varied building form.</li> <li>6. Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.</li> </ol>
<b>SEN School</b>	<ol style="list-style-type: none"> <li>1. The form and mass of the SEN School [notably the roof] shall be broken down to provide visual interest whilst responding to the local vernacular and existing site in its design and materiality.</li> <li>2. The third storey element [i.e. second floor] should be set-back by a minimum of 1.5m from the external envelope of the storeys below.</li> <li>3. The building plane shall not be a single contiguous surface [maximum length of 7.6m] but shall be articulated by meaningful projections and recessions [no less than 0.5m] to provide an articulated building form.</li> <li>4. Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.</li> </ol>

81. The above design code is considered sufficient to ensure that the mass of the blocks will be sufficiently broken down through the design of the buildings, subject to further details being secured through reserved matters.

Design and Materials

82. In addition to the above, the following design principles and materials are proposed in the design code:

<b>Residential</b>	1. The eaves heights will vary to create playful elevations and must
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	<p>not exceed a maximum height of 6m [12.41m AOD], not including brick balustrades.</p> <ol style="list-style-type: none"> <li>2. All elevations should be designed with sensitivity given to their facing context. Particular sensitivity should be given to the elevations addressing Grosvenor Avenue, reducing impression of mass through roof design and form.</li> <li>3. The dormer windows must be smaller in width than the windows below and generally to be centred on windows in storeys below.</li> <li>4. There shall be a maximum of 7 dormer windows throughout the length of the long elevation and a maximum of 4 dormers along the short elevation of each block.</li> <li>5. Juliet balconies will be incorporated into the design with no projecting balconies on the residential blocks.</li> <li>6. The primary finish to the residential blocks will be good quality brickwork, flush pointed.</li> <li>7. The colour and texture of the specified brick must be sympathetic, i.e. of a similar tone, to the existing BTMs and to those specified on the Health Hub and SEN School, and previously agreed with the Local Planning Authority.</li> <li>8. The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site.</li> <li>9. Copings and string-courses are to be of York or Portland stone.</li> <li>10. Windows, doors and projecting bay windows are to be of hardwood timber with painted metal secondary type mullions, transoms and casements.</li> <li>11. Windows of the residential blocks shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.</li> <li>12. Windows to dormers are to be as windows, doors and projecting bay windows, above.</li> <li>13. Roofs are to be of good quality red clay or slate tiles and flashed in lead or zinc.</li> <li>14. Glazing to windows is to be low-iron glass with no green caste.</li> <li>15. The architectural housings of dormer windows are to be clad and flashed in lead or zinc.</li> <li>16. Juliet balconies and balustrades are to be of painted steel with no visible fixings.</li> <li>17. Details of all materials and fenestration to be approved by the LPA.</li> </ol>
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83. In addition to the above design code, illustrative drawings have been provided of the residential blocks (as seen below).



<p><b>Healthcare Centre</b></p>	<ol style="list-style-type: none"> <li>1. The primary finish to the Health Hub will be good quality brickwork, flush pointed.</li> <li>2. The colour and texture of the specified brick must be sympathetic, i.e. of a similar tone, to those specified in the residential blocks, and previously agreed with the LPA. The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site.</li> <li>3. Copings and string-courses are to be of York or Portland stone.</li> <li>4. Windows, doors and projecting bay windows are to be of good quality, either painted metal, timber or composite frames.</li> <li>5. Glazing to windows is to be low-iron glass with no green caste.</li> <li>6. Windows of the Health Hub shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.</li> </ol>
<p><b>SEN School</b></p>	<ol style="list-style-type: none"> <li>1. The primary finish to the building will be good quality brickwork, flush pointed.</li> <li>2. The colour and texture of the specified brick must be sympathetic, i.e. of a similar tone, to the existing BTMs and to those specified in the health hub and residential blocks, and previously agreed with the LPA.</li> <li>3. The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site</li> <li>4. Windows, doors and projecting bay windows are to be of good quality, either painted metal, timber or composite frames.</li> <li>5. Windows of the SEN School shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.</li> <li>6. Glazing to windows is to be low-iron glass with no green caste.</li> <li>7. Details of all materials and fenestration, including that of acoustic insulation for the SEN School, are to be approved by the LPA.</li> </ol>

84. The following indicative aerial views are provided of the whole site, showing the SEN and Healthcare Centre.



85. Overall, the design and use of materials is considered acceptable, picking up on features which are characteristic of the surrounding area (i.e. gables, bays and materials - as seen below) as well referencing the existing historic buildings on the site (i.e. through the use of red, gauged brickwork). There are various examples of similar style dwellings in the surrounding area (i.e. Glendower Road) and the use of red brick also hints at the historic buildings currently on the site (and retained). The consistency throughout the design codes for the various uses will also set the framework for a coherent approach across the site which is supported and which takes into account the recommendations of the Design Review Panel.

**Properties on Glendower Road and Fitzgerald Avenue**





Landscaping

86. The site is approximately 1.4 Ha and the design code clarifies that a minimum area of 4,000sqm (0.4 Ha) is to be soft landscaped (an increase of approximately 500sqm). This equates to approximately 28% of the site which is a reasonable amount. The landscaping plan below (see below) sets out where the soft landscaping will be provided. It is also noted that the Design Code clarifies a minimum 500 sqm net increase of soft landscaping across the site.
87. Notwithstanding this indicative plan, the Design Code sets out the following minimum requirements:
- SEN – 1,225 sqm
  - Healthcare Centre – 300 sqm
  - Residential – 2,475 sqm



88. The Design Code confirms that landscaping (hard and soft), planting and boundary treatment across the site will be coherent which is supported and was advised by the Design Review Panel. It also confirms that boundary treatment between the different areas will be discrete, apart from the SEN which where additional security and privacy will be required. This is considered reasonable.
89. Further details of soft landscaping, boundary treatment, landscape materials, furniture and external lighting across the site can be secured through conditions and assessed in more detail through the reserved matters stage. A condition will also be attached to prevent gates at all three entrances.

Summary

90. Overall, it is considered that the design code (relating to scale and mass, design, materials, landscaping etc) will ensure a high quality and coherent approach across the site to inform future detailed proposals for the various elements of the scheme. This approach will ensure each area of the development references the site's existing historic significance as well the character of the surrounding area, ensuring that the development will sit comfortably in its immediate and surrounding context, without resulting in harm to designated and non-designated heritage assets. On the basis of the information provided, and subject to further details being secured through detailed proposals for the site, the scheme is supported.
91. Historic England and the Greater London Archaeological Advisory Service (GLAAS) were consulted on this application and raised no objections subject to conditions.

**Residential Amenity**

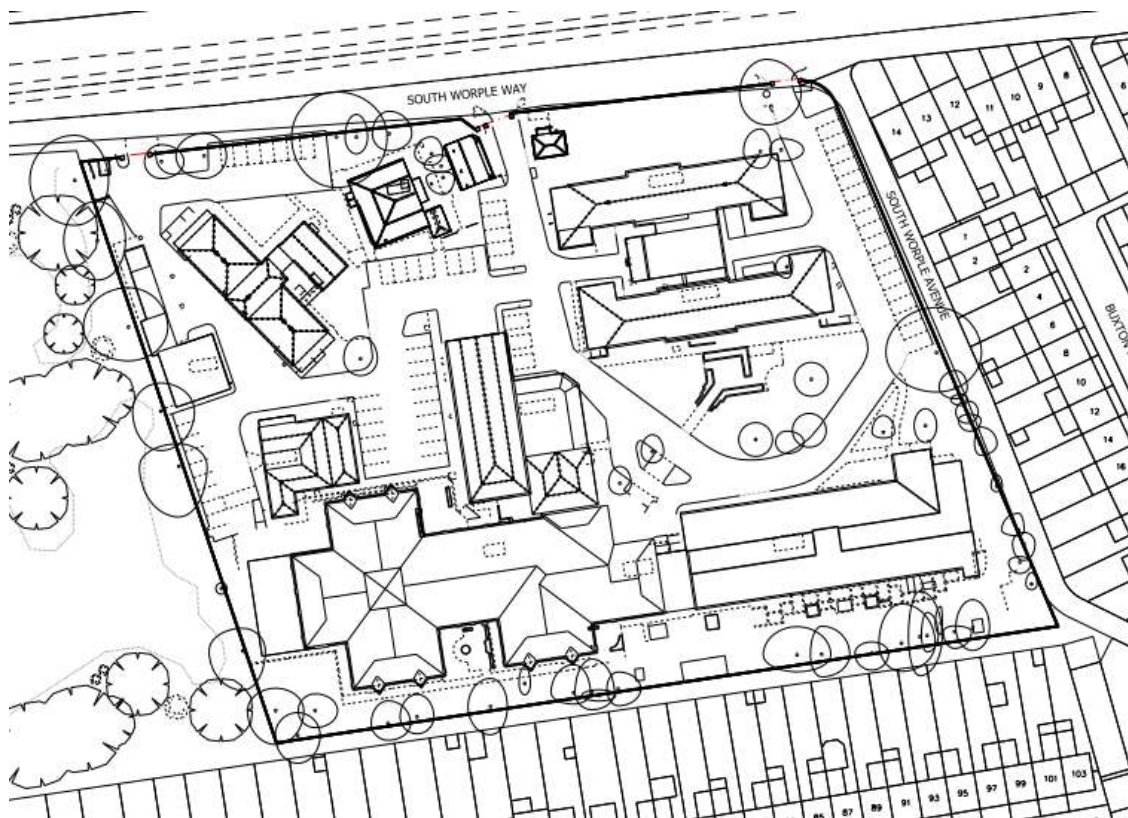
92. *Policy LP 8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:*



- ensure the design and layout enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;
- ensure balconies does not raise unacceptable overlooking or noise or disturbance
- ensure that proposals are not visually intrusive or have an overbearing impact
- ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.
- Paragraph 4.8.8 of the Local Plan states that “the minimum distance of 20 metres between habitable rooms within residential development is for privacy reasons; a greater distance may be required for other reasons, or a lesser distance may be acceptable in some circumstances...the distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking. Where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to 13.5 metres”.

93. The site is surrounded by residential properties on North Worple Way to the north, South Worple Avenue to the east and Grosvenor Avenue to the south.

94. There are various buildings on the site currently, ranging between 1 – 2.5 storeys. The building in the south west corner is the largest and, being sited close to the southern boundary, mainly affects No’s 55 to 75 Grosvenor Avenue. Otherwise, the other buildings on the site are relatively modest in scale and set away from the site boundaries and so the impact on residential neighbours currently is relatively limited.



95. In terms of new build, the proposal is for 3 residential blocks in the western part of the site, a SEN school to the south east and a Healthcare Centre to the north east, all ranging between 2 and 3 storeys in height, as outlined in the two options below.

**Option 1 – ‘L – shaped SEN’**



**Option 2 – Block shaped SEN**



96. The most relevant part of the parameter plans and design code are as follows:

Block	Storey / metre height	Distance from boundary
Residential Block A	2.5 storey	Distance from northern



	Max. height – 8.9m	boundary – varies between 2 and 7m
<b>Residential Block B and C</b>	2.5/3 storey Max. height – 10.3m ○	Distance from southern boundary – 8.25m
<b>SEN – Option 1</b>	3 storey Max. height – 10m Top floor set back - minimum 1.5m from floor below	Distance from southern boundary – 7.7m Distance from eastern boundary - 6m
<b>SEN – Option 2</b>	2 storey Max. height – 7.5m	Distance from southern boundary – 7.7m Distance from eastern boundary - 6m
<b>Healthcare centre</b>	Max. height – 10.15m	Distance from northern boundary – 7m Distance from eastern boundary - 13m

#### Visual Intrusion

97. Residential Block A – No objections due to separation distance with neighbours.
98. Residential Blocks B and C (height – max. of 10.3m / 16.7 AOD) will be sited no closer than 8.25m from the southern boundary which is a similar distance to the existing building (which itself is higher at 19.37m AOD). The overall gap between the properties to the south would be approximately 25m. It is also noted that there is a gap between the two residential blocks (giving visual relief) and the design and form of the roof will also lessen the impact. Overall, the resultant impact on neighbours, with consideration given to the existing situation, is not considered to give rise to an undue impact in terms of visual intrusion and loss of outlook.
99. SEN - Two options have been put forward. Neither option is considered unreasonable in height and, given the separation distance of approximately 7.7m from the southern boundary (an overall separation of approximately 20m from Grosvenor Avenue properties) and 6m from the eastern boundary (an overall separation distance of 20m from the rear building line of dwellings on South Worple Avenue), is not considered to give rise to an undue loss of outlook or visual intrusion for neighbours on Grosvenor Avenue or South Worple Ave. Option 2, at 2 storeys and 7.5m in height, will of course result in less of an impact.
100. Healthcare Centre – The healthcare building is 10.15m in height which is not considered unreasonable and, given the separation distance of 13m from the eastern boundary (giving a minimum separation of approximately 20m from the rear elevation of properties backing onto South Worple Avenue and 17m from the east flank of No. 14

South Worple Way), is not considered to result in a harmful impact on the amenity of South Worple Avenue neighbours in terms of visual intrusion or outlook.

