soils LIMITED

Basement Screening Report

at
Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX

for
Hampton Care Home Ltd

Reference: 19214/BSR/Rev1.02
March 2021

Control Document

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Commission

Soils Limited was commissioned by Jones Lang LaSalle, on behalf of the client, Hampton Care Home Ltd, to undertake a Basement Screening Report on land at Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX. The scope of the investigation was outlined in the Soils Limited quotation reference Q24340, dated 11th March 2021.

This document comprises the Basement Screening Report (BSR) Rev1.02 and incorporates the results, discussion and conclusions to this intrusive works. It supersedes all previous versions.

This BSR report must be read in conjunction with the Phase 1 and 2 Site Investigation report (Report ref.: 1374-14, dated 8th October 2014) prepared by LCM Environmental, the Design & Access Statement (Report ref.: 11045 Rev. C, dated 4th September 2019) prepared by PRC Architecture & Planning Ltd and the Flood Risk Assessment and Drainage Strategy (Report ref.: CWA-19-207, dated 26th July 2019) prepared by CWA.

Standards

The site works, soil descriptions and geotechnical testing was undertaken in accordance with the following standards:

- Camden geological, hydrogeological and hydrological study, Guidance for subterranean development, Issue01/November 2010
- Planning Advice Note. Good Practice Guide on Basement Developments. The London Borough of Richmond Upon Thames. May 2015.
- Environment Agency Water Framework Directive
- Strategic Flood Risk Assessment – Level 1 (SFRA), September 2020. Prepared by Metis Consultants Ltd. For the London Borough of Richmond Upon Thames.
- Property Asset Register Public Web Map, Transport for London
- The Lost Rivers of London, Historical Publications Ltd, 1992, N Barton

No in-situ or laboratory testing were undertaken by Soils Limited as part of the appointment. Where testing is mentioned in this report, it was undertaken by others and it must be referred to their specific test methods, standards and specifications.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sample borehole implies the specific technique used to produce a trial hole.

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Section 1 Introduction

1.1 Objective of Investigation

Soils Limited was commissioned by Jones Lang LaSalle, on behalf of the client, Hampton Care Home Ltd, to undertake a Basement Screening Report (BSR). The objective of this investigation was to establish the impact and risk of the proposed basement at Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX.

Details on ground and groundwater conditions on-site and eventual results from in-situ or laboratory testing were not produced by Soils Limited but derived from documents provided by the Client.

This BSR report must be read in conjunction with the Phase 1 and 2 Site Investigation report (Report ref.: 1374-14, dated 8th October 2014) prepared by LCM Environmental, the Design & Access Statement (Report ref.: 11045 Rev. C, dated 4th September 2019) prepared by PRC Architecture & Planning Ltd and the Flood Risk Assessment and Drainage Strategy (Report ref.: CWA-19-207, dated 26th July 2019) prepared by CWA.

1.2 Limitations and Disclaimers

This Basement Screening Report relates to the site located at Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX and was prepared for the sole benefit of Hampton Care Home Ltd (The “Client”). The report was prepared solely for the brief described in Section 1.1 of this report.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Conditions of Contact of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot by plot basis prior to the construction of foundations. Supplied site surveys may not include substantial shrubs or bushes and is also unlikely to have data or any trees, bushes or shrubs removed prior to or following the site survey.

Where trees are mentioned in the text this means existing trees, substantial bushes or shrubs, recently removed trees (approximately 20 years to full recovery on cohesive soils) and those planned as part of the site landscaping).

Section 2 Site Context

2.1 Location

The site was located at Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX, had an approximate O.S Land Ranger Grid Reference of TQ 13760 69713 and fell within the administrative boundaries of the London Borough of Richmond Upon Thames.

The site location plan is given in Figure 1.

2.2 Site Description

The site of interest was located within Hampton Village centre, a suburban area of historical interest part of the Hampton Village Conservation Area. It comprised a former Police Station building and garaging facilities with ramped vehicle access to first floor level, with the remainder of the site used as parking courtyard. A basement, with finished floor level circa 3.20m below ground level, was already present at the site.

The site was almost entirely hard landscaped, with soft landscaping recorded just within neighbouring private gardens to the east and public green to the north. Mature trees were present in flowerbeds along Station Road, within neighbouring gardens to the east and along the north boundary.

The site was bounded by Station Road to the south, by the residential buildings at Queens Bench Cottages to the east, by the mixed commercial and residential building at 70 Station Road to the south-west, by the building at 74C Station Road to the north-west and by the Public Open Space of Beveree Sports Field to the north.

The site itself was substantially flat and level. Higher levels were recorded to the north, at Beveree Sports Field.

Buildings of Townscape Merit (also classified by the London Borough of Richmond Upon Thames as Locally Listed Buildings) were recorded both on-site and within neighbouring properties. In particular, the former Hampton Police Station building at 68 Station Road (on-site), the Queens Bench Cottages and the buildings at 70, 72 and 74 Station Road were classified as a buildings of townscape merit.

In addition, the properties at 40-54 Station Road (even numbers) were classified as Grade II Listed Buildings. The mentioned properties were not immediately adjacent to the proposed development due to the presence of the buildings at Queens Bench Cottages and at a distance of >20m from the anticipated outer face of the excavation.

An aerial photograph of the site and its close environs has been included in Figure 2.

2.3 Proposed Development

The proposed development considered the partial retention of the former Hampton Police Station, a locally listed building, and the demolition of all other buildings located on-site for the proposed construction of a 67No. bedroom care home, plus 22No. care suites and ancillary communal accommodation, staff and back of house facilities, connected outbuildings and car parking. A lower ground floor was proposed under the new buildings, with anticipated basement formation level at circa 3.80m bgl. The new basements would not extend beneath the footprint of the former Police Station.

In compiling this report reliance was placed on the documents in Table 2.1. Any change or deviation from the scheme outlined in the drawing could invalidate the conclusions and/or recommendations presented within this report. Soils Limited must be notified about any such changes.

Table 2.1 – Documents provided by the Client

Document	Revision	Date	Description	Author
34025_02_P	0	10/07/2019	Existing Basement & Ground Floor	Greenhatch Group
11045-PL-009	A	August 2019	Site Location Plan	PRC
11045-PL-010	F	22/05/2019	Proposed Site Plan	PRC
11045-PL-011	F	28/08/2019	Lower Ground Floor Layout	PRC
11045-PL-012	K	28/08/2019	Ground Floor layout	PRC
11045-PL-013	E	28/08/2019	First Floor Layout	PRC
11045-PL-014	F	28/08/2019	Second Floor layout	PRC
11045-FE-020	P4	29/07/2019	Proposed Elevations – Sheet 1	PRC
11045	C	04/09/2019	Design & access statement	PRC
CWA-19-207	-	26/07/2019	Flood risk assessment and drainage strategy	CWA
1374-14	-	08/1082014	Phase 1 and 2 Site Investigation	LCM Environmental

Development plans provided by the client are presented in Appendix A.

2.4 Topography

On-site topography was established using a topographic survey presented within the Flood Risk Assessment prepared by CWA and presented in Appendix A. The survey showed that the site was substantially flat and level, with site levels of circa 13m AOD.

Information on off-site topography within the topographic survey was limited to levels along Station Road. Station Road sloped downwards on a north-west to south-east direction with a gradient of <3% in the area prospicient the site of interest.

Higher levels were anticipated by the Design Access Statement at the Public Open Space of Beveree Sports Field to the north. The Beveree Sport Field was located at approximate levels of circa 16m AOD according to online available data. Slope gradients of circa 7% were estimated between the Beveree Sports Field and the Former Hampton Police Station site (north to south direction).

2.5 Published Geological Data

The 1:50,000 BGS map showed the site to be located upon the bedrock London Clay Formation with overlying superficial deposits of Taplow Gravel Member.

2.5.1 Taplow Gravel Member

The rivers of the south-east of England, including the River Thames and its tributaries, have been subject to at least three changes of level since Pleistocene times. One result has been the formation of a complex series of River Terrace Gravels. These terraces represent ancient floodplain deposits that became isolated as the river cut downwards to lower levels. The Taplow Gravel Formation is found at an elevation that approximates to the present floodplain gravel.

2.5.2 London Clay Formation

The London Clay Formation comprises stiff grey fissured clay, weathering to brown near surface. Concretions of argillaceous limestone in nodular form (Claystones) occur throughout the formation. Crystals of gypsum (Selenite) are often found within the weathered part of the London Clay, and precautions against sulphate attack to concrete are sometimes required.

The upper boundary member of the London Clay Formation is known as the Claygate Member and marks the transition between the deep water, predominantly clay environment and succeeding shallow-water, sand environment of the Bagshot Formation.

The lower boundary is generally marked by a thin bed of well-rounded flint gravel and/or a glauconitic horizon. The formation overlies the Harwich Formation or where the Harwich Formation is absent the Lambeth Group.

In the north London area the upper part of the London Clay Formation has been disturbed by glacial action and may contain pockets of sand and gravel.

2.6 Web-Published Geology

A review of historic boreholes >10m deep within a radius of 500m around the site obtained from the BGS suggest the following sequence and final depth of strata.

Made Ground/Superficial Deposits: 1.5m to 5.0m
London Clay Formation: >41.15m

None of the boreholes within 500m from the site proved the full depth of the London Clay Formation or of the underlying soils of the Lambeth Group, of the Thanet Sand Formation and of the Chalk.

2.6.1 Groundwater

Based on the abovementioned boreholes, shallow groundwater was encountered within the predominantly granular soils of the Taplow Gravel Member at depths of the order of 3.20-3.25m bgl. The boreholes were drilled between February and March (1979), when groundwater levels should be rising towards their annual maximum (highest) elevation, which typically occurs around March.

2.7 Summary of Intrusive Investigation and Groundwater Findings

An intrusive investigation was commissioned to LCM Environmental and undertaken in 2014. The investigation was mainly intended for environmental purposes, but included 10No. window sampler boreholes (WS1 – WS10) to depths ranging between 1.00m and 5.00m bgl.

The intrusive investigation showed the site to be set onto superficial soils of the Taplow Gravel Member overlying the cohesive soils of the London Clay Formation.

The soils of the Taplow Gravel Member were observed as predominantly granular, with localised cohesive beds. The soils of the London Clay Formation were not encountered during the during the intrusive investigation, due to the limited investigated depths. It can therefore be concluded that the predominantly granular soils of the Taplow Gravel Member could be encountered at the site to depths of >5.00m bgl.

Groundwater was encountered at a depth of 3.65m below ground level (bgl) during the intrusive investigation. The boreholes were drilled in September (2014), when groundwater levels should be close to their annual minimum (lowest) elevation, which typically occurs around September.

No geotechnical laboratory testing was part of the intrusive investigation undertaken by LCM Environmental.

2.8 Hydrology

The Flood Risk Assessment prepared by CWA reported the River Thames at circa 350m south of the site. Other waterbodies, according to online available imagery were represented by the complex of reservoirs located to the south and south-west. The minimum distance from the site was estimated as circa 250m.

2.9 Hydrogeology

The Environment Agency has produced an aquifer designation system consistent with the requirements of the Water Framework Directive. The designations have been set for superficial and bedrock geology and are based on the importance of aquifers for potable water supply and their role in supporting water bodies and wetland ecosystems.