101. Further to the above, it also noted that the separation distances to neighbours is broadly reflective of the site context, where in some parts of the surrounding area a tight-knit development grain is commonplace, and the Design Code also includes various references to the design of the above buildings (in particular at the roof level) which will further reduce the scale and mass of the buildings that will also lessen any impact.

#### Privacy

102. Blocks B and C are separated from the southern boundary by approximately 8.25m. No detailed elevations or floor plans have been provided given this application is in outline, however, the Design Code clarifies that Residential Blocks B and C will be no less than 20m from the rear elevations of Grosvenor Avenue properties (a distance which is typically considered sufficient to ensure an adequate level of privacy is retained) and that there will be no roof level dormer windows or gables facing south (towards Grosvenor Avenue) or projecting balconies. On this basis, the proposal is not considered to result in an undue loss of privacy for these neighbours. Furthermore, this matter, including specific design-led mitigation to lessen any perceived overlooking, can be looked at in further detail through any reserved matters applications.
103. Similarly, no detailed floor plans or elevations have been provided of the Healthcare Centre or SEN school which are both within close proximity to neighbours on Grosvenor Avenue, South Worple Avenue and No. 14 South Worple Way. Given the proposed use of the building, in addition to the separation distance from these neighbours (Approximately 20m, 20m and 17m respectively), it is unlikely that the proposal would bring about an undue level of harm in terms of overlooking or loss of privacy. This matter can be considered further through the reserved matters application.

#### Daylight/Sunlight

104. A Daylight, Sunlight and Overshadowing Report has been submitted by the applicant. The report calculates that all affected windows of neighbouring properties to the north on North Worple Way, south on Grosvenor Avenue and east on South Worple Avenue would pass the 25 degree BRE test in terms of daylight and sunlight testing (thus not requiring more detailed assessment) and that, ultimately, the development was unlikely to have a significant impact on the daylight and sunlight to neighbouring windows. The report also concludes that there is unlikely to be a significant impact from the development in terms of overshadowing to the amenity space of neighbouring properties. In terms of Grosvenor Road properties, no assessment of overshadowing has been undertaken due to them being located south of the development (in line with BRE guidance). Given the relatively low-rise nature of this proposal, the findings of this report are accepted and no concerns are raised by officers.

#### Noise, Disturbance and Light Pollution

105. The impact of the development in terms of noise will be considered in detail in the following section.
106. The Design Code includes limited details of lighting but does reference that lighting shall not be high level to avoid disturbance to wildlife (including bats). This matter, including how external lighting might impact on ecology and amenity, can be considered at the reserved matters stage or via conditions.

#### Summary

107. Further details (including detailed floor plans and elevations of all elements of the scheme) will be required to assess this matter fully, which will take place at the reserved matter stage, however, it is considered that the detail provided in the Design Code and Parameter Plans is sufficient to safeguard the amenity of neighbours.

**Residential Development Standards**

108. *Adopted policy requires developments to achieve acceptable standards for proposed accommodation, and the requirements are summarised in the table below:*

<p>LP35 LP30</p>	<p>Accessibility</p>	<ul style="list-style-type: none"> <li>• 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.</li> <li>• An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people</li> </ul>
<p>LP35</p>	<p>Internal standards</p>	<ul style="list-style-type: none"> <li>• All new housing are required to comply with the Nationally Described Space Standards.</li> <li>• Where developments are not able to meet policy requirements for housing mix and standards, the applicant should identify the shortcomings and demonstrate reasons why, including that suitable alternative layouts.</li> </ul>
<p>LP35 LP31</p>	<p>External standards</p>	<p>Amenity space:</p> <ul style="list-style-type: none"> <li>• New housing should provide adequate external space.</li> <li>• Purpose built, well designed and positioned balconies or terraces are encouraged where new residential units are on upper floors</li> <li>• Amenity space should be:             <ul style="list-style-type: none"> <li>▪ private, usable, functional and safe;</li> <li>▪ easily accessible from living areas;</li> <li>▪ orientated to take account of need for sunlight and shading;</li> <li>▪ of a sufficient size to meet the needs of the likely number of occupiers; and</li> <li>▪ accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.</li> </ul> </li> </ul> <p>Open space:</p> <ul style="list-style-type: none"> <li>• all major developments are required to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development</li> <li>• applicants should provide an analysis of existing open space provision in line with the Council's accessibility standards for travel to open spaces. Where there is inadequate existing provision and limited access to such facilities, publicly accessible facilities will be expected on site to mitigate the impacts of the new development on existing provision</li> </ul> <p>Play space:</p> <ul style="list-style-type: none"> <li>• applicants should provide a play and child occupancy assessment.</li> <li>• An assessment of existing play facilities within the surrounding area will be required.</li> <li>• Where the assessment demonstrates an estimated child occupancy of ten children or more, the development should make appropriate and adequate provision of dedicated on-site play space by following the London Plan benchmark standard of 10sqm per child.</li> </ul>

109. This is an outline planning application and, as such, no detailed floor plans or elevations have been submitted and so, in the event that outline planning permission is

granted, a more thorough assessment of the residential standards will be undertaken through the reserved matters stage.

110. Notwithstanding this, the surrounding site context, development layout (as shown on the parameter plans) and the design code provide sufficient information to determine a reasonable standard of accommodation is possible.
111. Concern is raised in relation to the separation of the following blocks which, according to the maximum building extent parameter plan, gives the following separation distances:
- Block B and Block C - approximately 13.5m
  - Block A and Block B - approximately 13.5m
  - Block A and the adjacent BTM - approximately 7m
  - Block C and SEN school – approximately 13.5m
112. The design code clarifies the following:
- The separation between residential massing blocks should not be less than 13.5m
  - Between Blocks B and C, there shall be a minimum of 13.5m distance between bay windows, a minimum of 15.3m between projecting gables and a minimum of 17m between main facing elevations.
  - Where distances between building lines is below 13.5m, facing bay windows must be offset in their alignment to maximise separation and facing windows shall only serve non-habitable rooms
  - The distance between the residential massing of Block C and the SEN School must be no less than 13.5m.
  - Block C shall be no less than 1.5m from the SEN Boundary [as shown in C645\_P\_00\_006 - Rev\_D]. Habitable rooms within units in Block C at close proximity to the SEN School boundary [minimum of 1.5m at pinch point] shall serve as dual aspect.
113. The Council's policy and guidance recommends separation distances of 20m between habitable rooms but that lesser distances of a minimum of 13.5m may be acceptable where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms).
114. With regard to the BTM (The Recreation Hall), whilst detailed floor plans have not been provided, the ground floor layout as existing would allow dual aspect rooms and so it is considered that the close relationship between Residential Block can be sufficiently mitigated through the design process.
115. Despite the concern raised above which lessens the quality of accommodation being provided in some instances, the standard of accommodation overall is considered to be acceptable, and is likely to be able to provide sufficient levels of outlook and natural light for the following reasons:
- The development layout, height, scale, massing and design (as shown on the parameter plans and design code)
  - The safeguards set out in the design code (see above) which would ensure certain separation distances between buildings
  - That the most affected units (as described above) are either offset or would allow dual aspect on the basis of the parameter plans
  - The surrounding context with much lesser separation distances evident in the area (i.e. approximately 15m on Buxton Road; 18m on Grosvenor Avenue).

- As some of the blocks would receive generous levels of outlook (i.e. those facing the east as well as west facing units of Blocks A and C) far exceeding Council guidance

116. The above conclusion relates to both options put forward. Whilst Option 2 would be of lower height (2 storeys), it is likely to affect a greater number of units within Residential Block C due to the larger footprint. Notwithstanding, it is considered that, on the basis of the information provided for this outline application, both options are able to provide sufficient standards of accommodation (for all uses) and this matter can be considered in more detail through the reserved matters stage.

117. The Design and Access Statement clarifies that a minimum of 90% units are to meet Building Regulations M4(2) and 10% M4(3) requirements. No detailed floor plans have been provided but this matter can be dealt with at the subsequent reserved matters stage and conditioned to ensure compliance.

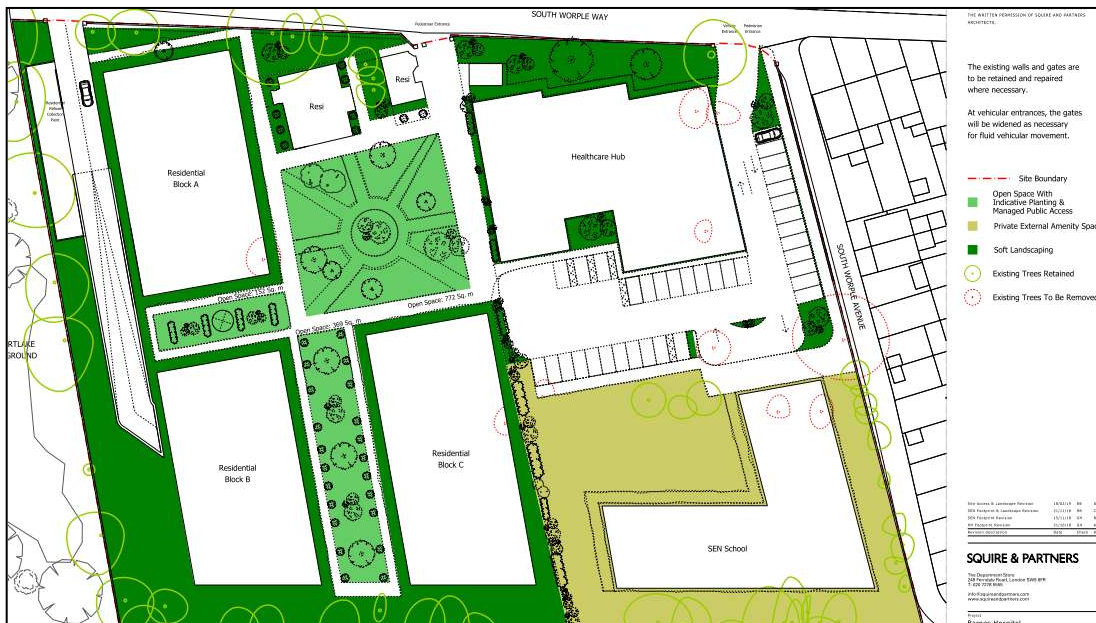
Private Amenity Space

118. The Council’s guidance requires 5 sqm per flat plus an additional 1 sqm per additional occupant is required, which is private, usable, functional and safe; easily accessible from living areas; and orientated to take account of need for sunlight and shading.

119. No details have been provided but the Design Code clarifies that private external amenity space would be provided around the perimeter and in between the residential blocks. It is however reasonable to assume that most residential units would only benefit from a communal amenity space around and in between the residential blocks. No in principle concerns are raised to this approach and it is considered that there is sufficient space within the site to accommodate an appropriate level of provision for the residential units and so this matter can be dealt with through the reserved matters.

Open Space and Play Space

120. The proposal provides areas of open space within the central landscaped area and between the residential blocks. The Design Code clarifies that the residential area will provide a minimum of 2,475sqm of soft landscaping. The area identified as ‘open space’ as seen in light green on the landscape plan below shows approximately 1,293 sqm of open space centrally within the site.



121. Applying the GLAs play space calculator, the development generates a child yield of 33 with a need for approximately 280 sqm of on-site play space for 0-11s. No details of where this play space would be accommodated has been provided but it is considered that there is sufficient space on site to accommodate dedicated play space of this amount. In terms of 12+ play space, the applicant has agreed to a financial contribution of £1,572 towards off site play provision / accessibility and maintenance. The Council's Parks and Recreation Department raise no concerns subject to further details being considered at subsequent stages of the application process (reserved matters) and the above financial contribution being secured through a S106 legal agreement.
122. It is also noted that the proposal would provide approximately 1,293 sqm of publicly accessible open space which is a benefit to this scheme. Conditions would apply to ensure that this remains open and not a gated development.