The London groundwater model was generally split into three aquifers, the Upper, Intermediate and Lower Aquifer.

> The Upper Aquifer was confined to the River Terrace Deposits (Taplow Gravel Member at this site), which were anticipated onsite, overlying the London Clay Formation, which acts as an aquiclude.
>
> The Intermediate Aquifer was generally associated with granular layers within the Lambeth Group.
>
> The Lower Aquifer was principally associated with the Chalk but can include the Thanet Sand Formation.

Information presented by the Environment Agency classifies the River Terrace Deposits (Taplow Gravel Member) as a Principal Aquifer and the London Clay Formation bedrock as unproductive strata.

Published geological data shows the site located on the London Clay Formation, with overlying superficial deposits of the Taplow Gravel Member therefore the Upper Aquifer would be potentially present onsite. Any water infiltrating the London Clay Formation will generally tend to flow either with the topography or vertically downwards at a very slow rate towards the Intermediate and subsequently Lower Aquifer. Due to the predominantly cohesive nature of the soils, the groundwater flow rate is anticipated to be very slow. Published permeability data for the London Clay Formation indicates the horizontal permeability to generally range between 10^{-10} m/s and 10^{-8} m/s, with an even lower vertical permeability.

The Upper Aquifer was considered to be relevant to the proposed development and Basement Screening Report and must be confirmed via a ground investigation. The Intermediate and Lower Aquifers would not be affected in any way by the proposed works so were not considered further.

2.10 Flood Risk

A site-specific Flood Risk Assessment was prepared by CWA in accordance with the Planning Practice Guidance to the National Planning Policy Framework (NPPF) introduced in March 2014 and referred to information from the Environment Agency, the Strategic Flood Risk Assessment September 2020 produced by Metis for the London Borough of Richmond Upon Thames and the Council's Local Plan.

The area of interest fell within Flood Zone 1 and had a surface of circa 0.28ha. The FRA concluded that the site was not at risk of flooding for tidal flows, fluvial flows, surface water, sewer failure and artificial sources. High susceptibility to groundwater flooding was highlighted by the Phase 1 and 2 Site Investigation produced by LCM Environmental.

Site levels sloped away from the property, therefore the risk of flooding for surface water and groundwater was considered negligible. Localised dewatering, however, may be needed during the construction of deeper foundations.

Flooding from surface water at the site will be mitigated at design stage, more precisely during level and drainage design.

The risk of surface water affecting neighbouring properties will be mitigated by the use of Sustainable Drainage Systems (SuDS). The influence of climate change on flooding will be mitigated by the use of infiltration techniques. The system will be designed according to a 1 in 100 year storm event plus climate change.

Depending on site characteristics, recommended SuDS included tanked pervious pavements and geo-cellular/modular systems. Unsuitable systems, instead, included green roofs, soakaways, swales and ponds/infiltration basins.

2.11 Underground Infrastructure

No underground infrastructures were recorded from the TFL Property Asset Register Public Web Map in proximity of the proposed development, as showed in Figure 3.

2.12 Unexploded Ordnance (UXO) Risk

The web-based service Bomb Sight was used to undertake a preliminary appraisal of the risk for unexploded ordnance from the Second World War. A map of the area was presented in Figure 4, where it can be observed that some high-explosive bombs, deployed during the heavy bombing of between 7th October 1940 and 6th June 1941, were recorded in the area of Station Road.

The above results were compared with the information available on-line from Zetica UXO. The map in Figure 5 showed the site to be located within an area at low risk for the presence of UXO.

Considering the results of the preliminary appraisal, that the site was already developed and already included a lower ground floor, contacting a UXO specialist for a Preliminary UXO risk assessment was not considered as mandatory although contact with a UXO specialist should be considered ahead of the construction phase.

Section 3 Screening

3.1 Introduction

Soils Limited has adopted a screening process to meet the requirements of the London Borough of Richmond Upon Thames to identify potential risks to the ground, groundwater/surface water, land stability, adjacent properties and infrastructure.

The assessment is undertaken in the form of tabulated questions, based upon the Ove Arup 2008 Scoping Study prepared for the London Borough of Camden, setting out relevant considerations for conditions in the Borough. The assessment requires that any development proposal that includes a subterranean basement should be screened to determine whether or not a full BIA is required.

A number of screening tools are included in the Arup document (Ref: Camden geological, hydrogeological and hydrological study, Guidance for subterranean development, Issue01/November 2010), which includes a series of questions within a screening flowchart for three categories; surface water flow, groundwater flow and land stability. The above screening process was adapted to take into account requirements from the Good Practice Guide on Basement Developments by the London Borough of Richmond Upon Thames. Responses to the questions are tabulated below.

3.2 Surface Flow and Flooding Screening Assessment

The response to the Surface Flow and Flood Screening Assessment is given in Table 3.1.

Table 3.1 – Surface Flow and Flooding Screening

Question	Response
1. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	No – The proposed drainage scheme considered attenuation measures, but both surface and foul water will be delivered to public sewer.
2. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	**Yes** – The proposed build was understood to increase permeable areas for the construction of internal gardens and permeable paving.
3. Will the proposed basement development result in changes to the profile of the inflows (instantaneous and long term) of surface water being received by adjacent properties or downstream watercourses?	**Yes** – Attenuation measures will be adopted at the site in the form of a cellular attenuation storage tank system to mitigate surface water runoff. Soakaways were not considered a suitable method at the site. Both surface and foul water, however, will be delivered to public sewer in main road.
4. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	No – The quality of surface water would not be affected.
5. Is the site in an area known to be at risk from surface water flooding?	No – The risk of flooding from surface water was considered as negligible within the FRA prepared by CWA. It was considered that site levels would

	allow surface water to drain away from the property.

3.3 Subterranean (Groundwater) Screening Assessment

The response to the Subterranean (Groundwater) Screening Assessment is given in Table 3.2.

Table 3.2 – Subterranean (Groundwater) Screening

Question	Response
1a. Is the site located directly above an aquifer?	**Yes** – The site was anticipated to be set onto the superficial soils of Taplow Gravel Member, classified by the Environment Agency as a Principal Aquifer.
1b. Will the proposed basement extend beneath the water table surface?	**Unknown** – Groundwater information available from the BGS and the Client anticipated standing water levels at depths able to interact with the construction of the basement.
2. Is the site within 100 m of a watercourse, well (used/ disused) or potential spring line?	No – The nearest Surface Water Feature was the complex of reservoirs, located >250m south/south-west of the site.
3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	**Yes** – The proposed build was understood to increase permeable areas for the construction of internal gardens and permeable paving.
4. As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SuDS)?	**Yes** – SuDS were proposed at the site and could include infiltration systems depending on the results of infiltration tests.
5. Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to or lower than, the mean water level in any local pond or spring line?	No – Nearest surface water feature was located at circa 250m from the site.

3.4 Stability Screening Assessment

The response to the Stability Screening Assessment is given in Table 3.3.

Table 3.3 – Stability Screening

Question	Response
1. Does the existing site include slopes, natural or manmade, greater than 7°?	No – On-site topography was substantially level.
2. Will the proposed re-profiling of landscaping at the site change slopes at the property boundary to more than 7°?	No – The proposed development would not alter the existing site landscaping elevations.
3. Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°?	No – Neighbour land topography did not show slopes greater than 7°.
4. Is the site within a wider hillside setting in which the general slope is greater than 7°?	No – Off-site topography was not greater than 7° within reasonable distance from the site.

Question	Response
5. Is the London Clay the shallowest strata at the site?	No – The BGS and the intrusive investigation showed the presence of predominantly granular soils of the Taplow Gravel Member.
6. Will any trees be felled as part of the proposed development and / or are any works proposed within any tree protection zones where trees are to be retained?	No – No felling of trees was reported by the Client.
7. Is there a history of seasonal shrink-swell subsidence in the local area and / or evidence of such effects at the site?	No – Anticipated geology considered the site set on predominantly granular superficial deposits of the Taplow Gravel Member, unlikely to be subjected to shrink-swell subsidence.
8. Is the site within 100 m of a watercourse or potential spring line?	No – The nearest Surface Water Feature was the complex of reservoirs, located >250m south/south-west of the site.
9. Is the site within an area of previously worked ground?	No - The relevant geological map did not show any Made Ground or Worked Ground within or in close proximity to the site.
10. Is the site within an aquifer?	**Yes** – Superficial deposits capable of supporting local water supplies were anticipated from the BGS Geological Map and encountered during the intrusive investigation.
11. Is the site within 5 m of a highway or pedestrian right of way?	No – Outer side of the excavations located at more than 5m from walkway.
12. Will the proposed basement be excavated under or adjacent to listed buildings?	No – Grade II Listed Buildings were located beyond the adjacent Queens Bench Cottages, at a distance of >20m from the outer face of the excavations.
13. Will the proposed works take place under or adjacent to listed buildings or buildings of townscape merit?	**Yes** – The works will take place under and adjacent to buildings of townscape merit.
14. Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?	No – No underground infrastructures were anticipated within relevant distance from the site.

3.5 Summary

Based on the screening exercise, further stages of the Basement Screening Report are required. A summary of the Basement Screening Report requirements has been provided in Table 3.4, Table 3.5 and Table 3.6.

Table 3.4 – Surface Flow and Flooding Screening

Item	Description
Q2	The proposed build was understood to increase permeable areas for the construction of internal gardens and permeable paving.
Q3	Attenuation measures will be adopted at the site in the form of a cellular attenuation storage tank system to mitigate surface water runoff. Soakaways were not considered a suitable method at the site. Both surface and foul water, however, will be delivered to public sewer in main road.

Table 3.5 – Subterranean (Groundwater) Screening Assessment

Item	Description
Q1a	The site was anticipated to be set onto the superficial soils of Taplow Gravel Member, classified by the Environment Agency as a Principal Aquifer.
Q1b	Groundwater information available from the BGS and the Client anticipated standing water levels at depths able to interact with the construction of the basement.
Q3	The proposed build was understood to increase permeable areas for the construction of internal gardens and permeable paving.
Q4	SuDS were proposed at the site and could include infiltration systems depending on the results of infiltration tests.

Table 3.6 – Stability Screening Assessment

Item	Description
Q10	Superficial deposits capable of supporting local water supplies were anticipated from the BGS Geological Map and encountered during the intrusive investigation.
Q13	The works will take place under and adjacent to buildings of townscape merit.

Section 4 Scoping

4.1 Introduction

The purpose of scoping is to assess in more detail the issues of concern identified in the screening process (i.e. where the answer is “yes” or “unknown” to any of the questions posed) to be further investigated, mitigated or eliminated. Potential hazards are assessed for each of the identified potential impact factors.

The scoping stage is furthermore to assist in defining the nature of the investigation required to assess the impact of the issues of concern identified in the screening process. The scope of the investigation must comply with the prescriptions from the London Borough of Richmond Upon Thames, providing a suitable basis on which to assess the potential impacts.

4.2 Potential Impacts

The following potential impacts were identified in Table 4.1.

Table 4.1 – Potential Impacts

Screening Flowchart Question	Potential Impacts	Discussion
Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	The proposed development could pose a risk of increased flooding at the site itself and/or adjacent developments.	A site-specific drainage strategy was produced by CWA and presented in the Flood Risk Assessment and Drainage Strategy. CWA concluded that SuDS have been considered and can be incorporated within the design in the form of a cellular attenuation storage tank system. Infiltration tests were still to be demonstrated, with the site considered not suitable for the adoption of soakaways due to the presence of groundwater and impermeable soils of the London Clay Formation. Overall, CWA concluded that the proposed development does not pose any increased flood risk to the site itself or adjacent properties.
Will the proposed basement development result in changes to the profile of the inflows (instantaneous and long term) of surface water being received by adjacent properties or downstream watercourses?		
As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SuDS)?		
Is the site located directly above an aquifer?	Basement could extend into an underling aquifer and thus affect the groundwater flow regime.	The BGS and the results of the intrusive investigation showed the presence of predominantly granular
Is the site within an aquifer?		

Screening Flowchart Question	Potential Impacts	Discussion
Will the proposed basement extend beneath the water table surface?	The proposed basement construction could require dewatering, which can cause ground subsidence. Alteration of an existing groundwater flow regime, which in turn could potentially cause local increase or decrease of groundwater levels.	soils of the Taplow Gravel Member overlying the London Clay Formation. The Taplow Gravel Member was classified by the Environment Agency as a Principal Aquifer, therefore water seeping through the granular soils could enter the excavations during the construction phase and even during the lifetime of the structures. Appropriate mitigation measures for the ingress of water to basement excavations and then the premises must be taken into account and designed by a specialist. Eventual alterations of the groundwater flow regime due to the construction of a basement could potentially cause the rise of groundwater levels to the upstream and a decrease to the downstream, favouring the ingress of water within the excavations or the premises. Presence of eventual basements to be confirmed. Mitigation measures must be proposed at design stage.
Will the proposed works take place under or adjacent to listed buildings or buildings of townscape merit?	Basement construction can result in undermining of foundations of neighbouring properties and cause excessive ground movements resulting in structural instability or aesthetic damage.	Buildings of townscape merit were recorded both on-site and adjacent to the proposed works. The Council recommends that a structural engineer with expertise in historic buildings (CARE accredited) is appointed for works to or adjacent to a listed building or a building of townscape merit. Close supervision will be made during the construction phase. Movement monitoring of neighbouring and nearby structures is recommended to be undertaken before construction starts and continued through the construction phase and for an appropriate period thereafter.

Section 5 Conclusions and Recommendations of BSR

5.1 General

The findings of this report are informed by data from the existing literature and from the site investigation undertaken by LCF Environmental. It was also based on the results of the Design & Access Statement by PRC Architecture & Planning Ltd and the Flood Risk Assessment and Drainage Strategy prepared by CWA.

This Basement Screening Report identified some potential risks linked to the proposed development and has provided mitigation measures to adopt in order to minimise the potential effects on the proposed development itself and the surrounding properties. All the mentioned risks can be mitigated at detailed design stage.

In conclusion, no Basement Impact Assessment is required.

This report was produced with reference to information provided by the Client. Should changes to the proposed development be applied, Soils Limited must be immediately informed as this could invalidate the conclusions and recommendations presented throughout this report.

List of Figures

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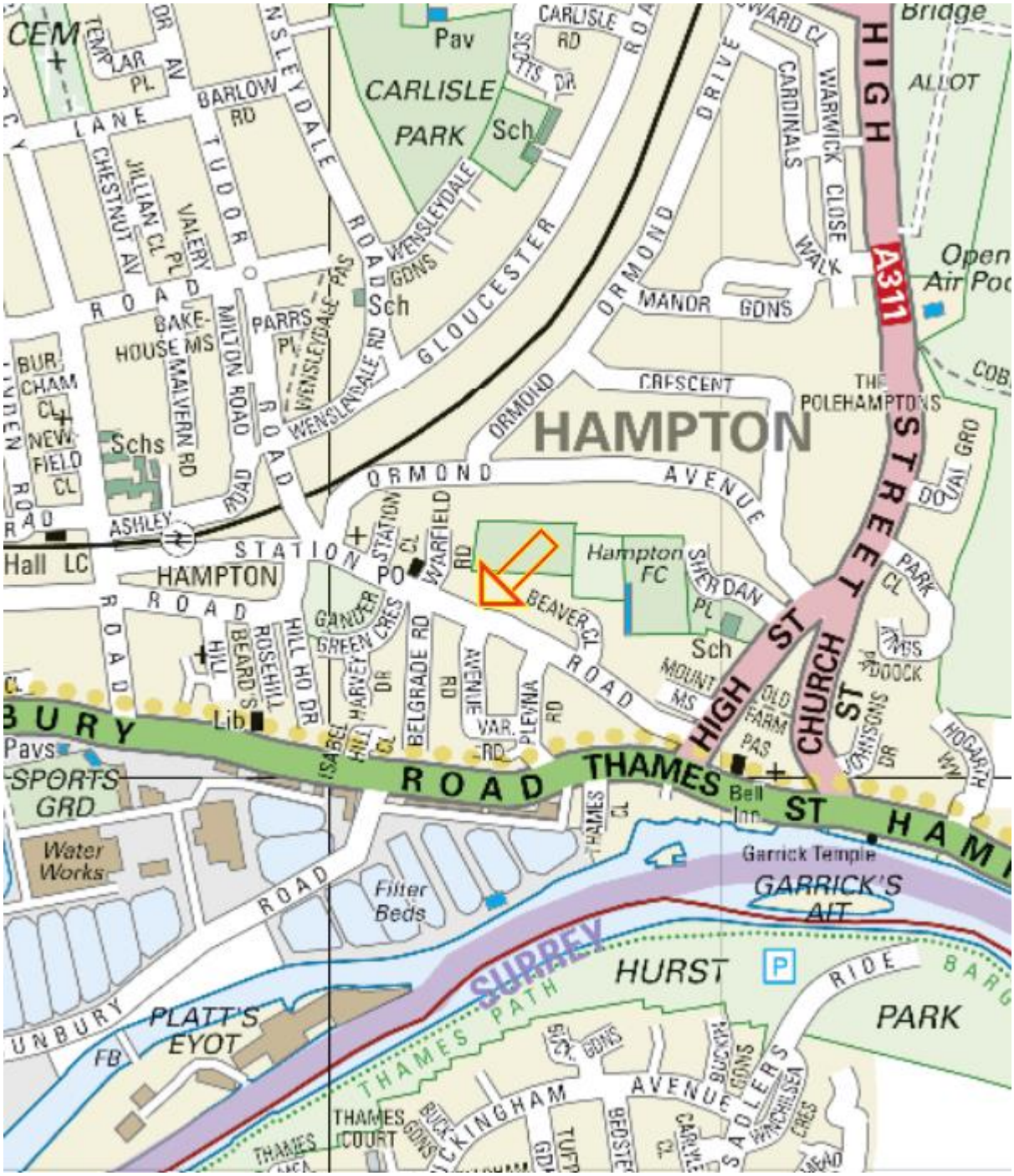


Figure 1 – Site Location Map

Job Number 19214	**Project** Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX
Client Jones Lang LaSalle	**Date** March 2021