### **Pollution**

123. *Policy LP 10 (Local Environmental Impacts, Pollution and Land Contamination) states that the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land.*

### **Air Quality**

*B. The Council promotes good air quality design and new technologies. Developers should secure at least 'Emissions Neutral' development. To consider the impact of introducing new developments in areas already subject to poor air quality, the following will be required:*

- 1. an air quality impact assessment, including where necessary, modelled data;*
- 2. mitigation measures to reduce the development's impact upon air quality, including the type of equipment installed, thermal insulation and ducting abatement technology;*
- 3. measures to protect the occupiers of new developments from existing sources;*
- 4. strict mitigation for developments to be used by sensitive receptors such as schools, hospitals and care homes in areas of existing poor air quality; this also applies to proposals close to developments used by sensitive receptors.*

### **Noise and Vibration**

*C. The Council encourages good acoustic design to ensure occupiers of new and existing noise sensitive buildings are protected. The following will be required, where necessary:*

- 1. a noise assessment of any new plant and equipment and its impact upon both receptors and the general background noise levels;*
- 2. mitigation measures where noise needs to be controlled and managed;*
- 3. time limits and restrictions for activities where noise cannot be sufficiently mitigated;*
- 4. promotion of good acoustic design and use of new technologies;*
- 5. measures to protect the occupiers of new developments from existing sources.*

### **Odours and Fume Control**

*E. The Council will seek to ensure that any potential impacts relating to odour and fumes from commercial activities are adequately mitigated by requiring the following:*

- 1. an impact assessment where necessary;*
- 2. the type and nature of filtration to be used;*

3. *the height and position of any chimney or outlet;*
4. *promotion and use of new abatement technologies;*

#### **Land Contamination**

*F. The Council promotes, where necessary, the remediation of contaminated land where development comes forward. Potential contamination risks will need to be properly considered and adequately mitigated before development proceeds.*

#### **Construction and demolition**

*G. The Council will seek to manage and limit environmental disturbances during construction and demolition as well as during excavations and construction of basements and subterranean developments. To deliver this the Council requires the submission of Construction Management Statements (CMS) for the following types of developments:*

1. *all major developments;*
2. *any basement and subterranean developments;*
3. *developments of sites in confined locations or near sensitive receptors; or*
4. *if substantial demolition/excavation works are proposed.*

*Where applicable and considered necessary, the Council may seek a bespoke charge specific to the proposal to cover the cost of monitoring the CMS;*

#### Noise

124. An Acoustic Assessment has been submitted alongside this application. The report assesses the existing baseline noise conditions, being mostly affected by proximity to the railway line to the north and being underneath the Heathrow flight path.
125. The report concludes that internal noise levels for both the residential and SEN school can be controlled to acceptable levels through mitigation such as passive ventilation or mechanical ventilation (in particular in the case of the SEN due to the noise sensitivity of this use).
126. In terms of noise levels to external amenity space, the report acknowledges that guideline values are likely to be exceeded. The same is the case for the amenity space for the SEN school and the report advises noise barrier fencing as a means of mitigation.
127. Given this is an outline application, only limited details have been provided of the residential units and SEN school (in terms of floor plans), external amenity spaces and of the chosen mitigation required to control noise to acceptable levels.
128. Furthermore, no detail has been provided to allow officers to consider the impact of the noise from proposed uses on neighbour amenity. The Design Code clarifies that the required amenity space for a 90 pupil SEN school is 450sqm. Based on the parameter plans, there is sufficient space for this amenity space to be located away from existing neighbours to the east and south, however, officers consider Option 1 to be the preferable layout as it would firstly allow more amenity space due to the smaller building footprint and would also allow a larger and more usable space to be located to the north of the building away from both existing neighbours and Residential Block C. The Council's Environmental Health Officer raises no in principle concerns to the siting of the SEN and associated external amenity space in relation to neighbours and recommends conditions to allow further consideration of this matter (including possible mitigation i.e. noise barrier fencing etc) through the detailed design stage. This is considered sufficient for the purposes of this outline application.

129. Overall, the Council's Environmental Health Officer raises no objections subject to conditions securing further details and assessment of the concerns raised above.

#### Odour

130. An Odour Assessment has not been submitted with this application. Given this is an outline application, with no details of the SEN known at this stage, the Council's Environmental Health Officer accepts this position and raises no objections subject to conditions.

#### Air Quality

131. Barnes Hospital itself is located on a low pollution road (South Worple Way) but any additional vehicular movements to / from the site either during construction or operation will be required to travel across the South Circular, the A316/Chalkers Corner or Mortlake High Street where existing levels of pollution are high (exceeding EU limit values for NO<sub>2</sub>). The site is close to two level crossings which are down for significant periods of the day (approximately 44 minutes each hour) and so the proposal must also be considered in light of its impact on the Air Quality Focus Area.
132. The transport constraints of the site are acknowledged, with access being constrained by narrow local roads (South Worple Way) and the level crossing (with down time being 44 minutes each hour at peak times). A robust travel plan will be required to encourage sustainable forms of transport for all users. This can be secured through a S106 legal agreement.
133. The transport constraints of the surrounding area will also affect the construction phase. The Construction Management Plan notes that no construction vehicles will be permitted at peak hours and further details can be secured via conditions.
134. An Air Quality Assessment has been submitted alongside this application which considers the air quality implications from the operation of the existing lawful use of the site (at full operation) and the proposed.
135. The Council's Air Quality Officer raised a number of concerns with the applicant's Air Quality Assessment and the applicant has since sought to address these matters, in particular by amending the assessment to reflect the particular constraints of the site (and wider area).
136. On the basis of the trip generation assessment of the existing use (at full operation) and proposed use, which is accepted by the Council's transport department, the Council's Air Quality Officer raises no objections subject to the measures set out in the transport section of this report (travel plans, cycle parking, EV charging points, delivery and servicing plans etc) as well as a financial contribution of £15,000 towards air quality measures to raise awareness at local schools. This has been agreed by the applicant and can be secured through a section 106 legal agreement.

#### Contamination

104. The Council's records indicate that the site and surrounding area has been subject to former potentially contaminative land uses. A Phase 1 Ground Contamination Desk Study Ground Contamination Desk Study has been submitted and the Council's Environmental Health Officer raises no objections subject to conditions.

#### **Transport**

105. *The NPPF (para. 109) states "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".*



106. LP 44 states that the Council will work in partnership to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment. The Council will:

- Encourage high trip generating development to be located in areas with good public transport
- Ensure that new development is designed to maximise permeability within and to the immediate vicinity of the development site through the provision of safe and convenient walking and cycling routes.
- Ensure that new development does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks. Any impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, including in relation to on-street parking, should be mitigated through the provision of, or contributions towards, necessary and relevant transport improvements.

107. LP 45 requires new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land. It will achieve this by:

- Requiring new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards.
- Car free housing developments may be appropriate in locations with high public transport accessibility, such as areas with a PTAL of 5 or 6, subject to:
  - a. the provision of disabled parking;
  - b. appropriate servicing arrangements; and
  - c. demonstrating that proper controls can be put in place to ensure that the proposal will not contribute to on-street parking stress in the locality. All proposals for car free housing will need to be supported by the submission of a Travel Plan.
- 2. New major development which has servicing needs will be required to demonstrate through the submission of a Delivery and Servicing Plan and Construction and Logistics Plan that it creates no severe impacts on the efficient and safe operation of the road network and no material harm to the living conditions of nearby residents. (This is reflected in LP 46)

108. Policy LP 24 of the Local Plan requires all major developments to produce site waste management plans to arrange for the efficient handling of construction, excavation and demolition waste and materials.

#### Vehicle Parking Standards

109. The London Plan recognises that areas with high levels of sustainability should aim for significantly less than 1 parking space per unit but sets out the following maximum parking standards:

- 1 - 2 bed – Up to 1 / unit
- 3 bed – Up to 1.5 / unit
- 4 bed – Up to 2 / unit

110. *However, adequate parking spaces for disabled people must be provided preferably on-site and 20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.*
111. *The Local Plan sets a requirement of 1 space per consulting room (PTAL 0-3) or on a case by case basis (PTAL 4+).*
112. *The London Plan does not include parking standards for D1 uses but advises that the level of parking should be determined by the transport assessment.*

Cycle Parking Standards

113. *The London Plan cycle parking standards are:*
- *Residential - 1 space per studio / 1-bedroom unit 2 spaces per all other dwellings*
  - *Health Centre – 1 space per 5 staff*
  - *School - 1 space per 8 staff + 1 space per 8 students*
  - *Storage to be safe, enclosed and weatherproof (Sheffield’ bike stands would be preferable).*
137. The site is largely vacant but some of the buildings are currently in use as community healthcare facilities by SWLSTG. The site contains a total of approximately 6,950 sqm of health floorspace and there are currently approximately 72 parking spaces on site (approximately 1 space per 97 sqm).
138. The site is accessed by pedestrians and vehicles from South Worple Way which officers recognise is a narrow road but this does support two-way traffic. The access to the site is also constrained by the level crossings at the White Hart Lane junction (which has a down time of approximately 44 minutes each hour).
139. The site is approximately 800m from Mortlake Station and a similar distance to public transport services on Upper Richmond Road to the south and Mortlake High Street to the north. The site currently has a PTAL rating of 2 but the applicant’s Transport Assessment argues that the PTAL rating underestimates the sustainability of the site and does not take into account all pedestrian routes and, importantly, does not take into account the new pedestrian footbridge across the railway line at White Hart Lane. They consider the site to have a PTAL rating of 4. The Council’s Transport Officer accepts this position and that the site is likely to have a higher PTAL rating in the future.
140. The proposal is for up to 83 residential units, a 2,500sqm health centre and a 2,402 sqm SEN school. Access to the site for pedestrians and vehicles would remain from the 3 existing access points on South Worple Way, albeit they would be altered to facilitate the development. The following on-site parking provision is proposed:

	<b>Standards</b>	<b>Proposed</b>
<b>Residential</b>	90	44
<b>Healthcare</b>	42	26
<b>SEN</b>	25	11

**Trip Generation**

141. The site has an existing C2 use (with associated and ancillary health care facilities). Whilst the site is largely unoccupied, the trip generation for the existing site use has been undertaken on the basis of the lawful use at full occupation. The Trip Generation analysis has also been undertaken with consideration to traffic surveys from comparable developments, in this case Tolworth Hospital. The trip generation, in terms of total

vehicle trips, for the existing use at full occupation is found to be 48 vehicle movements in the AM Peak and 46 vehicle movements in the PM Peak. The Council's Transport Officer raises no objections to this approach or outcome.

142. The Trip Generation Analysis for the proposed uses makes the following conclusions for vehicle trips:

- **Residential:**
  - AM peak - 13 two-way vehicle movements
  - PM peak - 12 two-way vehicle movements
- **Healthcare Centre - GP:**
  - AM peak – 8 two-way vehicle movements
  - PM peak – 11 two-way vehicle movements
- **Healthcare Centre – Outpatient facility**
  - AM peak – 7 two-way vehicle movements
  - PM peak – 6 two-way vehicle movements
- **SEN:**
  - AM peak – 23 two-way vehicle movements (including 6 minibus arrivals/departures)
  - PM peak – 6 two-way vehicle movements

143. Whilst the objections to traffic, congestion, and barrier down time have been fully considered, this scheme results in a net increase of 3 two-way vehicular trips in the AM peak and a net decrease of 11 vehicular trips in the PM weekday peak hour compared to the number of vehicular trips generated by the current land use (admittedly, this figure is heavily influenced by the applicant's conclusion that all of the 90 pupils will access the new SEN school via a Local Authority contracted minibus). However, notwithstanding such, the Council's Transport Officer raise no concerns with the trip generation analysis methodology or findings.

#### **Access**

144. Vehicular access to the SEN and Healthcare Centre will be via the existing (but altered) eastern access point from South Worple Way whilst the residential site is accessed via the existing (but altered) western access point, also from South Worple Way. This access road would lead to a ramp down to the basement car park.

145. Pedestrian access to the SEN will be via a segregated footway along the eastern boundary of the site and pedestrian access to the Healthcare Centre and residential blocks would be via the existing (altered) central access point.

#### **Vehicular parking**

146. Based on the residential mix set out below, and in accordance with the London Plan parking standards, the development is required to provide a maximum of 90 parking spaces for the residential use:

- 30 x 1 bed
- 39 x 2 bed
- 14 x 3 bed

147. The applicant is proposing 44 no. parking spaces for the residential use in the basement car park (approximately 50% provision), including 5 disabled accessible spaces. Whilst the level of parking provision is significantly lower than the current

London Plan parking requirement, the likely future PTAL rating of 4 (as accepted by the Council's Transport Officer) and the parking requirements of the Draft London Plan, which advises up to 0.5 spaces per unit in PTAL 2-4 areas, must also be acknowledged.