Figure 2 – Aerial Photograph

Project
Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX

Client
Jones Lang LaSalle

Date
March 2021

Job Number
19214

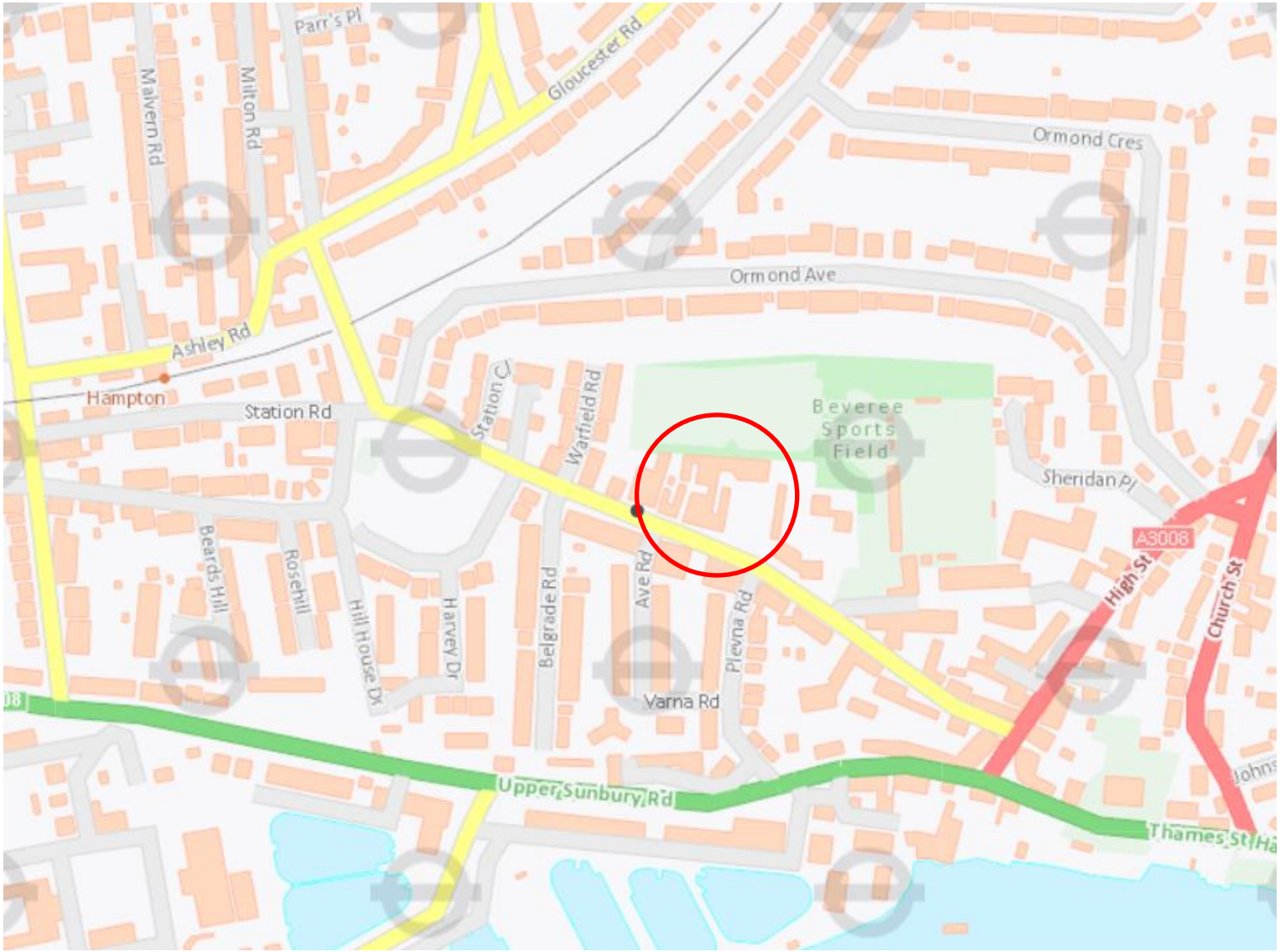


Figure 3 – Underground Infrastructures

Project
Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX

Client
Jones Lang LaSalle

Date
March 2021

Job Number
19214

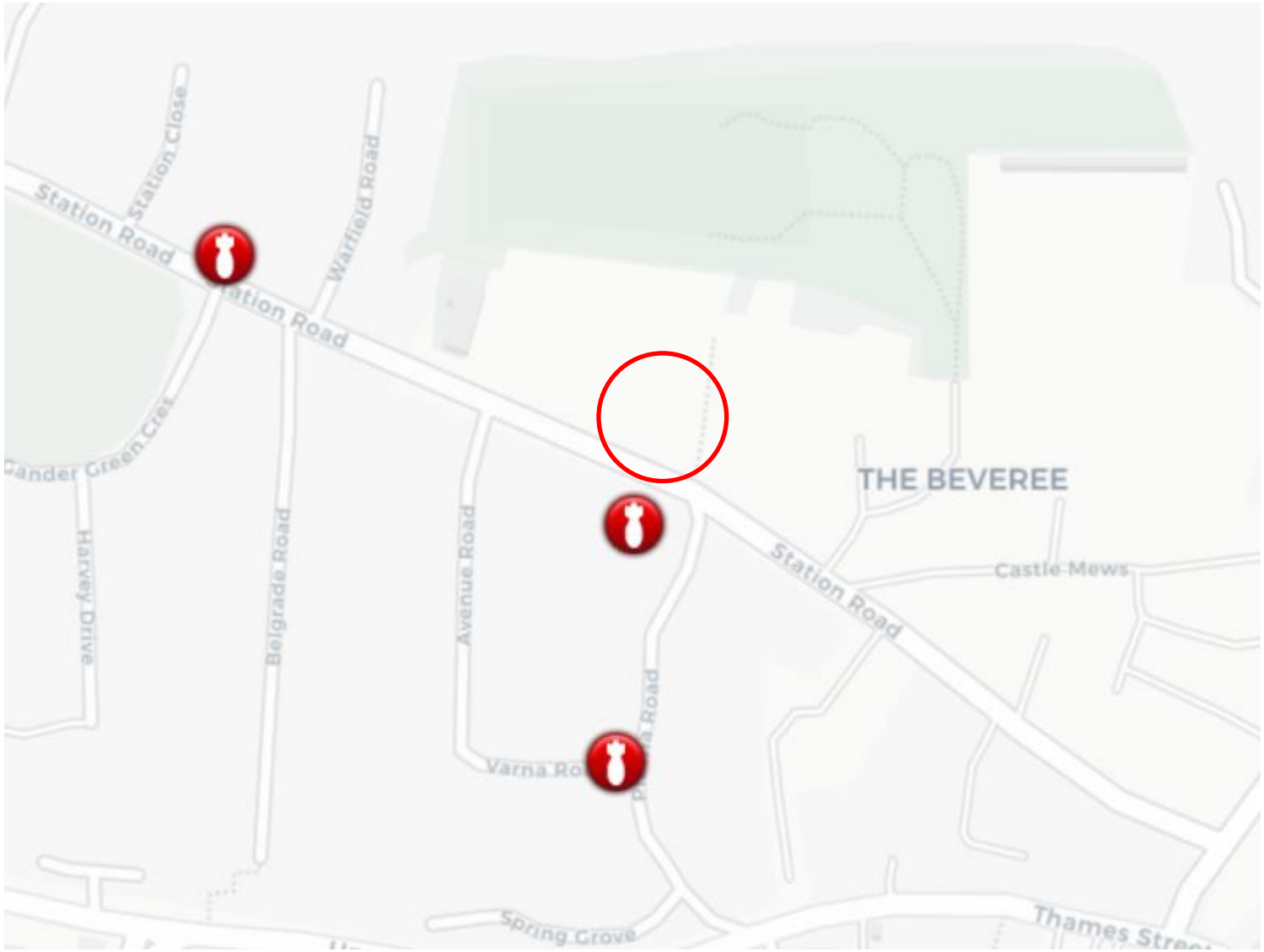


Figure 4 – UXO Risk, Bombsight

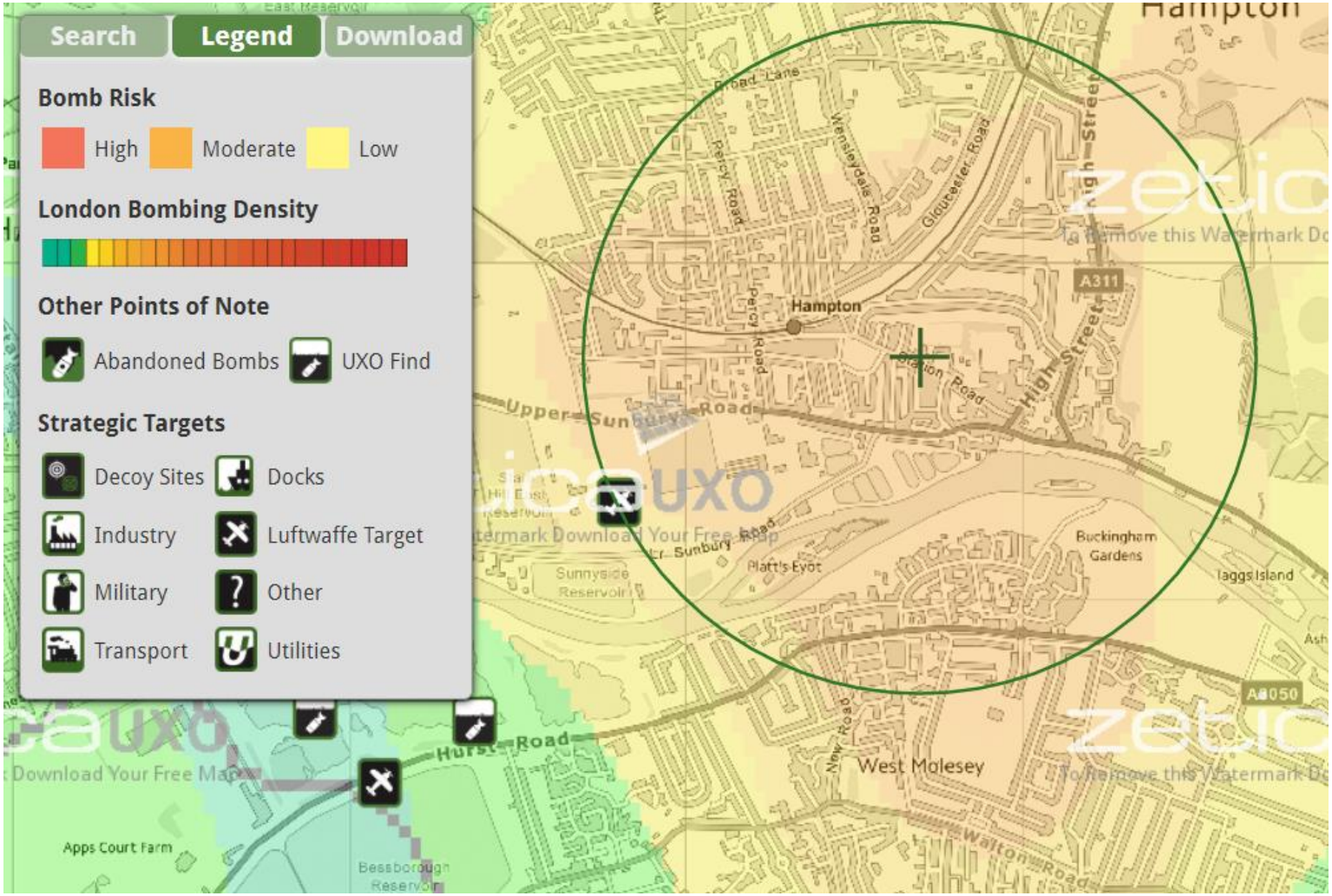
Project
Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX

Client
Jones Lang LaSalle

Date
March 2021

Job Number
19214

Figure 5 – UXO Risk, Zetica



Project
Former Hampton Police Station, 60-68 Station Road, Hampton Village, London TW12 2AX