148. A parking stress survey has been provided by the applicant which shows that parking stress on roads within a 200m walking distance of the site is at 80% of total capacity. Only South Worple Way and Sutherland Gardens had parking stress levels below the maximum tolerable level of vehicular parking stress of 85% (as set out in the Richmond Parking Survey Methodology SPD)
149. A CPZ has recently been implemented in the area covering the application site (Zone B2 – Monday to Friday 10:00 – 12:00). Further to this, the Council has recently consulted on an extension to existing CPZs in the area (Zones B2 and ES – Monday to Friday 10:00 – 12:00). These new and existing CPZs are likely to be affected by the development.
150. The applicant has agreed to a financial contribution of £100,000 for the review and implementation of CPZs affected by this development, which may result in an extension to the hours covered by the CPZ, thereby protecting existing residents from worsened on-street parking stress. The applicant has also agreed to a restriction on future residential occupiers from accessing CPZ permits. This will provide sufficient safeguards to prevent the worsening of parking stress in the locality.
151. On this basis, the Council's Transport Officer raises no objections to the level of parking proposed which is considered to strike an appropriate balance between the sustainability of the site, the proposed residential mix and the parking pressures in the locality.
152. The SEN school is expected to employ approximately 50 full time staff and accommodate 90 pupils. On this basis, in accordance with the Local Plan, approximately 25 parking spaces would be required. 11 no. parking spaces are proposed for the SEN School, including 1 disabled bay. The level of parking provision is based on Census data which finds that 37% of employees in the Richmond area travel to work by car. Notwithstanding this, the level of provision would amount to a shortfall of 8 spaces. A restriction on access to CPZ business permits can be secured to ensure this deficit is not to the detriment of local parking conditions.
153. The Transport Assessment is based on an expectation that the majority of pupils will be transported to the school by a local authority bus service. It has been confirmed by Achieving for Children that access to local authority transportation is on the basis of various criteria, including distance. SEN schools typically cater for a larger catchment area than other schools and AfC has confirmed that, whilst it is clearly not possible to determine the level of bus transportation at this stage, there is an expectation that the majority of pupils would meet the required eligibility criteria. On this basis, the Council's Transport Officer raises no concerns to the methodology and findings of the Transport Assessment and, ultimately, the level of parking provision for the SEN school, subject to conditions securing the school as a SEN school and a travel plan secured through the heads of terms.
154. The Healthcare Centre comprises a GP surgery providing 7 consulting rooms and a mental health outpatient facility providing 35 consulting rooms with an expected 51 staff in total. This would give a requirement of 42 off street parking spaces. 26 no. parking spaces (including 4 disabled bays) are proposed to the side and rear of the building for the health use, a figure based on the findings of the trip generation assessment. This is

considered by the Council's Transport Officer to be a reasonable level of parking provision given the likely future sustainability of the site.

155. Network Rail's Suicide Prevention Team have raised concerns over the siting of a mental health facility adjacent to the railway line. Whilst fully acknowledged, the site currently provides mental health services, and its lawful use would not prevent the whole site from returning to such facilities. It is recommended that an informative is added to this application advising the applicant to work with local train operator, British Transport Police and Network Rail to develop local joint risk management strategies.

156. Overall, the Council's Transport Officer considers the proposed level of parking across the site acceptable. In terms of the residential, it is deemed that the approximately 50% provision represents an appropriate balance between the proposed residential mix, the parking pressures in the locality, the sustainability of the site in question and the need to push for low parking developments in line with national and regional (Draft London Plan) planning policy. The Council's Transport Officer raises no objections to the level of parking provision subject to the following being secured through a S106 legal agreement:

- 5 year car club membership for the residential use
- A financial contribution of £100,000 towards CPZ review and implementation
  - Residential – 40%
  - SEN – 32%
  - Health – 28%
- A restriction on future occupiers from accessing CPZ permits for residential and D1 users
- Residential, Work Place and School Travel Plans
- A Car Park Management Condition (controls over the allocation of the spaces).

157. And the following highway works to also be secured through a S106 and completed under S278 of the Highways Act 1980

- Eastern access - the widening of the existing eastern vehicular bell-mouth access point and the installation of double yellow lines either side of the junction for a distance of at least 15m to prevent parking in the near vicinity of the junction, ensure that motorists have sideways visibility and to allow large refuse and construction vehicles space to manoeuvre in and out of the site.
- Eastern access - the installation of a dropped kerb access from South Worple Way to facilitate the 1.8m footway from eastern access point into the site
- Central access point - the installation of flush kerb with double yellow lines across its width in addition to collapsible bollards in the centre of the access to ensure residents of the development do not park on the footway immediately south of it.
- Central access point - the installation of collapsible bollards at the entrance point of the 6m wide shared-use pedestrian and cycleway from South Worple Way to ensure that residents do not drive and park vehicles on this facility.
- Western access – the installation of dropped kerbs either side of the existing western access and double yellow lines installed 10m either side to ensure that motorists have adequate sideways visibility and to allow large vehicles to reverse into the access to collect refuse from the communal refuse collection area.
- A financial contribution of up to £3,000 to the Local Highway Authority to implement a Temporary Traffic Management Order (TTMO) to restrict vehicular parking on South Worple Way (for a distance 106m east of the

existing central access) for the duration of the project to ensure that large vehicles can get access to the site.

158. Car Club – The nearest Car Club car is approximately 380m north east of the site. Various others are in the vicinity of the site. The applicant has agreed membership for 5 years for the residential units.
159. Electric Vehicle Charging Points – The Design and Access Statement confirms 20% on site provision for active electric vehicle charging spaces with a further 80% for passive spaces in line with the Draft London Plan. This can be secured by condition.
160. Cycle parking – Only limited details have been provided of the cycle parking but the following is proposed:
- Healthcare Centre – Up to 27 spaces (including 17 short stay)
  - SEN – Up to 26 spaces (including 18 short stay)
  - Residential – Up to 153 spaces (including 2 short stay)
161. The applicant has confirmed that all uses will comply with London Plan cycle parking standards. Further details can be secured by condition.
162. Residential and Workplace Travel Plans have been provided. Their implementation, including funds for monitoring, can be secured through a S106 legal agreement
163. Deliveries and Servicing – Refuse collection for all uses will be undertaken on the site. For the Healthcare Centre and SEN, vehicles will access the site via the eastern access point whilst for the residential use, a refuse collection bay is proposed off the western access road with vehicles reversing into the site from the highway. Deliveries for the Healthcare Centre and SEN will take place on site whilst, for the residential use, this will take place from South Worple Way. The Council's Transport Officer raises no objections to these arrangements and further details can be secured by condition.
164. Construction - An Outline Construction Management Plan has been submitted with this application. The applicant intends that construction vehicles will enter the site from the east via White Hart Lane and South Worple Way, with the latter being a narrow and constrained road with parking restriction recently being introduced through a CPZ. The applicant will be required to pay up to £3,000 to the Local Highway Authority to implement a Temporary Traffic Management Order (TTMO) as per the terms of the S106 above.
165. The Council's Transport Officer raises no concerns with the submitted information subject to the above and subject to further details of the construction process being secured through conditions.

#### Summary

166. Whilst it is acknowledged that the construction process and proposed use of the site could impact on local highway and parking conditions in the vicinity of the site, the test is to consider is whether this impact would be severe, as per the NPPF. The Council's Transport Officer is satisfied that the Transport Assessment analysis is robust, raises no objection to its conclusions and, subject to the safeguards set out above (which can be secured through conditions and legal agreements), is ultimately satisfied that the proposal would not result in a severe impact on highway and pedestrian safety. As such, the proposal is considered in accordance with the NPPF and LP 44 and LP 45 of the Local Plan.

## **Flood Risk**

165. *NPPF (para 158) states “the aim of the sequential test is to steer new development to areas with the lowest risk of flooding”. This is reflected in LP 21.*
166. *Policy 5.13 of the London Plan sets out the following Drainage Hierarchy whereby development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible:*
- *store rainwater for later use*
  - *use infiltration techniques, such as porous surfaces in non-clay areas*
  - *attenuate rainwater in ponds or open water features for gradual release*
  - *attenuate rainwater by storing in tanks or sealed water features for gradual release*
  - *discharge rainwater direct to a watercourse*
  - *discharge rainwater to a surface water sewer/drain*
  - *discharge rainwater to the combined sewer.*
166. *Policy LP 21 aims:*
- *to guide development to areas of lower flood risk and sets an intention to avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.*
  - *require the use of Sustainable Drainage Systems (SuDS) in all development proposals. Applicants will have to demonstrate that their proposal complies with the following:*
    - *A reduction in surface water discharge to greenfield run-off rates wherever feasible.*
    - *Where greenfield run-off rates are not feasible, this will need to be demonstrated by the applicant, and in such instances, the minimum requirement is to achieve at least a 50% attenuation of the site's surface water runoff at peak times based on the levels existing prior to the development.*
168. *LP 17 requires green and/or brown roofs to be incorporated into new major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact. These equally applies in renovation / conversion developments, where opportunities arise. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof. The onus is on an applicant to provide evidence and justification if a green roof cannot be incorporated. The Council will expect a green wall to be incorporated, where appropriate, if it has been demonstrated that a green / brown roof is not feasible.*
169. *The site is located within Flood Zone 1 and so the ‘Sequential Test’ and ‘Exception test’ set out in national and local policy do not apply. However, as the site is thought to be in an area at risk of groundwater and surface water flood risk and so a Flood Risk Assessment has been submitted alongside this application.*
170. *The FRA assesses the flood risk of the site and concludes that the site is at low risk from all sources of flooding. This is based on an assessment of various flood data (including Environment Agency flood maps, the Council's Strategic Flood Risk Assessment (2016), previous bore hole logs etc).*
171. *The site is currently largely hardstanding and buildings. The proposal would introduce a number of buildings as well as extensive areas of soft landscaping. The FRA*

calculates the total impermeable area of the proposed site as 0.95ha (approximately 68% of the site). A basement is proposed but this serves as underground vehicle and cycle parking. Notwithstanding, Policy LP 21 places no restrictions on basement development in flood zone 1.

172. Notwithstanding the conclusions made in the FRA, a sustainable drainage strategy is proposed to mitigate any risk and comply with London Plan and Local Plan requirements. The surface water drainage strategy proposes to store the runoff from a 1 in 30 year design storm (+40% allowance for climate change) below ground, and restrict the discharge into the existing network to the estimated greenfield runoff rate for a 1 in 30 year design storm of approximately 5.0 l/s. The Drainage Strategy includes the following:

**Eastern Area (SEN/Healthcare Centre)**

- Permeable paving / geo-cellular tank within the healthcare centre car park providing attenuation

**Western Area (Residential)**

- Attenuation tank (approximately 330m<sup>3</sup>) below Residential Block A

173. Overall, the submitted (revised) FRA provides sufficient certainty that an appropriate drainage strategy and SUDS techniques, meeting the requirements of LP 21 of the Local Plan, can be incorporated into the site. The information provided, including the indicative drainage strategy, is considered sufficient for the purposes of this outline application and further details can be considered at the reserved matters stage.

174. The FRA considers appropriate SuDS techniques for this site but further details can be secured through conditions:

- green/blue roofs
- rainwater collection for greywater use
- permeable pavements
- filter drains/strips
- swales
- underground attenuation tanks and flow control devices.

175. It is proposed to connect the site to the existing foul water drainage network. Thames Water raise no objections in terms of the ability of the development to be accommodated by the water infrastructure network (subject to conditions) or its impact of the development on the surface or foul water waste infrastructure capacity.

176. The Environment Agency and Thames Water raise no objections.

177. Overall, the proposal is considered in accordance with the above policies.

**Sustainability**

178. *Policies LP 20 and LP 22 set out the sustainability credentials developments should achieve:*

- *More than 1 unit or 100sqm or more of non-residential floor space: Complete the Sustainable Construction Checklist SPD.*
- *Water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption).*
- *Non-residential buildings over 100sqm: BREEAM 'Excellent' standard.*



- *Residential conversions: BREEAM Domestic Refurbishment 'Excellent' standard (where feasible).*
- *Major developments (10 units or more and non-residential over 100m<sup>2</sup>) should achieve zero carbon standards.*
- *The Council requires developments to contribute towards the Mayor of London target of 25% of heat and power to be generated through localised decentralised energy (DE) systems by 2025. The following will be required:*
  - *All new development will be required to connect to existing DE networks where feasible.*
  - *Development proposals of 50 units or more, or new non-residential development of 1000sqm or more, will need to provide an assessment of the provision of on-site decentralised energy (DE) networks and combined heat and power (CHP).*
  - *Where feasible, new development of 50 units or more, or new non-residential development of 1000sqm or more, will need to provide on-site DE and CHP; this is particularly necessary within the clusters identified for DE opportunities in the borough-wide Heat Mapping Study. Where on-site provision is not feasible, provision should be made for future connection to a local DE network should one become available.*
- *Applicants are required to consider the installation of low, or preferably ultra-low, NO<sub>x</sub> boilers.*

179. *The Local Plan (para. 6.3.14) recognises there may be instances where it is not technically feasible for a development to achieve a 35% reduction in carbon dioxide emissions over Building Regulations (2013). Furthermore, where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of the heritage asset.*

180. The application has been accompanied with reports which confirm:

- A BREEAM Pre-Assessment Report for the healthcare centre which sets a route to achieve the target rating of 'Excellent'.
- A BREEAM Pre-Assessment Report has not been provided for the SEN School but the Design and Access Statement and Sustainability Statement both confirm that BREEAM 'Excellent' will be achieved for all non-residential buildings which is considered sufficient for the purposes of this outline application and conditions can be attached to ensure future compliance.
- A Sustainable Construction Checklist which recognises that the development strives to achieve the highest standard in energy efficient sustainable development
- The proposed development will achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption).
- An Outline Planning Energy Strategy has been provided which identifies:
  - The overall development would achieve carbon savings of 38.7%
  - the new build residential building would achieve carbon savings of 42.1%
  - the new non-residential development (SEN; Healthcare centre) would bring about carbon savings of 35%.This would be achieved through passive design measures and energy efficient MEP services to reduce demand for energy. At this outline stage, only potential options have been put forward, including energy efficient boilers, mechanical ventilation and heat recovery systems,

energy efficient fabric and fittings and gas boilers. Whilst these are only potential options, they are considered reasonable and viable options for a development such as this.