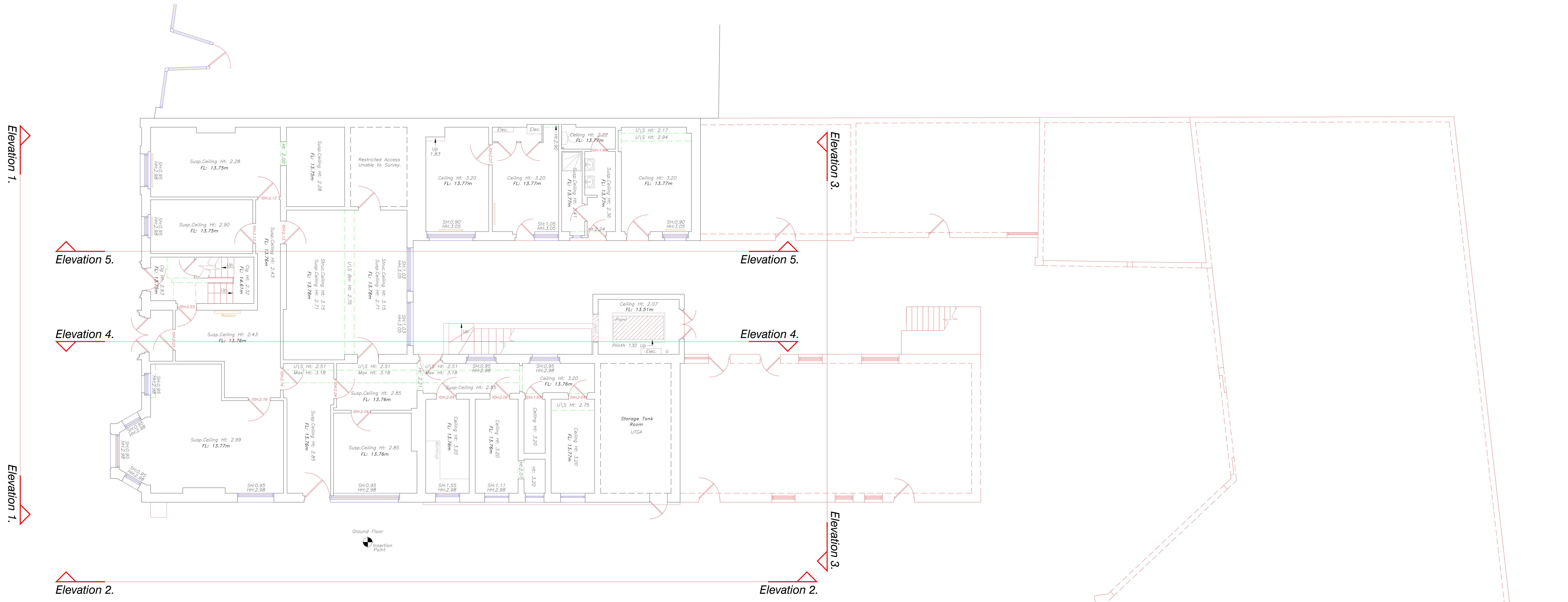
Client
Jones Lang LaSalle

Date
March 2021

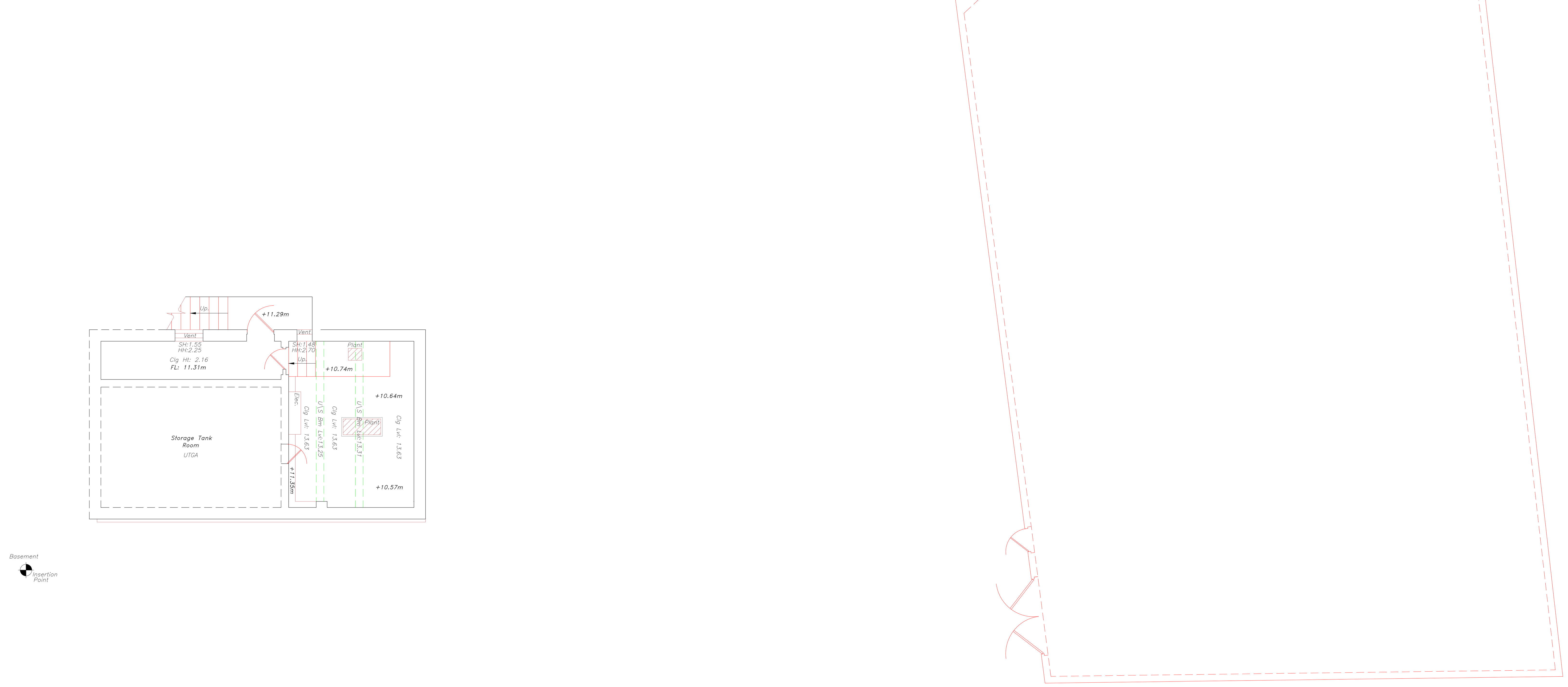
Job Number
19214

Appendix A Information Provided by the Client

GROUND FLOOR PLAN



BASEMENT PLAN



OS Note:

The Ordnance Survey tile is to be used as a guide only.

OS Buildings | Surveyed Buildings

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36(15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid.

Building Survey Legend:

SHt 1.00 HHt 2.12	Sill Height from FFL. Head Height from FFL.
SL 51.03m HL 52.82m	Sill Level from defined datum. Head Level from defined datum.
Susp CHt: 2.00 Struct CHt: 3.00	Suspended Ceiling Height from FFL. Structural Ceiling Height from FFL.
Susp Ceil: 30.00m Struct Ceil: 31.00m	Suspended Ceiling Level from datum. Structural Ceiling Level from datum.
IFL: 100.00m +100.00m	Internal Floor Level (General). Internal Floor Level (Specific).
Insertion Point	Insertion Point for overlay drawings of other floors or details.

Incoming Services

Elec | Gas | Water

Topographical Survey Legend:

Buildings	Overhead Cable	IC	Inspection chamber	Boll	Bollard
Wall	Concrete edge	PInv	Pipe invert	IB	Illuminated bollard
Kerb line	Tarmac edge	Gy	Gully	Bin	Rubbish bin
Line marking	Grass verge	Bg	Back gully	Vp	Vent pipe
Drop kerb	Canopy/Overhang	Dp	Down pipe	Grl	Ground light
Centre line	Verge	Pipe	Pipe above ground	Lbox	Letter box
1	Station and Name	MH	Manhole	Ldr	Ladder
100.000	Station Level	WL	Water level	Sty	Stile
		Fl	Flood light	IFL	Internal floor level

Rev	Date	Description	Drawn	Q. Ref.

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Bathymetric Surveys
- Measured Building Surveys
- 3D Laser Scanning
- 3D Revit & BIM Models
- Area, Lease & Fire Plans

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t. (01727) 854481	t. (01912) 736391	t. (0207) 2241806

CLIENT

Meedhurst Project Management Ltd

PROJECT

Former Police Station
66 Station Road
Hampton TW12 2BJ

TITLE

Existing
Basement & Ground Floor

SCALE	DATE
A1@ 1: 100	10.07.19
DRAWN	QUALITY REF
LA	GH5432

Level datum	See OS notes above
Grid orientation	See OS notes above
Job number	34025

Drawing No.	Rev.
34025_02_P	0

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

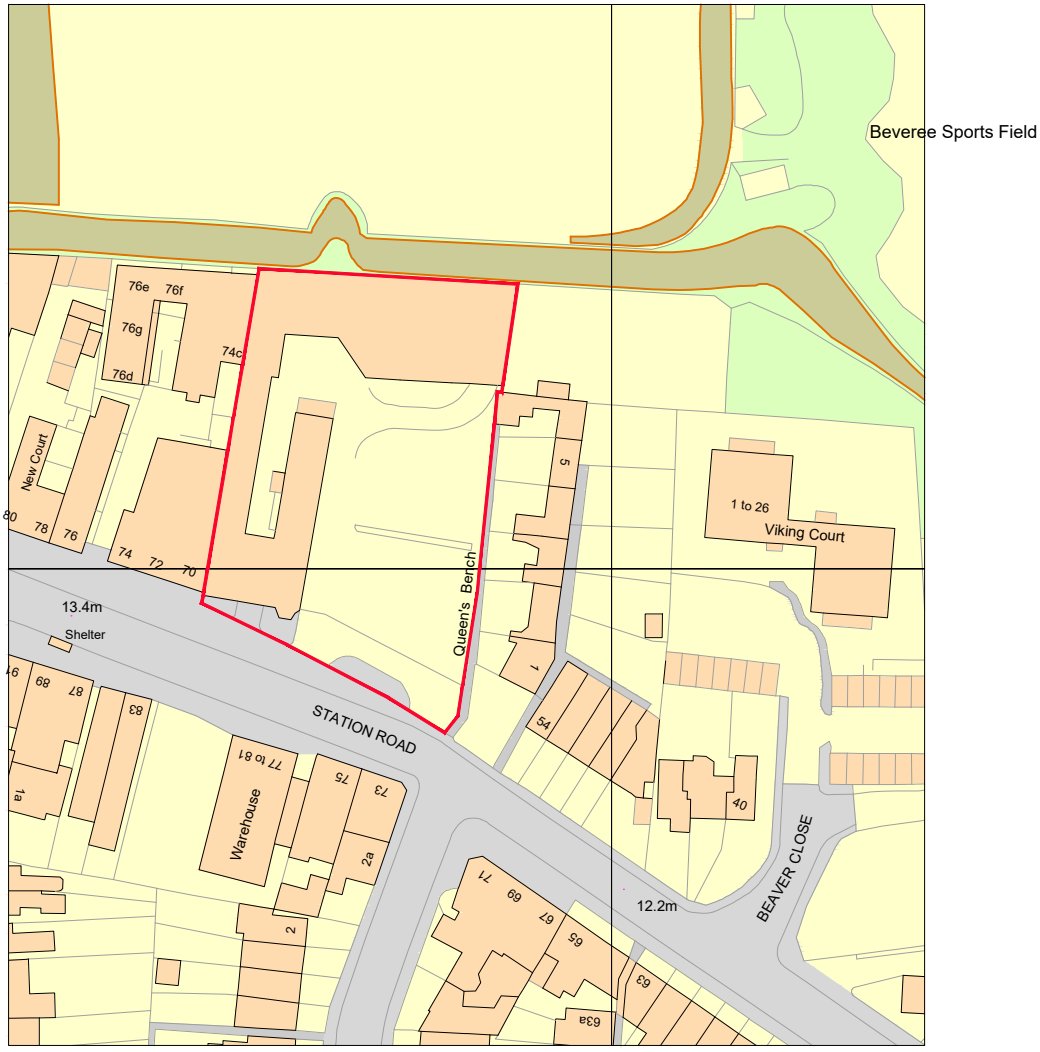
All dimensions should be checked on site prior to design and construction.

Some services may have been omitted due to parked vehicles.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Revisions: Drawn/Chkd: Date:



N

0 50 75 100

Scale 1:1250

24 Church St West
Woking, Surrey,
GU21 6HT

01483 494 350

info@prc-group.com
www.prc-group.com

Client: Cinnamon Care Collection

Project: Station Road, Hampton

Drawing Title: Site Location Plan

Scale @ A4:	Checked by :	Date :
1:1250	MS	August 2019

Job No:	Stage :	Drawing No :	Rev :
11045	PL	009	A

Construction ☐ Preliminary ■ Information ■
Approval ☐ Tender ☐

PRC Architecture & Planning

G:\11045 60 Station Road, Hampton\2_Planning\Drg Sheets\11045_PL009 - site location plan.dwg

Revisions:		Drawn / Chkd:	Date:
A	Planning Issue	AM	29.08.2019
B	Parking update	AM	03.09.2019
C	Link, parking & landscape revisions	AM	22.11.2019
D	Revisions to enable add'l parking	AM	19.12.2019
E	Mini-bus space added	AM	20.01.2020
F	Landscape updated	TG/CL	26.02.2021

Client:
Cinnamon Care Collection

Project:
Proposed Care Development
Station Road, Hampton

Drawing Title:
Proposed Site Plan

Scale @ A1 : 1 : 200
Checked by : MAS
Date : 05/22/19
Job No : 11045
Stage _ Drawing No : PL_010
Rev : F

Issue Status :
Construction ☐ Preliminary ☐
Information ☐ Approval ■
Tender ☐

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PRC Architecture & Planning

26/02/2021 15:52:12

Revisions:		Drawn / Chkd:	Date:
A	Planning Issue	AM	29.08.2019
B	General Updates		30.08.2019
C	Lift position amended	JS	12.09.2019
D	Revisions to existing building	AM	09.11.2019
E	Revisions to existing BTM	AM	21.11.2019
F	Revisions as Client comments	AM	27.11.2019

North

Scale 1:100

0 5 10 m

Client:

Cinnamon Care Collection

Project:

Proposed Care Development
Station Road, Hampton

Drawing Title:

Lower Ground Floor Layout

Scale @ A1:	Checked by:	Date:
1 : 100	AM	08/28/19

Job No:	Stage _ Drawing No:	Rev:
11045	PL_011	F

Issue Status:

Construction ☐ Preliminary ☐
Information ☐ Approval ■
Tender ☐

PRC Architecture & Planning

27/11/2019 16:20:10

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Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

Revisions:		Drawn / Chkd:	Date:
A	Planning Issue	AM	29.08.2019
B	Parking update	AM	03.09.2019
C	Revisions to existing building	AM	09.11.2019
D	Revisions following BTM	AM	21.11.2019
E	Line drawing & landscape revisions	AM	22.11.2019
F	Revisions as Client comments	AM	27.11.2019
G	Revisions following highways comments	DF/AM	02.12.2019
H	Revisions to enable add'l parking	AM	19.12.2019
J	Additional E charging parking point	AM	20.12.2019
K	Mini-bus space added	AM	20.01.2020

Cycles storage 16 cycles

Refuse storage

6 no. visitors cycles

pedestrian footpath

parking bay - future blue badge

Building line above

Vehicular Access

Dashed line denotes approved scheme buiding line

proposed low wall

Existing Access

MOE

00-20 Living / Dining 83.45 m²

servery

electric charging

00-10 Stair

8plift

20

21

Corridor

Hair Dressing 37.49 m² 403.5 SF

WC

Manager Office 19.66 m² 211.6 SF

Deliveries / Drop-off

00-17 Drugs 4.38 m²

00-16 Nurse 9.54 m²

Linen

WC

CB-00-17 Care Bed 20.27 m²

CB-00-16 Care Bed 20.23 m²

00-14 Hoist

Sluice

00-13 Asstd Bath 12.93 m²

00-12 Clnr

CB-00-06 Care Bed 20.23 m²

CB-00-05 Care Bed 20.27 m²

CB-00-04 Care Bed 20.27 m²

CB-00-03 Care Bed 20.27 m²

CB-00-02 Care Bed 20.27 m²

CB-00-01 Care Bed 20.27 m²

00-04 WC

13plift

Kit flue

Riser

Waiting

Cafe/Bistro

Reception

Lobby

Canopy over

Main Entrance

existing lamp post

existing low wall

CB-00-15 Care Bed 20.23 m²

CB-00-14 Care Bed 20.23 m²

CB-00-13 Care Bed 20.23 m²

CB-00-12 Care Bed 20.23 m²

CB-00-07 Care Bed 20.23 m²

CB-00-08 Care Bed 20.23 m²

CB-00-09 Care Bed 20.23 m²

CB-00-10 Care Bed 20.23 m²

CB-00-11 Care Bed 24.30 m²

00-21 Stair 24.92 m²

Upper garden terrace

Lower garden terrace

Lower Courtyard Garden

Roof Terrace

Riser

Riser

CS-00-03 GF 56.51 m² 608.3 ft²

Lounge/Dining 31.15 m² 335.4 SF

Kitchenette 5.11 m² 55.0 SF

Hall/Stairs 17.38 m² 187.1 SF

Admin Office 18.87 m² 203.2 SF

Waiting

Entrance Lobby

Corridor

Stair

En-Suite 3.92 m² 42.2 SF

Hall

Bedroom 18.65 m² 200.8 SF

CS-00-01 52.58 m² 566.0 ft²

CS-00-02 60.91 m² 655.7 ft²

Living/Dining 19.01 m² 204.6 SF

Bedroom 10.87 m² 117.0 SF

Hallway

Kitchenette 4.76 m² 51.3 SF

Bathroom 7.07 m² 76.1 SF

Kitchenette 6.71 m² 72.3 SF

Living/Dining 15.59 m² 167.8 SF

= RETAINED WALLS

North

Scale 1:100

0 5 10 m

Client:
Cinnamon Care Collection

Project:
Proposed Care Development
Station Road, Hampton

Drawing Title:
Ground Floor layout

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Scale @ A1 : 1 : 100 | Checked by : AM | Date : 28/08/19

Job No : 11045 | Stage _ Drawing No : PL_012 | Rev : K

Issue Status :

Construction ☐ Preliminary ☐
Information ☐ Approval ■
Tender ☐

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20/01/2020 16:02:09

Revisions:		Drawn / Chkd:	Date:
A	Planning Issue	AM	29.08.2019
B	Revisions to existing building	AM	09.11.2019
C	Revisions to existing BTM	AM	21.11.2019
D	Link, parking & landscape revisions	AM	22.11.2019
E	Revisions as Client comments	AM	27.11.2019

= RETAINED WALLS

North

Scale 1:100

0 5 10 m

Client:
Cinnamon Care Collection

Project:
Proposed Care Development
Station Road, Hampton

Drawing Title:
First Floor Layout

Scale @ A1:	Checked by:	Date:
1 : 100	AM	08/28/19

Job No:	Stage _ Drawing No:	Rev:
11045	PL_013	E

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ■
Tender ☐

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28/11/2019 12:57:37

Revisions:		Drawn / Chkd:	Date:
P1	Preliminary Planning issue	AM	28.08.2019
A	General Updates	AM	30.08.2019
B	Revisions to existing building	AM	09.11.2019
C	Revisions to existing BTM	AM	21.11.2019
D	Link, parking & landscape revisions	AM	22.11.2019
E	Revisions as Client comments	AM	27.11.2019
F	Landscape updated	TG/CL	26.02.2021

= RETAINED WALLS

North

Scale 1:100

0 5 10 m

Client:
Cinnamon Care Collection

Project:
Proposed Care Development
Station Road, Hampton

Drawing Title:
Second Floor layout

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Scale @ A1:	Checked by:	Date:
1 : 100	AM	08/28/19

Job No:	Stage _ Drawing No:	Rev:
11045	PL_014	F

Issue Status:

Construction Information Tender	☐	Preliminary Approval	☐ ■

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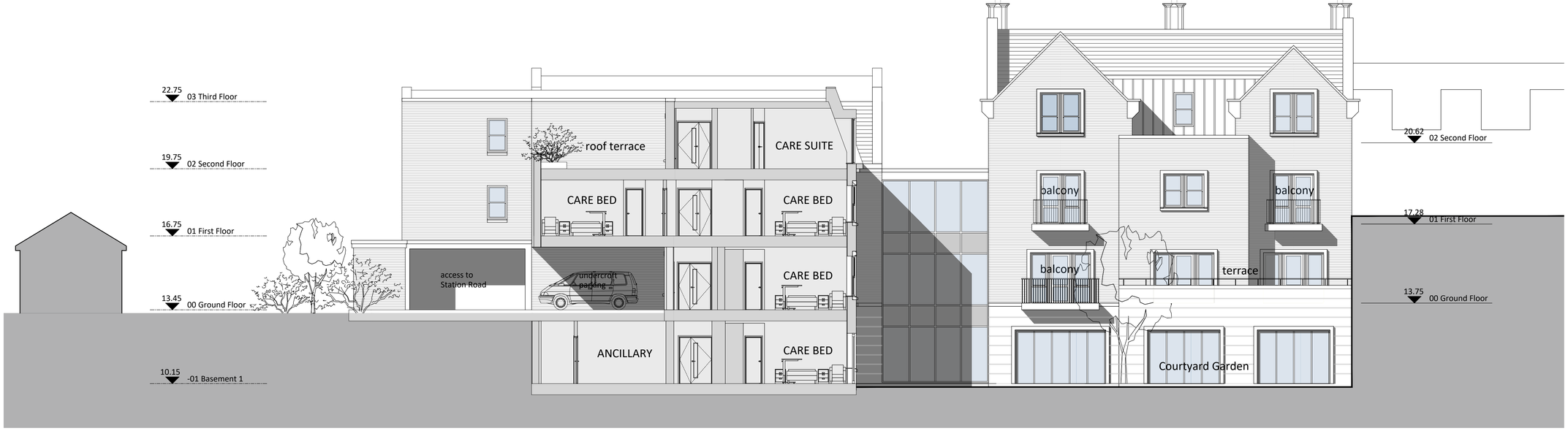
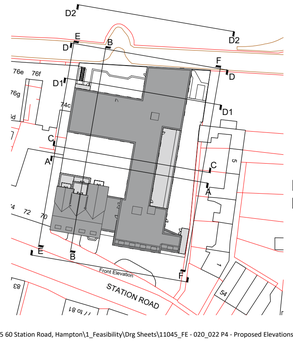
02/03/2021 18:30:10

Revisions:		Drawn / Chkd:	Date:
P2	Pre-App issue	AM	27.07.19
P3	Pre-App issue	SR	29.07.19
P4	Updates following Client comments	AM	10.08.19

Station Road Elevation - South Elevation
1:100



Section A-A - North Elevation through Courtyard Garden
1:100



Key Plan
1:1000

0 1 2 3 4 5 10m
Scale 1:100

Client:
CINNAMON CARE COLLECTION

Project:
STATION ROAD, HAMPTON

Drawing Title:
Proposed Elevations
Sheet 1

Scale @ A1: 1:200
Checked by :
Date : 29.07.19

Job No: 11045
Stage : FE
Drawing No : 020
Rev : P4

Issue Status:
☐ Construction ■ Preliminary
☐ Information ☐ Approval
☐ Tender

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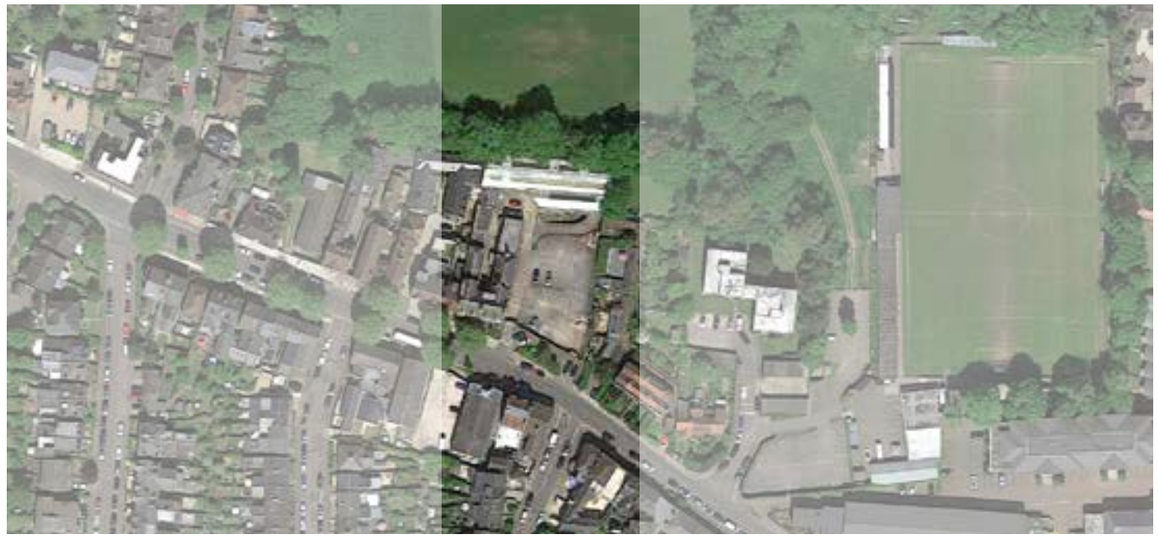


DESIGN & ACCESS STATEMENT

Proposed New Care Home & Assisted Care Suites
60 - 68 Station Road, Hampton

Prepared by PRC Architecture & Planning Ltd on behalf of Cinnamon Care Collection

Issue: Rev C 04.09.2019

PRC Ref: 11045

PREPARED BY:	PRC ARCHITECTURE & PLANNING LIMITED 24 CHURCH STREET WEST, WOKING, SURREY, GU21 6HT T: 01483 494 350 www.prc-group.com
ON BEHALF OF:	Cinnamon Care Collection
PREPARED BY:	Maddie Jarman
CHECKED BY:	Alan Munro
PROJECT REFERENCE:	11045
DOCUMENT REFERENCE:	G:\11045 60 Station Road, Hampton\2_Planning\Brochures\Design & Access Statement\11045_PL_Design & Access Statement_Rev C Last Modified September 4, 2019 10:09 am
REVISIONS:	Rev C

CONTENTS

All drawings are indicative only and not to scale

INTRODUCTION

PURPOSE OF THE DOCUMENT

This document has been prepared on behalf of the applicant, Cinnamon Care Collection in support a future planning application for the site at 60-68 Station Road, Hampton.

This document considers the existing site and influences on the site that determine the key design drivers, and the proposed development.

Terms of Reference

Application Site:	60- 68 Station Road Hampton, TW12 2AX
Local Authority:	London Borough of Richmond Upon Thames
Site Area:	0.28 Ha (0.70 Acres)

DEVELOPMENT OVERVIEW

Background to Development

This Design & Access Statement has been prepared on behalf of Cinnamon Care Collection, in support of a full planning application for the redevelopment of the former Police Station site at 60 Station Road, Hampton.

The proposed redevelopment is to include the partial retention of the locally listed Police Station frontage building, and demolition of all other buildings located within the site, with proposed construction of a 67 bedroom care home, plus 22 care suites, with ancillary communal accommodation, staff and back of house facilities, plus connected outbuildings and car parking on site.

This document considers the existing site analysis and site influences. It sets out the design development of the site, reviewing the options considered and the issues associated with the site that has led to the submitted scheme.

The issues considered in the document include the layout, use, amount, scale. Appearance and materials. Although diagrams are included in the document, they are not to scale. Scaled floor plans, elevations and images have been submitted as part of the application and should be referred to in conjunction with this document.

This statement accords with the national information requirements set out in the National Planning Practice Guidance and the form and content of Design and Access Statements which are prescribed by the Town and Country Planning (Development Management Procedure) Order 2015.

Description of the Application

This is a full planning application for the redevelopment of the 0.28ha site, for the partial conversion and extension of the existing Police Station building, and the construction of one new building to provide 67 care bedrooms and 22 care suites, with associated services, parking and landscape works.

PRC Architecture & Planning

PRC Architecture and Planning is an experienced design practice established in 1985 and as an architectural leader in the Care sector, we have an award winning proven track record.

We excel in delivering workable schemes to the care sector, particularly luxury retirement villages and care homes. We have worked with clients in this sector since 2005 to provide a number of projects that create a Care Community where people are living in an environment which is enjoyable, active, creatively designed and secure, coupled with the reassurance of as much or as little care as they might ever need.

Examples of our work in the care sector are illustrated below.



INTRODUCTION

DEVELOPMENT OVERVIEW

Existing Site Location & Context

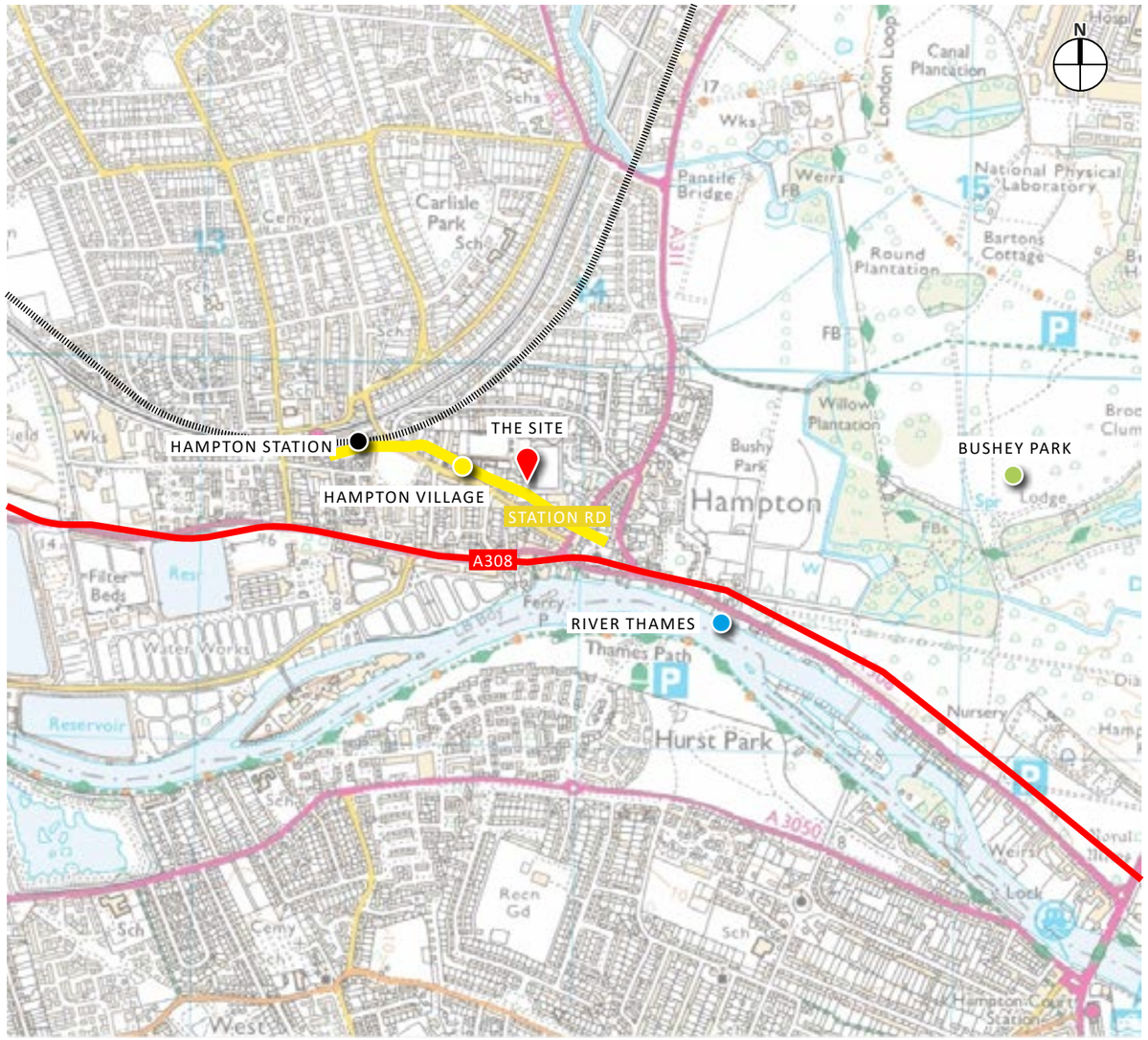
The site is located in Hampton, south-west London within the London Borough of Richmond Upon Thames.

Hampton Court Road / Thames Street / Upper Sunbury Road (A308) is the primary route through the Borough running east-west from Hampton Court Palace to the junction 1 of the M3 at Sunbury. Station Road is accessed indirectly from the A308 and is a principal route through Hampton from the High Street in the west, through the village and on to the railway station in the east.

Accessed from the northern side of Station Road, the site is located within the heart of Hampton Village centre. Station Road provides amenities such as local shops and public transport. In addition, the River Thames and Royal Bushey Park are within 1km of the site. Hampton train station is 0.3 miles west of the site, which is operated by South Western Railway and has a direct service to London Waterloo.

The site is within a suburban area of historical value and is designated within the Hampton Village Conservation Area. The site is currently occupied by a former Police Station building, positioned to the west of the site and garaging facilities to the rear (north) which has ramped vehicle access up to first floor level. The former police station is a Victorian locally listed building of townscape merit. The remainder of the eastern side of the site is a large parking courtyard. Adjacent to the site to the east are Grade II listed buildings and north of the site is the public open space of Beveree field.

The site currently benefits from an approved application for 28 houses and apartments and underground parking, together with partial demolition of the existing structures (Ref: 16/060/FUL).



Ordnance Survey showing the Site Location with a red pin

ASSESSMENT

EXISTING SITE PHOTOS & THE SURROUNDING AREA

Site map, showing the location of the application site (red) and the location of the views

Birds Eye View A

Station Road View 1

Station Road View 2

Station Road View 3

Station Road View 4

ASSESSMENT

EXISTING SITE PHOTOS & THE SURROUNDING AREA

The rear of the building

The sheds and garages to the north west corner of the site

The garage and ramp at the rear of the site

The rear of the building

The east facade of the existing building

The existing link block (left and shed to western rear wing)

ASSESSMENT

EXISTING SITE PHOTOS & THE SURROUNDING AREA

View of properties along the High Street

View of houses on the High Street

View of the eastern end of Station Road

Station Road looking west

Plevna Road close to the site

View of Station Road west of the Police Station

View of the west end of Station Road of old filter bed site

Johnson’s Drive off the High Street

ASSESSMENT

SITE INFLUENCES

Local Planning Policy Land Designations

Hampton Village Conservation Area

Site Influences

- Prominent locally listed building of townscape merit (former police station).
- Adjacent to Grade II Listed Buildings - regard for the setting of these buildings.
- Adjacent to locally listed Queens Bench Cottages - regard for the setting of these buildings including privacy and daylight proximity
- Topography
- Flood Risk
- Noise
- View from Station Road
- Views to Open space
- Building Line
- Existing access from Station Road
- Orientation / sunpath