- The Energy Strategy considers Air Source Heat Pumps (ASHP) and photovoltaic panels to be both feasible and practical options for the site. It considers ASHPs to be the preferred solution for the SEN and Healthcare centre whilst an indicative PV layout of 581 sqm of PV panels has been shown for both the residential blocks and SEN/Healthcare centre.
- The Energy Strategy confirms that the residential part of the scheme is unlikely to be able to bring about 100% reductions in regulated emissions with the remainder being offset through a contribution to the Council's Carbon Offset fund. The report estimates this contribution to be £112,680. The final figure, based on full compliance modelling, will be arrived at the reserved matter stage and secured through a legal agreement.

181. Given this is an outline application, full compliance modelling has not taken place and the Outline Energy Strategy is based on high-level estimates of the energy and performance of the proposed scheme, for example benchmark and best-practice figures being used for the baseline emissions rates for the three components of the scheme (residential; SEN; Healthcare centre). However, it has been sufficiently demonstrated through a detailed assessment of potential options that the required targets can be achieved on site.

182. A decentralised energy network (DEN) has not been considered for the site. The Energy Strategy confirms that there are no major energy supply facilities or existing / proposed heat networks in the vicinity of the site and concludes that connecting to an existing heat network is not a viable option. An on-site heat network is considered to be a potentially suitable option for the residential blocks. Due to the outline nature of this scheme this has not been confirmed, however, the assessment carried out and the potential for the development to incorporate CHP is considered sufficient to accord with part (D) of LP 22 of the Local Plan for this outline application and further consideration to this can be considered through the reserved matters stage. The Energy Strategy confirms that it is likely that the SEN and Healthcare centre would have their own heating systems due to the different ownerships which is accepted.

183. Overall, it is considered that sufficient information has been provided to demonstrate that the required energy and sustainability targets can be achieved on site (or through an off-site carbon offset contribution) and that the scheme would deliver a sustainable form of development. Further detail of meeting these targets can be considered through the reserved matters stage.

### **Trees and Ecology**

184. *With respect to trees, under policy LP 16, the Council:*

- *Requires the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or the creation of new, high quality green areas, which deliver amenity and biodiversity benefits.*
- *resists the loss of trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice;*
- *requires that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;*

- *requires, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);*
- *requires new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;*
- *requires that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations). The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.*
- *encourages planting, including new trees, shrubs and other significant vegetation where appropriate.*

185. *Policy LP 15 seeks to preserve and where possible enhance the Borough's biodiversity and specifically requires new development to:*

- *protect biodiversity in, and adjacent to the Borough's designated sites for biodiversity and nature conservation importance (including buffer zones)*
- *Support enhancements to biodiversity*
- *incorporate and create new habitats or biodiversity features into development sites and into the design of buildings themselves where appropriate;*
- *deliver net gain for biodiversity, through incorporation of ecological enhancements, wherever possible;*
- *ensure new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement surrounding habitats;*
- *enhance wildlife corridors for the movement of species, including river corridors, where opportunities arise; and*
- *maximise the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan.*

#### Ecology

186. Currently the site is largely developed with a number of buildings and large areas of hardstanding. However, there are a significant number of trees, including to the southern and western boundaries. The green corridor to the south and west of the site are of particular importance linking to the Burial Ground to the west of the site which is designated as an Other Site of Nature Importance (OSNI).

187. An Ecology Appraisal has been submitted which concludes the following:

- The site is largely developed and is of limited / low ecological value currently
- The site contains various habitats including amenity grassland, ornamental grassland, trees, scrub
- The site offers limited potential for protected species with some evidence of bat foraging and commuting through the site (no evidence of bat roosts found in buildings) and four badger 'outlier' sets on the edges of the site
- The development will not have a significant impact on biodiversity subject to avoidance, mitigation and compensatory measures

188. The applicant has also submitted a Badger Assessment Report (Aspect Ecology, December 2018). The Council's Ecology Officer carried out a site visit and raises no objections to this application subject to various conditions, including securing the

mitigation measures and ecological enhancements set out in the Ecology Appraisal and Badger Assessment Report.

189. The images below show the increased areas of soft landscaping that the proposed development of the site would bring about. The basement lies below the building footprint and so all of the areas in green on the image below would bring about permeable open ground and space for meaningful planting. The Design Code also clarifies the following “A minimum area of 4,000 sq.m of the site should be soft landscape with a combination of trees, mass planting, and lawn areas to ensure a minimum net increase of 500 sq.m in soft landscaping to the existing.” This is supported.





190. The green corridor on the southern boundary of the site has been retained to allow the movements of wildlife, linking to the wider ecological network (crucially the adjacent Burial Ground – OSNI). Approximately 8m corridors are proposed to the west and southern boundaries, as confirmed in the Design Code, to allow a meaningful dark corridor along these boundaries and to avoid any harm to the retained trees on these boundaries.

191. The Design and Access Statement provides an indicative plan showing the areas of green roof. This results in the following approximate provision:

- Resi Block A – 52.4%
- Resi Block B – 62.4%
- Resi Block C – 55.7%
- SEN – 29.2%
- Healthcare Centre – 42.1%

192. The applicant argues that it is not possible to meet the required 70% due to the need for pitched roofs to integrate with the character of the surrounding area. It is also acknowledged that the SEN school and Healthcare Centre will need to be delivered cost-effectively. The information provided is considered sufficient for the purposes of this outline application and a condition can be attached to ensure compliance with policy LP 17. This matter can be revisited through the reserved matters application where further justification would be required.

193. No details have been provided of external lighting but this can be secured through conditions to consider lighting impacts to the adjacent OSNI.

Trees



194. There are 59 trees on the site currently. This includes TPO areas along the southern and northern boundaries of the site and individual TPOs in the north east corner and south east corner.
195. In total, 8 no. trees are proposed to be felled to facilitate the development. This includes 2 Category B trees (Moderate Quality - T2; T4) and 6 Category C trees (Low Quality - T3; T12; T13; T18; T19; T66).
196. An Arboricultural Impact Assessment (including Tree Survey and Method Statement) has been provided in support of this application and a revised version was received following initial comments from the Council's Tree Officer.
197. Given this application is in outline, foundation details have not been provided to ascertain how the siting of the buildings and the basement (and ramp) might affect on-site and off-site trees. This is particularly the case for the Healthcare centre in relation to the root protection area of T1 which is a highly significant London Plane tree on the South Worple Way boundary (TPO). However, the Council's Tree Officer is satisfied with the proposed layout of the development (in relation to on and off-site trees) and that appropriate safeguards can be secured through conditions. This is also the case for the residential refuse area and the SEN School building which are in close proximity to trees on the western and southern boundaries respectively.
198. Notwithstanding the loss of trees on the site, some details of landscaping have been provided. The Design Code clarifies the following minimum soft landscaping:
- SEN - 1,225 sqm
  - Healthcare Centre - 300 sqm
  - Residential - 2,475 sqm
199. The proposed public realm and landscaping plan shows that a significant portion of the site will provide soft landscaping, around the perimeters of the site and centrally in the publicly accessible open space. Furthermore, the basement lies largely underneath the footprint of the Residential Blocks A and B and the Design Code clarifies that any soft landscaping above the basement will meet the requirements of Policy LP 11 (1m naturally draining permeable soil layer and 200mm drainage layer).
200. This is considered to be an appropriate ratio of soft and hard landscaping (including built form), especially when considering the existing extent on the site currently. It is noted that the Design Code clarifies a minimum 500 sqm net increase of soft landscaping across the site. Furthermore, the areas of landscaping will allow sufficient space for substantial planting. Further details of the landscaping and planting can be secured through conditions and dealt with at the reserved matters stage.

#### Trees and Ecology Summary

201. Whilst the loss of trees on the site is regrettable (2 x Category B and 6 x Category C), the proposal is considered to represent an improvement in terms of soft landscaping and will allow the potential for substantial planting across the site which will offset this loss. Further details of the landscaping, planting and tree protection can be secured by conditions and assessed in further detail through the reserved matters stage when detailed plans and foundation design are known. On this basis the proposal is not deemed to prejudice the aims of LP 15 and LP 16 subject to conditions

#### **Infrastructure**

202. Thames Water has raised no objections to this application with regard to water and waste water infrastructure on the basis of the information provided and subject to conditions.

### Community Infrastructure Levy

203. The following CIL estimate has been provided by the Council's CIL team.

<b>Community Infrastructure Levy (CIL) estimate</b>		
	<i>Lawful Use Occupied</i>	<i>Lawful Use Vacant</i>
Mayoral CIL	£224,347.15	£570,800.00
Borough CIL	£953,358.05	£2,425,601.46
<b>Total</b>	<b>£1,777,705.20</b>	<b>£2,996,401.46</b>

### Conclusion

204. Barnes Hospital is located adjacent to the Queens Road, Mortlake Conservation Area (CA 35) and to the south of the Cowley Road Conservation Area (CA79). The site contains 8 no. locally listed Buildings of Townscape Merit (BTMs) and the adjacent cemetery is designated as Other Open Land of Townscape Importance (OOLTI) and an Other Site of Nature Importance (OSNI).

205. This is an outline planning application for the demolition of the existing buildings (except for three BTMs to the front of the site) and the comprehensive mixed-use redevelopment for a new Health Centre, a Special Educational Needs (SEN) School and up to 83 no. residential dwellings.

206. The site is currently occupied by the South West London and St George's Mental Health NHS Trust (SWLSTG) and has provided health facilities since the 1880s. The site includes approximately 6,950 sqm of health floorspace but is currently largely vacant other than community health care facilities which operates from the site. The site does not meet the Trust's needs and is underutilised with only approximately 900 sqm (13% of the available floorspace) being occupied. Barnes Hospital has been deemed surplus to requirements by the Trust who are seeking to dispose of the site as part of their Estate Modernisation Programme, an agreed programme of social infrastructure re-provision which would ensure continued delivery of social infrastructure across the Trust area.

207. The scheme includes the following:

- Comprehensive mixed-use redevelopment of the site
- A new Health Centre (Use class D1)
- A Special Educational Needs (SEN) School (Use Class D1)
- Up to 80 no. new build residential units (Use Class C3)
- The conversion of two of the retained BTMs for use for up 3no. residential units (Use Class C3)
- The conversion of one BTM for medical use (Use Class D1)
- Associated car parking, landscaping and associated works.

208. Concerns are raised in relation to the loss of a significant amount of social infrastructure space (a net loss of circa 2,027 sqm), however, the applicant has undertaken a marketing process and demonstrated that the existing facilities do not provide the required standard of accommodation and a significant amount of social infrastructure space is being re-provided on site (approximately 4,923 sqm) in the form of a Healthcare Centre and SEN School. The 2,500sqm of health space being retained is sufficient to meet the Trust's requirements, as confirmed by Richmond CCG, and the

modern facilities being provided are a significant benefit of the scheme. As such, the loss of social infrastructure is accepted.

209. The scheme provides 18 no. on-site affordable homes, representing approximately 22% of the total housing provision, which falls short of policy requirements (50%). However, the tenure mix is broadly policy compliant and the independent viability review found the scheme cannot viably provide further on-site affordable homes. The scheme provides valuable socially rented units in addition to some shared ownership units, with two thirds of those units meeting the Borough's affordability criteria. This scheme is therefore not deemed to prejudice the aims of LP 36 subject to review mechanisms.
210. In terms of the relationship with surrounding residential properties, the scheme is deemed acceptable on the basis of the siting, scale, mass and height of the buildings, measures set out in the Design Code, separation distances, the existing situation and mitigation that can be applied through conditions.
211. The proposal will result in the loss of 2 Category B and 6 Category C trees. A substantial amount of soft landscaping is proposed (approximately 28% of the total site area) including the publicly accessible open space in the centre of the site.
212. Whilst the loss of 5 no. of on-site BTMs is regrettable, overall, the submission documents, parameter plans and Design Code will ensure a sustainable, high quality and coherent approach across the site which references the site's existing historic significance as well the character of the surrounding area, avoiding harm to nearby Conservation Areas, OOLTI and the setting of BTMs on the site and in its vicinity. Overall, the scheme is not deemed to prejudice the aims of site allocation policy SA 28 of the Local Plan.
213. As outlined in the NPPF, decisions should apply a presumption in favour of sustainable development, and grant permission unless any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against policy. In this instance, the benefits are deemed to outweigh the harm, and deemed acceptable subject to conditions and a S106 legal agreement securing the following Heads of Terms:
- The provision of 18 affordable housing units
  - Pre-commencement, Pre-implementation and Late Stage Affordable Housing reviews
  - £1,572 towards off site play space provision
  - £15,000 towards off-site air quality measures
  - A financial contribution of £100,000 towards CPZ review and implementation (Residential 40%; SEN 32%; Healthcare Centre 28%)
  - 5 year car club membership for residential
  - A restriction on future occupiers from accessing CPZ permits for residential and D1 users
  - Residential, Work Place and School Travel Plans (£1,000 / year per travel plan).
  - £3,000 to implement a Temporary Traffic Management Order (TTMO)
  - Energy Strategy Contribution

**Recommendation:**

**18/3642/OUT: Approval subject to conditions and the completion of a S106 Agreement to secure the above Heads of Terms**



**Conditions associated to Outline – 18/3642/OUT**

- NS01 - Outline – Material Start  
 The development hereby permitted in a particular Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of the final approval of the last of the reserved matters for that Development Plot, whichever is the later.  
 REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- NS02 - Outline – Submission of RMs  
 All applications for the approval of Reserved Matters in the Development Plots hereby approved shall be made to the Local Planning Authority no later than within 3 years of the date of this permission.  
 REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- NS03 - Approved Drawings:  
 The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

**Existing Plans** - all received on 09.05.19 (unless otherwise stated)  
 18002\_G100\_P\_00\_001/ REV\_A Existing Site Plan; 18002\_JA12\_P\_00\_001/ REV\_A Existing Ground Floor Plan; 18002\_JA12\_P\_01\_001/ REV\_A Existing First Floor Plan; 18002\_JA12\_P\_RF\_001/ REV\_A Existing Roof Plan; Existing North Elevation - 18002\_JA12\_E\_N\_001 (received by the Local Planning Authority on 24.12.18); Existing West Elevation - 18002\_JA12\_E\_W\_001 (received by the Local Planning Authority on 24.12.18); Existing Site Sections - 18002\_JA12\_E\_N\_002; (received by the Local Planning Authority on 24.12.18);

Elevation 1 - 2018/298/01; Elevation 1,2,3 - 2018/298/02; Elevation 3 - 2018/298/03; Elevation 4,5,6 - 2018/298/04; Elevation 7,8,9,10 - 2018/298/05; Elevation 11,12,13,14 - 2018/298/06; Elevations 15,16,17,18 - 2018/298/07; Elevations 19,20 - 2018/298/08; Elevations 21,22 - 2018/298/09; Elevations – 23,24,25,26,27,28 - 2018/298/10; Elevations 29,30,31,32,33,34,35 - 2018/298/11; Elevations 36,37,38 - 2018/298/12; all received on 24.12.18

**Parameter Drawings** - all received on 09.05.19 (unless otherwise stated)  
 18002\_C645\_P\_00\_001/ REV\_A Site Location Plan; 18002\_C645\_P\_00\_002/ REV\_A Existing Site Levels; 18002\_C645\_P\_00\_003/ REV\_A Existing Building Heights; 18002\_C645\_P\_00\_004/ REV\_B Demolition Plan; 18002\_C645\_P\_00\_005/ REV\_A Proposed Site Levels; 18002\_C645\_P\_00\_006/ REV\_D Proposed Plot Use (received on 30.05.19); 18002\_C645\_P\_00\_007/ REV\_E Proposed Building uses (received on 30.05.19); 18002\_C645\_P\_00\_008/ REV\_E Proposed Maximum Storey Heights; 18002\_C645\_P\_00\_009/ REV\_D Maximum Building Extents; 18002\_C645\_P\_00\_010/ REV\_D Pedestrian and Cycle Access; 18002\_C645\_P\_00\_011/ REV\_D Vehicular Access; 18002\_C645\_P\_00\_012/ REV\_D Public Realm and Landscaping; 18002\_C645\_P\_00\_013/ REV\_A Maximum Basement Extents; 18002\_C645\_P\_00\_014/ REV\_E SEN School Option 2 - Proposed Building uses (received on 30.05.19); 18002\_C645\_P\_00\_015/ REV\_E SEN School Option 2 - Proposed Maximum

Storey Heights; 18002\_C645\_P\_00\_016/ REV\_D SEN School Option 2 - Maximum Building Extents; 18002\_C645\_P\_00\_017/ REV\_D SEN School Option 2 - Pedestrian and Cycle Access; 18002\_C645\_P\_00\_018/ REV\_D SEN School Option 2 - Vehicular Access; 18002\_C645\_P\_00\_019/ REV\_D SEN School Option 2 - Public Realm and Landscaping;

**Reports** (all received on 07.11.18 unless stated otherwise) – Archaeological Desk Based Assessment – AOC Archaeology Group October 2018; Barnes Marketing History Letter – Savills 25.10.18; Barnes Marketing History Letter – Savills 21.11.18 – received by the Local Planning Authority on 24.12.18; Barnes Marketing Brochure; Phase 1 Ground Contamination Desk Study 30.10.18; Daylight, Sunlight and Overshadowing Report – XCO2 November 2018; Ecological Appraisal – Aspect Ecology November 2018; Framework Delivery and Servicing Management Plan – Motion October 2018; Framework Residential Travel Plan – Motion October 2018; Framework Workplace Travel Plan – Motion October 2018; Heritage Statement – Montagu Evans October 2018; Acoustic Design Statement – RPS 02.11.18; Outline Planning Energy Strategy – Arup 25.10.18; Statement of Community Involvement – Cascade October 2018; Air Quality Report – RPS November 2018 – received by the Local Planning Authority on 24.12.18; Transport Statement – Motion October 2018; Arboricultural Impact Assessment – Landmark Trees 03.12.18 – received by the Local Planning Authority on 24.12.18; Utility Infrastructure Letter – Arup 14.12.18 – received by the Local Planning Authority on 24.12.18; Flood Risk Assessment drainage letter – Arup 21.11.18 – received by the Local Planning Authority on 24.12.18; NHS public consultation – September 2014 - received by the Local Planning Authority on 24.12.18; Viability Assessment Report – Savills 29.10.18 – received by Local Planning Authority on 24.12.18; Flood Risk Assessment version 4 – Arup 15.03.2019 – received by the Local Planning Authority on 19.03.19; Health Impact Assessment – Montagu Evans January 2019 – received by the Local Planning Authority on 19.03.2019; Badger Assessment – Aspect Ecology December 2018 – received by the Local Planning Authority 03.05.19; Design and Access Statement Rev L – Squire and Partners – received by the Local Planning Authority on 30.05.19; Planning Statement– Montague Evans November 2018 received by the Local Planning Authority on 24.12.18; Sustainability Statement version 2 – Arup 05.12.18 – received by the Local Planning Authority on 24.12.18;

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

- NS04 - Development Phasing  
Prior to the commencement of development in any Development Plot, a phasing plan for the whole development proposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing with the local planning authority.  
REASON: To accord with the terms of the application and to ensure the appropriate delivery of the social infrastructure hereby approved.

### **Reserved Matters**

- NS05 - Healthcare Centre Development Plot Reserved Matters  
No development within the Healthcare Centre Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), shall commence until written approval

of the following Reserved Matters for that Development Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) 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

NS06 - SEN School Development Plot Reserved Matters

No development within the SEN School Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), shall commence until written approval of the following Reserved Matters for that Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) 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

NS07 - Residential Development Plot Reserved Matters

No development within the Residential Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), shall commence until written approval of the following Reserved Matters for that Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) 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

NS08 - Compliance Report

No Reserved Matters Application shall be submitted in relation to any Development Plot, unless it is accompanied, as appropriate, by the following documents and/or information

1. an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Plot, or phase thereof, are consistent with the limitations set in the approved Parameter Plans and Design Code and conditions titled:

- Floor areas / unit numbers
- Building heights
- Uses
- Residential mix
- Play space
- Soft landscaping quantum
- Vehicle parking spaces

- Cycle parking spaces

2. 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 Plot 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 Plot to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in drawing C645\_P\_00\_12 REV D or C645\_P\_00\_19 REV D and the Design Code
- c) a report and plans detailing the internal layout of any buildings within a particular Development Plot, and, in the case of the SEN school and Healthcare Centre Development Plot an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas (such as for 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 Plot, or phase thereof, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating:
  - i. 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 2012 the Mayor's Draft Interim Housing Supplementary Planning Guidance 2015 and Mayor's Housing Standards Transition Statement 2015,
  - ii. that 90% of all units within a building within are compliant with Approved Document Part M4(2)
  - iii. that 10% of all units within a building are compliant with Approved Document Part M4(3),
  - iv. 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,
- g) a daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, and internal rooms to dwellings within the Residential Development Plot comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991)

3. 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 C645\_P\_00\_008 REV E or C645\_P\_00\_015 REV E and Design Code

4. In relation to the matter of **appearance**, a Reserved Matters Application shall include:

- a) plans, drawings, sections, elevations, photomontages (and samples) to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided;
- 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 demonstrating how the design of the buildings within the Residential Development Plot have adopted the principle of Tenure Blind

4. 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 and ecological enhancements measured
- b) 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 proposed and existing utility services above and below ground retained historic landscape features and proposals for restoration, where relevant;
- c) a program or timetable of the proposed works.
- d) 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.
- e) 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.
- f) Tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:
  - i. Details of the quantity, size, species, and position,
  - ii. Planting methodology
  - iii. Proposed time of planting (season)
  - iv. 5 year maintenance and management programme.
- g) 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).

- h) Specification for anticipated surface changes between Development Plots and the size, type and appearance of all paving or other hard surfaces within the particular Development Plot.
- i) 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 Plot, or phase thereof
- j) 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 Parameter Plans, Design Code and other submitted details and to ensure the Development includes the mitigation measures 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

### **Prior to commencement conditions**

#### NS09 - CMS / Logistics Plan

In respect of each Development Plot, no development shall take place in that said Development Plot, including any works of demolition, until a Demolition and Construction Management Statement / Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

- a. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- d. Details and location where plant and materials will be loaded and unloaded;
- e. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- f. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- g. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- h. Details of any wheel washing facilities;
- i. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- j. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;

k. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);

l. Details of the phasing programming and timing of works;

m. Details of phasing programme and timing of works if development in one particular Development Plot is implemented concurrently with another Development Plot.

n. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;

o. A construction programme including a 24 hour emergency contact number;

p. See also TfL guidance on Construction Logistics Plans;

q. Communication strategy for residents during demolition and construction.

r. Membership to the Considerate Constructors Scheme

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

**NS10 - Details of foundations – piling etc**

Prior to the commencement of development within a particular Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), written notice of the intention to commence work within that particular Plot shall be sent to the Development Management Department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development within that Development Plot and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IL02 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

REASON: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

**NS11- Noise and Vibration Construction Method**

In respect of each Development Plot, no development shall take place in that said Development Plot, including works of demolition, until a Noise and Vibration Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme throughout the construction period. Details shall include Control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

a) Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.



b) Noise predictions and the significance of noise effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E

c) Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.

d) Vibration Predictions and the significance of vibration effects - Predictions should be included for each phase of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.

e) Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.

f) Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.

REASON: In order to safeguard the amenities of neighbouring residents

NS12 - Dust Management Plan

In respect of each Development Plot, no development shall take place in that said Development Plot, including works of demolition, until a Dust Management Plan for the ground works, demolition and construction phases has been submitted to and approved in writing by the Council. The development shall not be implemented other than in accordance with the approved scheme. The dust management plan shall include:

a) Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA)[http://static.london.gov.uk/mayor/environment/air\\_quality/docs/construction-dust-pg.pdf](http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf)

b) A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.

c) where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;

d) details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and

e) where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: In order to safeguard the amenities of neighbouring residents

NS13 - Sustainable Drainage System

In respect of each Development Plot, no development shall take place in that particular Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), until a scheme to dispose of surface water for that said Development Plot (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

NS14 - Air Quality

a) The development hereby approved shall not be implemented other than in accordance with the Air Quality Assessment Report Ref: JAR10415 – November 2018 Rev 1, in particular the mitigation measures put forward.

b) In respect of each Development Plot, no material start shall take place on the development hereby approved in that Development Plot, (as shown on drawing number C645\_P\_00\_006-RevD), until a scheme to control and minimise emissions of pollutants from and attributable to the development in that said Development Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to ensure emissions of pollutants are minimised and, wherever practicable, reduced. The development shall not be implemented other than in accordance with the approved scheme, and shall be implemented in full prior to the occupation of the development, and thereafter retained.

REASON: To minimise the risk to poor air quality

NS15 - Arboricultural Method Statement (AMS) required

In respect of each Development Plot, no development shall take place in that particular Development Plot (as shown on drawing number C645\_P\_00\_006-RevD), until an Arboricultural Method Statement (AMS), has been submitted to and approved in writing by the Local Planning Authority. The AMS must:

a) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations

b) Be written in conjunction with the schemes specific method of construction (where applicable)

c) Identify any tree constraints and explain any impacts for both above and below ground.

d) Detail all tree protection (including plans)

e) Detail any special engineering for construction within the Root Protection Area.

f) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work – Recommendations unless approved by the Councils Arboricultural Officer

g) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

NS16 - GLAAS - WSI

a) No demolition or development shall take place within any particular Development Plot (including demolition or below ground works) until a written scheme of investigation (WSI) for that particular Development Plot has been submitted to and approved by the local planning authority in writing.

b) No demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

c) Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be carried out in that particular Development Plot, until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site.

NS17 - Environment Agency Condition 1

In respect of each Development Plot prior to the commencement of development of that particular Development Plot approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

a) A site investigation scheme, based on the Desk Study, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

b) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

NS18 - External Illumination

Prior to the commencement of development within a Development Plot (as identified on drawing number C645\_P\_00\_006-RevD), an external lighting scheme for that said Plot shall be submitted to and approved in writing by the Local Planning Authority. Such details to include:

- locations of external lighting

- specifications
- lux plan (vertical as well as horizontal)
- spectrum of proposed lighting prior to implementation.

The development shall not be implemented other than in accordance with the approved scheme.

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

NS19 - Misc Details - Sample Panels

Prior to the commencement of development of any above ground works in respect of the each Development Plot, sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing for buildings within that particular Plot shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

NS20 - Electric Vehicle Charging Points

a) In respect of each Development Plot, no development shall take place in that said Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) including any works of demolition, until a scheme for EVC infrastructure, in accordance with London Plan Standards has been submitted to and approved in writing by the Local Planning Authority.

b) No occupation shall take place in that said Development Plot, until the approved scheme (a) has been fully installed, and be ready for use, and be thereafter retained.

REASON: To encourage the use of ultra-low emission vehicles.

DV29F - Potentially Contaminated Sites

1. In respect of each Development Plot, no development shall take place in that particular Development Plot, until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of

i. i) the findings of the above site investigation and

ii. ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings in a particular Development Plot, shall be occupied until:

a. the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b. a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include

- i. details of the remediation works carried out and
- ii. results of verification sampling, testing and monitoring and
- iii. all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

NS21 - Energy Strategy

In respect of each Development Plot, no development shall take place in that said Development Plot, including any works of demolition, until an Energy Strategy for that said Plot as a whole has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate:

- a. The building in that said Plot achieves zero carbon standards, with at least 35% of regulated CO2 emission reductions are achieved on site (unless otherwise agreed in writing with the Local Planning Authority). Targets are expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations.
- b. The necessary Carbon Offset Fund (in line with adopted standards)
- c. How the building in that said Plot and its associated energy requirements will be met in line with the Energy Hierarchy

The development shall not be constructed other than in accordance with the approved documents.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

**Prior to occupation conditions**

NS22 - Ecological Enhancements

In respect to each Development Plot, no occupation shall take place in that said Development Plot, (as shown on drawing number C645\_P\_00\_006-RevD) until an ecological enhancement scheme for that said plot has been submitted to and approved in writing by the Local Planning Authority, implemented and is retained thereafter. The scheme shall include the following (as relevant):

- a) All (relevant) mitigation measures and ecological enhancements (MM1 - MM9 and EE1 - EE4 on pages 26 – 30) as per the Aspect Ecology Ecological Appraisal Report dated 24th September 2019 to be implemented in full.
- b) All survey proposal (as relevant) as per section 4.0 of the Badger Assessment report (Pages 3 - 5 of the Aspect Ecology report dated 19th December 2018)

- c) Wildlife enhancements (as relevant) as per the recommendations of the above reports (to include, but not limited to, bat/bird/badger/butterfly/stag beetle and hedgehog habitats).
- d) Details of the above enhancements (where relevant) to include specifications, location, positions, aspect, height etc
- e) Timetable for implementation

REASON: To preserve the ecological value of the site hereby approved

NS23 - Landscape Management Plan:

A landscape management plan for a Development Plot, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 10 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of a building within that Development Plot for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

NS24 - Car park management plan

In respect to each Development Plot, no occupation shall take place in that said Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

NS25 - Vehicle Parking spaces

Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces (excluding coach/mini bus parking) for each Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) shall be as set out below:

- (a) 44 car parking spaces for the Residential Plot
- (b) 11 car parking spaces for the SEN School Plot
- (c) 26 car parking spaces for the Healthcare Centre Plot

Prior to occupation of any building within any said Development Plot, all of the vehicular parking spaces for that said Development Plot shall be clearly marked out in that said Plot at all times and shall not be used for any purposes other than for the parking of private motor vehicles used by occupiers, staff or visitors of the land use associated to that said Plot, unless otherwise agreed in writing by the Local Planning Authority.

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

NS26 - Cycle Parking Spaces

Unless otherwise agreed in writing by the Local Planning Authority, the number of cycle storage spaces for each Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) shall be as set out below:

- a. 153 cycle storage spaces (including 2 short stay) for the Residential Plot



b. 26 cycle storage spaces (including 18 short stay) for the Special Education Needs School Plot

c. 27 cycle storage spaces (including 17 short stay) for the Healthcare Centre plot

Prior to the occupation on any plot, the above cycle storage provision for that said plot shall be installed and retained as such.

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

NS27 - Environment Agency Condition 3

In respect of each Development Plot, prior to occupation of the development of that particular Development Plot a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

REASON: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

NS28 - Refuse Arrangements

In respect of each Development Plot, none of the buildings within that said Development Plot hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

REASON: To safeguard the appearance of the property and the amenities of the area.

NS29 - PV Panels

In respect to each Development Plot, no occupation shall take place in that said Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) until a PV Panel scheme, subject to being necessary within the approved Energy Strategy has been submitted to and approved in writing by the Local Planning Authority, implemented in full and thereafter retained. The scheme shall detail the siting, gradient and number of PV panels to be installed.

REASON: To promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

NS30 - Refuse enclosure

In respect of each Development Plot, none of the buildings within a particular Development Plot, 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 appropriate, signage thereof.  
 REASON: To safeguard the appearance of the property and the amenities of the area.

**Conditions in perpetuity**

**NS31 - Uses**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order):

- a) the area identified as 'Healthcare Centre' (2893 sqm) on the Proposed Plot Use Plan (C645\_P\_00\_006-RevD) shall not be used other than in D1 clinic and health centre use (Non-residential Institutions).
- b) the area identified as Special Educational Needs School (3346 sqm) on the Proposed Plot Use Plan (C645\_P\_00\_006-RevD) shall not be used other than in D1 education use (Non-residential Institutions) as a SEN school.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

**NS32 - Floor areas / unit numbers**

Unless otherwise agreed in writing by the Local Planning Authority, the total quantum of built floorspace for each Development Plot shown on approved drawing C645\_P\_00\_006-RevD shall be within the minimum and maximum levels as set out below:

<b>Development Plot</b>	<b>Use Class</b>	<b>Minimum and Maximum Unit numbers</b>	<b>Minimum Floor Space</b>	<b>Maximum Floor Space</b>
SEN School	D1	N/A		2,402 sqm
Healthcare Centre	D1	N/A		2,500 sqm
Residential (new)	C3	80 (max)	N/A	6,918 sqm
Residential (refurb)	C3	3 (max)	N/A	220 sqm

REASON: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and terms of the application.

**NS33 - Building heights**

Unless otherwise agreed in writing by the Local Planning Authority, no part of a proposed building, within each Development Plot shall not be within the minimum and maximum storeys/metres above the relevant existing ground level as set out below:

<b>Development Plot</b>	<b>Block</b>	<b>Maximum number of storeys</b>	<b>Maximum Building Height</b>
SEN School		Option 1 – 3 storeys Option 2 – 2 storeys	10m/16.45m AOD 10m / 13.91m AOD
Healthcare		2 – 2.5 storeys	9.55-10.15n / 15.75-16.35m AOD

Centre			
Residential	A	2.5 storeys	8.9m / 15.31m AOD
	B	2.5/3 storeys	10.3m / 16.71m AOD
	C	2.5/3 storeys	10.3 / 16.71m AOD

REASON: To ensure that the Development is carried in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed.

- NS34 - Residential Mix  
 Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the Residential Development Plot shall be as set out below:

Unit Types	Unit Numbers
1bed	30
2bed	39
3bed	13

REASON: To ensure an appropriate mix of housing types dependent upon site context

- NS35 - Play Space  
 No less than 280sqm of dedicated on-site play space shall be provided within the Residential Development Plot before the occupation of the residential units within that Development Plot.  
 REASON: To ensure that suitable provision of play space and incidental play opportunities for children throughout the development

- NS36 - Landscaping above basement  
 No soft landscaping above a basement shall have a soil and drainage depth of less than 1.2m (not less than 1m soil depth and not less than 0.2m drainage layer).  
 REASON: To allow for both a reduction in the amount as well as speed of surface water runoff, whereby the surface water drainage regime above the basement should be connected to the unaffected part of the garden area.

- NS37 - Soft Landscaping - Quantum  
 Unless otherwise agreed in writing by the Local Planning Authority:
- a. No less than 1225m<sup>2</sup> of soft landscaping shall be provided within the SEN School Development Plot prior to the occupation of any building within that said Development Plot.
  - b. No less than 300m<sup>2</sup> of soft landscaping shall be provided within the Healthcare Centre Development Plot prior to the occupation of any building within that said Development Plot.
  - c. No less than 2475m<sup>2</sup> of soft landscaping shall be provided within the Residential Development Plot prior to the occupation of any building within that said Development Plot.
- REASON: To accord with the terms of the application

- NS38 - Restriction on use of roof  
 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-

enacting that Order) no part(s) of the roof of the building(s) hereby approved (within any of the Plots as shown on drawing number C645\_P\_00\_006-RevD) shall be used as a balcony or terrace nor shall any access be formed thereto, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of adjoining property.

NS39 - Environment Agency Condition 2

If, during development of a Development Plot, contamination not previously identified is found to be present at the site then no further development of that particular Development Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

NS40 - Environment Agency Condition 4

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

NS41 - Environment Agency Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

NS42 - Tree Planting

If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

- NS43 - Green /Brown Roof  
With respect to the Reserved Matters condition concerning landscaping, each building in each Development Plot shall achieve a minimum of 70% coverage, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.
- DV30 - Refuse Storage  
No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.  
REASON: To safeguard the appearance of the property and the amenities of the area.
- GD02A - PD Restrictions  
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.  
REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.
- NS44 - Gated Development  
No pedestrian / vehicular gates on the site frontage with South Worple Way or within any Development Plot shall be closed at any time, unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To encourage the integration within the existing neighbourhood and permeability.
- NS45 - Air Quality- NRMM  
All Non-Road Mobile Machinery (NRMM) should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.  
REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality

### **Healthcare Centre Development Plot**

- NS46 - Delivery and Servicing Plan – Healthcare Centre  
Prior to the occupation of any building within the Healthcare Centre Development Plot, a delivery and servicing management plan for the Healthcare land use hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

NS47 - BREEAM – Excellent – Healthcare Centre

Unless otherwise agreed in writing by the Local Planning Authority, the D1 Healthcare use hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

NS48 - Mechanical Services Noise Control – Healthcare Centre

With respect to Healthcare centre Development Plot, prior to the first use of the kitchen / premises to a building within this particular Development Plot, a scheme for Mechanical Services Noise Control for any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used, 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:

a) 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 to which the application refers, 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.

b) 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.

c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

NS49 - Odour - kitchen extraction system – Healthcare Centre

a) With respect to Healthcare centre Development Plot, no extraction system shall be installed unless it has been previously agreed in writing with the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b) The scheme shall apply the risk assessment approach outlined within the councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be

acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

- NS50 - Hours – Healthcare centre  
No work or associated activities associated with the healthcare centre use in the Healthcare Centre Development Plot shall be carried out on the premises on any Sunday or Bank Holiday nor before 8am or after 7pm on Monday - Friday nor before 8am or after 1pm on Saturdays, unless otherwise agreed in writing with the local planning authority  
REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.
- NS51 - Foundation Depth within RPA of T1  
In respect of the any building within the Healthcare Centre Development Plot, no excavation for any foundations within the modified root protection area of T1 (as identified in the tree protection plan included in the arboricultural report SWG/BNH-MIX/AIA/01e dated 25<sup>th</sup> March 2019) shall exceed 150mm in depth.  
REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

### **SEN School Development Plot**

- NS52 - BREEAM – Excellent – SEN School  
Unless otherwise agreed in writing by the Local Planning Authority, the Special Educational Needs (SEN) School hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).  
REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.
- NS53 - Delivery and Servicing Plan – SEN School  
Prior to the occupation of any building within the SEN School Development Plot, a delivery and servicing management plan for the education use hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
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.
- NS54 - Coach/mini-bus parking – SEN School  
Prior to the commencement of development of the building in the SEN School Development Plot, details of mini-bus and / or coach parking arrangements for the proposed use in that said Development Plot (as shown on drawing number C645\_P\_00\_006-RevD) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented or occupied other than in accordance with the approved scheme.  
REASON: 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.



NS55 - Noise Protection – SEN School (1)

Prior to the occupation of the building in the SEN School Development Plot, an Acoustic Report and Scheme shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:

- a) Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the sound attenuation requirements detailed in section 4 of the acoustic report submitted by RPS reference JAE/10417-REPT01-Rev 02 dated 02/11/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation 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).
- b) demonstrating that the design and layout of the development is constructed so as to protect the school amenity spaces against externally generated transportation noise sources including road, rail and aircraft, so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour.
- c) The approved scheme shall thereafter be implemented prior to occupation and retained as approved.
- d) A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within the above report.

REASON: In order to safeguard the amenities of neighbouring residents.

NS56 - Mechanical Services Noise Control – SEN School

With respect to SEN School Development Plot, prior to the first use of the kitchen / premises to a building within this particular Development Plot, a scheme for Mechanical Services Noise Control for any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used, 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:

- a) 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 to which the application refers, 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.
- b) 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.
- c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

- NS57 - Odour - kitchen extraction system – SEN School
- a) With respect to SEN School Development Plot, no extraction system shall be installed unless it has been previously agreed in writing with the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.
- b) The scheme shall apply the risk assessment approach outlined within the councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018
- REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.
- NS58 - Pupil & Staff Numbers – SEN School
- Any school within the SEN School Development Plot hereby approved shall:
- a) have no more than 90 pupils registered to attend at any one time unless otherwise agreed in writing by the Local Planning Authority
- b) have no more than 50 FTE staff employed at any one time unless otherwise agreed in writing by the Local Planning Authority
- REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.
- NS59 - Hours – SEN School
- Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any building within the SEN School Development Plot, a scheme for operational hours shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.
- REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.
- NS60 - Foundation Depth within RPA of T26, T30, T33 and T34
- In respect of the any building within the SEN School Development Plot, no excavation for any foundations within the root protection areas of T26, T30, T33 and T34 (As identified in the tree protection plan included in the arboricultural report SWG/BNH-MIX/AIA/01e dated 25<sup>th</sup> March 2019) shall exceed 750mm in depth.
- REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations
- NS61 - Acoustic Fencing
- Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any building within the SEN School Development Plot hereby approved (as shown on drawing number C645\_P\_00\_006-RevD), a scheme for acoustic screens shall be submitted to and approved in writing by the Local Planning Authority for that said Development Plot, and thereafter installed and retained as approved.
- REASON: To safeguard the nature conservation value of the adjacent River Crane and the residential amenities of neighbouring properties.

## **Residential Development**

### NS62 - Noise Protection - Residential (1)

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any residential unit within the Residential Development Plot hereby approved (as shown on drawing number C645\_P\_00\_006-RevD), an Acoustic Report shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:

- a) Specification details for the building façade, glazing and ventilation elements to demonstrate that they achieve the sound attenuation requirements detailed in section 4 of the acoustic report submitted by RPS reference JAE/10417-REPT01-Rev 02 dated 02/11/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation 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). The scheme shall thereafter be implemented and retained as approved.
- b) Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft, so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour. The scheme shall thereafter be implemented and retained as approved.
- c) A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within the above report.

REASON: In order to safeguard the amenities of neighbouring and future residents.

### NS63 - Mechanical Services Noise Control - Residential

No mechanical plant shall be installed on any building within the Residential Development Plot, unless previously approved in writing by the Local Planning Authority, which shall include the following details / confirmation:

- a) Siting and design
- b) The cumulative measured or calculated rating level of noise emitted from the mechanical services 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 the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

- NS64 - Foundation Details - Refuse Store
- Prior to the construction of a Residential Refuse Collection Bay in the Residential Development Plan, as shown on 18002\_G200\_P\_00\_001 Revision E, detailed design considerations prepared by a suitably qualified engineer, with the advice of a suitably qualified Arboriculturist, shall be submitted to and approved in writing by the Local Planning Authority. The submitted detail shall:
- a) identify how the foundation will protect roots and rooting space within the root protection area of the retained trees
  - b) demonstrate how the proposed structure will resist damage from tree root action or tree growth.
  - c) include the design elements that minimise excavations within root protection areas of retained trees
  - d) ensure that existing roots growing in the site are retained
  - e) maintain access for growing tree roots to the ground beneath the building; and
  - f) describe the structural resilience of the structure, from growth and expansion of tree stem and/or roots and resilience to tree related subsidence and/or heave.
  - g) The scheme shall not be implemented other than in accordance with the approved details and thereafter shall be maintained.

REASON: To ensure that the tree (s) and their roots are not damaged or otherwise adversely affected by building operations and to ensure that the structure is not damaged by trees because the existing trees represent an important amenity which the local planning authority considers should be preserved.

- NS65 - Thames Water Condition - Residential
- Prior to the occupation of any residential unit within the Residential Development Plot hereby approved (as shown on drawing number C645\_P\_00\_006-RevD), written confirmation shall be submitted to the Local Planning Authority confirming either:-
- a. all water network upgrades required to accommodate the additional flows from the development have been completed; or
  - b. 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

- DV51 - Water Consumption
- The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.
- Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

- NS66 - BREEAM Domestic Refurbishment
- Unless otherwise agreed in writing by the Local Planning Authority, the residential units within converted buildings shall achieve BREEAM Domestic Refurbishment Excellent Standard (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

## Informatives

### IL01 - Definitions

For the purposes of the conditions attached to this decision notice, the following words and expressions have the following meanings:

**Building Plot** means an area of land on which a building(s) will be situated as identified on parameter plan 'Maximum Building Extents' 18002\_C645\_P\_00\_009 D and Maximum Building Extents C645\_P\_00\_016 D.

**Development Plot(s)** means one/all of the 3 parcels of land identified for redevelopment on plan 'Proposed Plot Use' C645\_P\_00\_006 B showing the extent of the proposed uses

**Design Code** means Section 11 of the 'Design and Access Statement – Outline Planning Application' setting out the general design principles for the proposed development and contains a set of illustrated design rules and requirements to inform the detail design and appearance of both buildings and landscape on the individual Development Plot and the site as a whole.

**Development Plot(s)** means one/all of the 3 parcels of land identified for redevelopment on plan 'Proposed Plot Use' C645\_P\_00\_006 B showing the extent of the proposed uses

**Parameter Plan(s)** means the drawing(s) contained in Section 10 of the 'Design and Access Statement – Outline Planning Application':

- 18002\_C645\_P\_00\_001/REV\_A Site Location Plan
- 18002\_C645\_P\_00\_002/REV\_A Existing Site Levels
- 18002\_C645\_P\_00\_003/REV\_A Existing Building Heights
- 18002\_C645\_P\_00\_004/REV\_B Demolition Plan
- 18002\_C645\_P\_00\_005/REV\_A Proposed Site Levels
- 18002\_C645\_P\_00\_006/REV\_D Proposed Plot Use
- 18002\_C645\_P\_00\_007/REV\_D Proposed Building uses
- 18002\_C645\_P\_00\_008/REV\_E Proposed Maximum Storey Heights
- 18002\_C645\_P\_00\_009/REV\_D Maximum Building Extents
- 18002\_C645\_P\_00\_010/REV\_D Pedestrian and Cycle Access
- 18002\_C645\_P\_00\_011/REV\_D Vehicular Access
- 18002\_C645\_P\_00\_012/REV\_D Public Realm and Landscaping
- 18002\_C645\_P\_00\_013/REV\_A Maximum Basement Extent
- 18002\_C645\_P\_00\_014/ REV\_D SEN School Option 2 - Proposed Building uses
- 18002\_C645\_P\_00\_015/ REV\_E SEN School Option 2 - Proposed Maximum Storey Heights
- 18002\_C645\_P\_00\_016/ REV\_D SEN School Option 2 - Maximum Building Extents
- 18002\_C645\_P\_00\_017/ REV\_D SEN School Option 2 - Pedestrian and Cycle Access
- 18002\_C645\_P\_00\_018/ REV\_D SEN School Option 2 - Vehicular Access

- 18002\_C645\_P\_00\_019/ REV\_D SEN School Option 2 - Public Realm and Landscaping

which show:

- the extent of the proposed uses (the Development Plots),
- the extent and scale of the proposed buildings within these Plots against allowable deviations and tolerances (the Building Plots),
- Proposed maximum storey heights
- the proposed access arrangements to/from the site and between the development and building Plots and
- proposed public realm and landscaping

**Rooftop Plant** means any and all equipment, services and fittings to be installed on a roof pertaining to the functioning and maintenance of the building and includes air conditioners, aerials, maintenance gantries, mechanical smoke reservoirs, satellite dishes, solar panels and any enclosure thereof but excludes flues, vents, lift overruns and signage

**Schools Development Plot** means the land comprising the Special Education Needs School Site area identified on plan number C645\_P\_00\_006 D.

**Health Care Development Plot** means the land comprising the Healthcare Centre Site Area identified on plan number C645\_P\_00\_006 D.

**Residential Development Plot** means the land comprising the Residential Site Area identified on plan number C645\_P\_00\_006 D.

**Tenure Blind** means the principle that dwellings of different tenures should be designed to be indistinguishable when viewed from the public realm, private and shared amenity areas

- IL02 - Details of piling-EHO consultation
- The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- Hydraulic Piling
- Auger Piling
- Diaphragm Walling

- IL03 - Advertisements  
The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.
- IL04 - Section 106 agreement  
This planning permission has a Section 106 Agreement which must be read in conjunction with it.
- IL05 - CIL liable  
The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.
- IL06 - NPPF APPROVAL - Para 186 and 187  
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:
- Providing a formal pre-application and duty officer service
  - Providing written policies and guidance, all of which is available to view on the Council's website
  - Where appropriate, negotiating amendments to secure a positive decision
  - Determining applications in a timely manner
- In this instance: The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and the application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case
- IL07 - Disabled persons  
The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.
- IL08 - Disabled persons-Educat'l build'gs  
The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.
- IL09 - Disabled parking  
Parking for people with disabilities should be provided in spaces not less than 3.6m wide x 4.8m deep, conveniently located relative to the building entrances and clearly signed for its purpose.
- IL10 - Use of hardwoods



If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

- IL11 - Street numbering  
If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website [http://www.richmond.gov.uk/street\\_numbering\\_and\\_naming](http://www.richmond.gov.uk/street_numbering_and_naming). Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 [peter.cridland@richmond.gov.uk](mailto:peter.cridland@richmond.gov.uk)).
- IL12 - Trees - Protective fencing  
In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.
- IL13 - Trees - Size of new stock  
The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.
- IL14 - Nature Conservation  
When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.
- IL15 - Construction Logistics Plan - TfL Guide  
In relation to Condition U08012 the applicant is advised that the Construction Logistics Plan should aim for load consolidation and avoid peak rush hour to work delivery times. Further information in this regard can be found at <http://www.tfl.gov.uk/businessandpartners/freight/11422.aspx>.
- IL16 - Archaeology  
Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. It is recommended that the archaeological fieldwork should comprise of the following:  
a. Geotechnical Monitoring: Archaeological monitoring of geotechnical pits and boreholes can provide a cost effective means of establishing the

potential for archaeological remains to survive on part of a desk-based assessment or field evaluation.

b. Evaluation: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

- IL17 - Reason for granting:  
The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.
- IL18 - Principal Policies:  
Where relevant, the following have been taken into account in the consideration of this proposal:-
- National Planning Policy Framework (NPPF)
  - London Plan
  - Draft London Plan
  - Local Plan (2018) : LP 1; LP 2; LP 3; LP 4; LP 5; LP 8; LP 10; LP 11; LP 14; LP 15; LP 16; LP 17; LP 20; LP 21; LP 22; LP 28; LP 29; LP 30 ; LP 31; LP 34; LP 35; LP 36; LP 37; LP 39; LP 44 ; LP 45; SA 28
  - Supplementary Planning Documents/Guidance: Queens Road, Mortlake Conservation Area Statement and Study; Cowley Road Conservation Area Statement and Study; East Sheen Village Planning Guidance; Design quality; Planning Obligation Strategy; Sustainable Construction Checklist; Front Garden and Other Off Street Parking Standards; Refuse and Recycling Storage Requirements; Small and Medium Housing Sites; Affordable Housing; Mayor's Affordable Housing SPG
- IL19 - Building Regulations:  
The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).
- IL20 - Damage to the public highway:  
Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from

the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email [highwaysandtransport@richmond.gov.uk](mailto:highwaysandtransport@richmond.gov.uk)) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site.

The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

IL21 - Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites.

Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites. Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IL22 - Ecology Informative:

The applicant is informed that if works have not started on site by the end of September 2019 a new bat survey may need to be carried out to ensure bat activity is current.

IL23 - Thames Water Informative:

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 [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

- IL24 - Network Rail Informative:  
The applicant (SWLSTG) is advised to work with the local train operator, British Transport Police and Network Rail to develop local joint risk management strategies to reduce the risk of suicide on the railway.