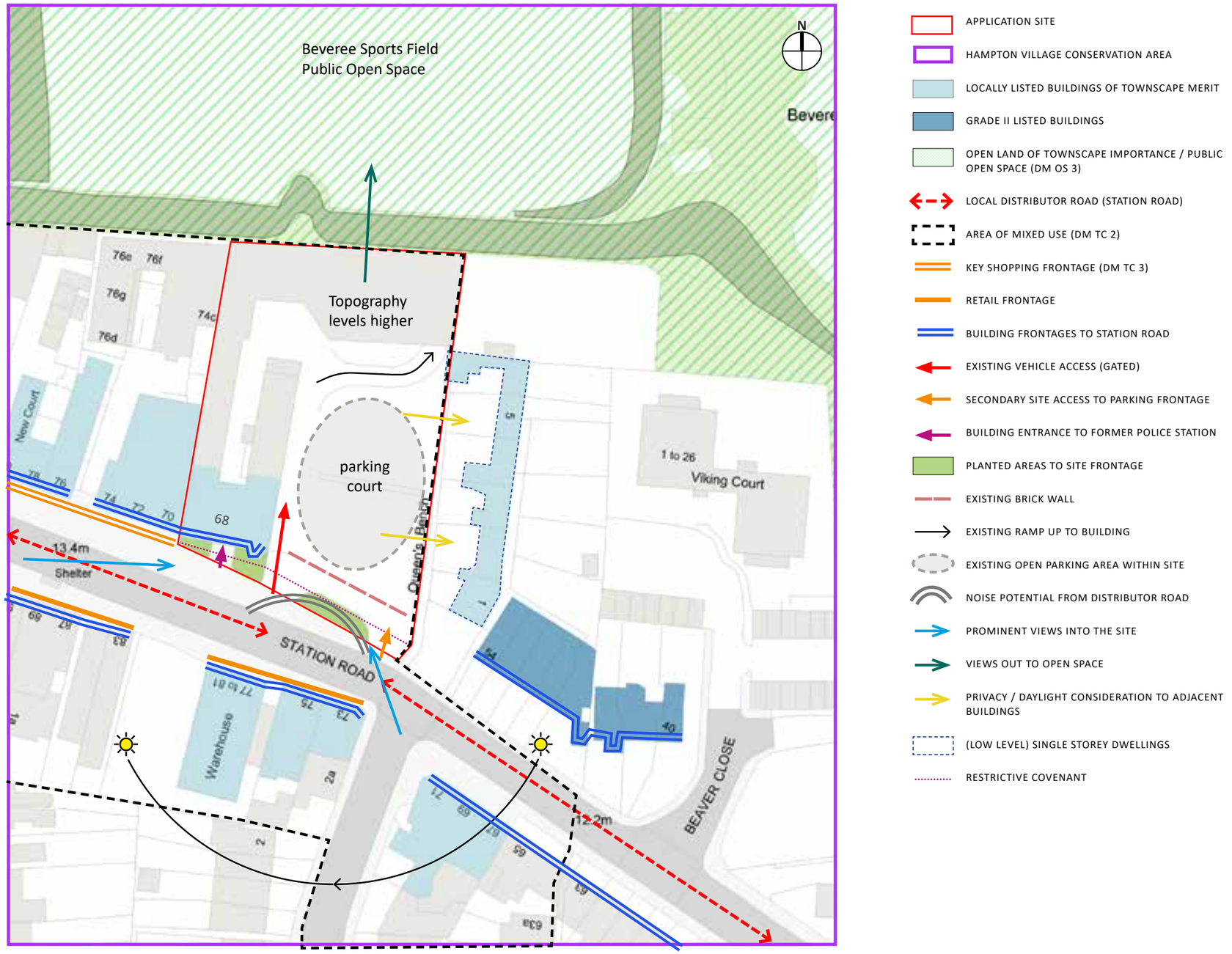


Diagram illustrating the site influences

ASSESSMENT

PLANNING HISTORY

Previously Approved Application Considerations

Ref: 16/0606/FUL
An application was submitted and approved in Sept 2017 for:

Retention of former police station building with partial demolition of the rear wings of the police station and demolition of the rear garages and the construction of 28 residential units (4 x 1 bedroom, 12 x 2 bedroom, 10 x 3 bedroom and 2 x 4 bedroom) and associated access, servicing, cycle parking and landscaping

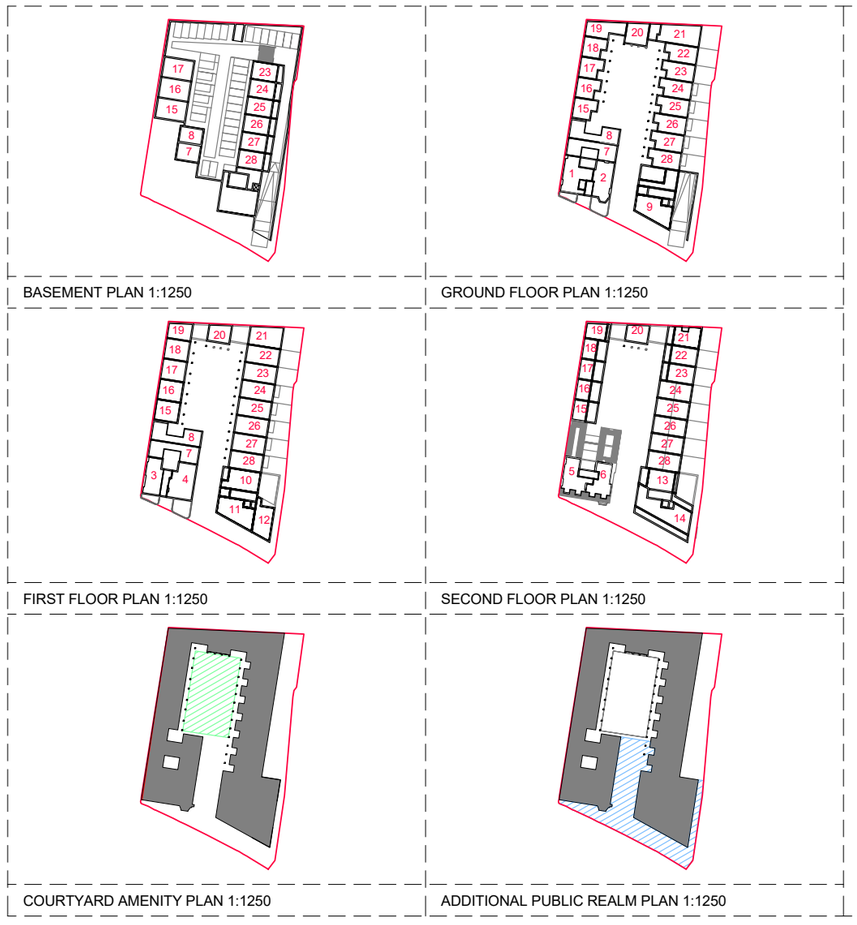
The proposal has been amended to include setting back the top floor away from the eastern boundary of the site; roof design on Plots 24 to 28 amended; and amendments to unit mix.

The approved application, designed by PRP Architects, comprised a mixed scheme of residential units, retaining and refurbishing the locally listed former Police Station, removing the rear wings of the building and extending as appropriate to enhance the structure and provide accommodation appropriate to the user requirements.

As part of the development, the scheme was formed around a landscaped courtyard amenity space, fronted by 3 storey mews and townhouses. A 3 storey apartment building was proposed fronting Station Road, with proportions sympathetic to the existing retained building.

The courtyard accommodates 3 parking spaces, resulting in a shared vehicular/pedestrian access, and to the east of the apartment building is a second access to a parking ramp leading to a basement car park.

Aesthetically a mansard roof form has been proposed to the frontage apartment building, with flat roofs to the rear development, in a modern interpretation of local context. Although limited information is apparent regarding materials, red brick, and slate of tiled roof appear to have been the preference.



Approved residential scheme - Plans

Approved residential scheme - CGI of Station Road view

ASSESSMENT

ANALYSIS OF APPROVED SCHEME

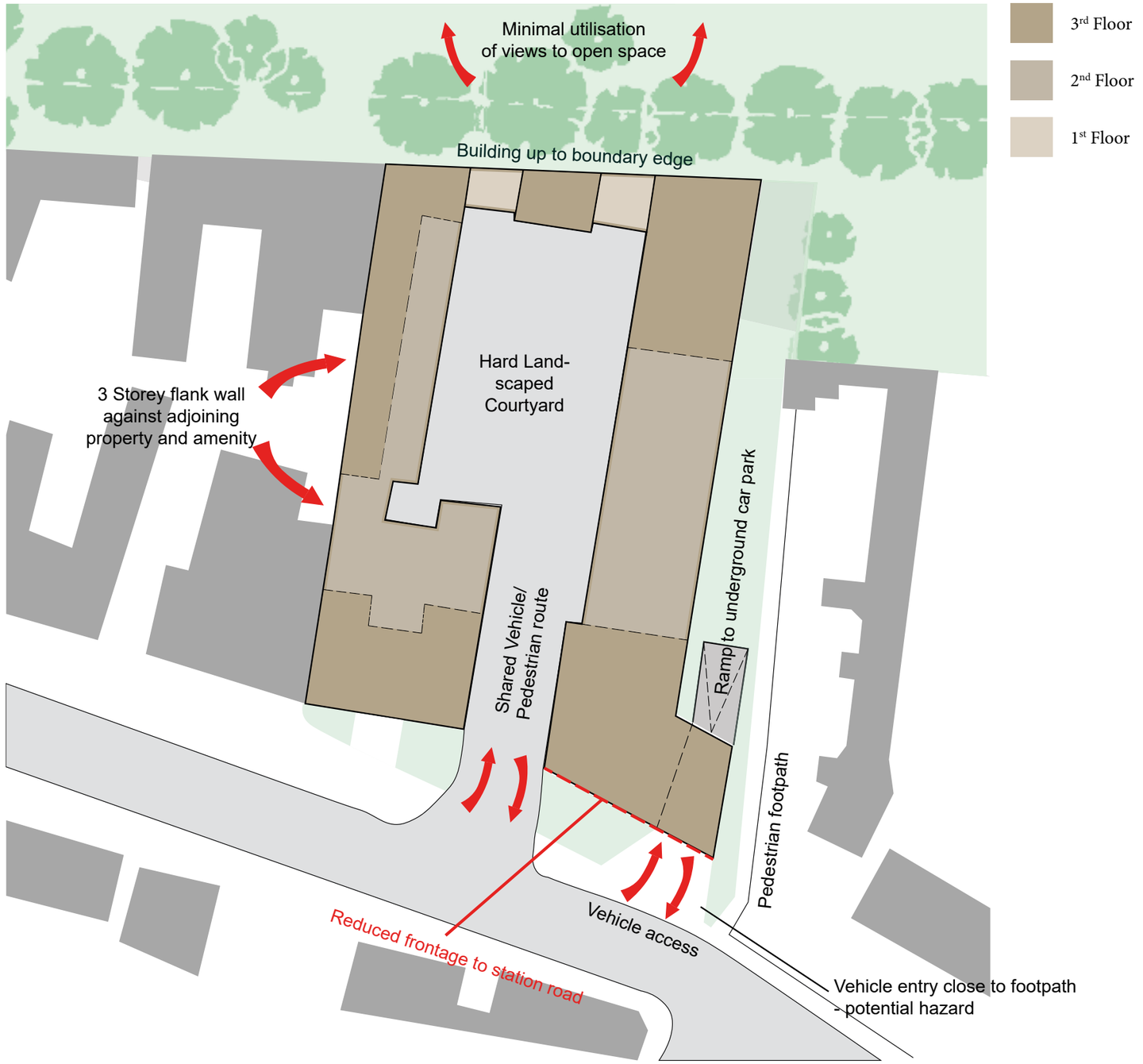
Analysis of approved proposals

The scheme approved in 2017 has been assessed by the developer, and aspects of the scheme do not meet their operational requirements.

PRC Architecture and Planning were appointed to reassess the scheme in line with a new brief, and a fresh approach at the specific site constraints.

Areas of concern regarding the approved scheme include:

- The accommodation does not meet the Cinnamon model for layout standards in their care accommodation.
- The mix of accommodation does not meet the preferred type of accommodation required by Cinnamon to suit the local demographic.
- Areas of accessibility and outlook could be improved upon
- A courtyard is created which provides semi-public space – this is not appropriate for a care scheme which requires external amenity which is comprised of high quality landscaping, and is safe, secure and intimate.



ASSESSMENT

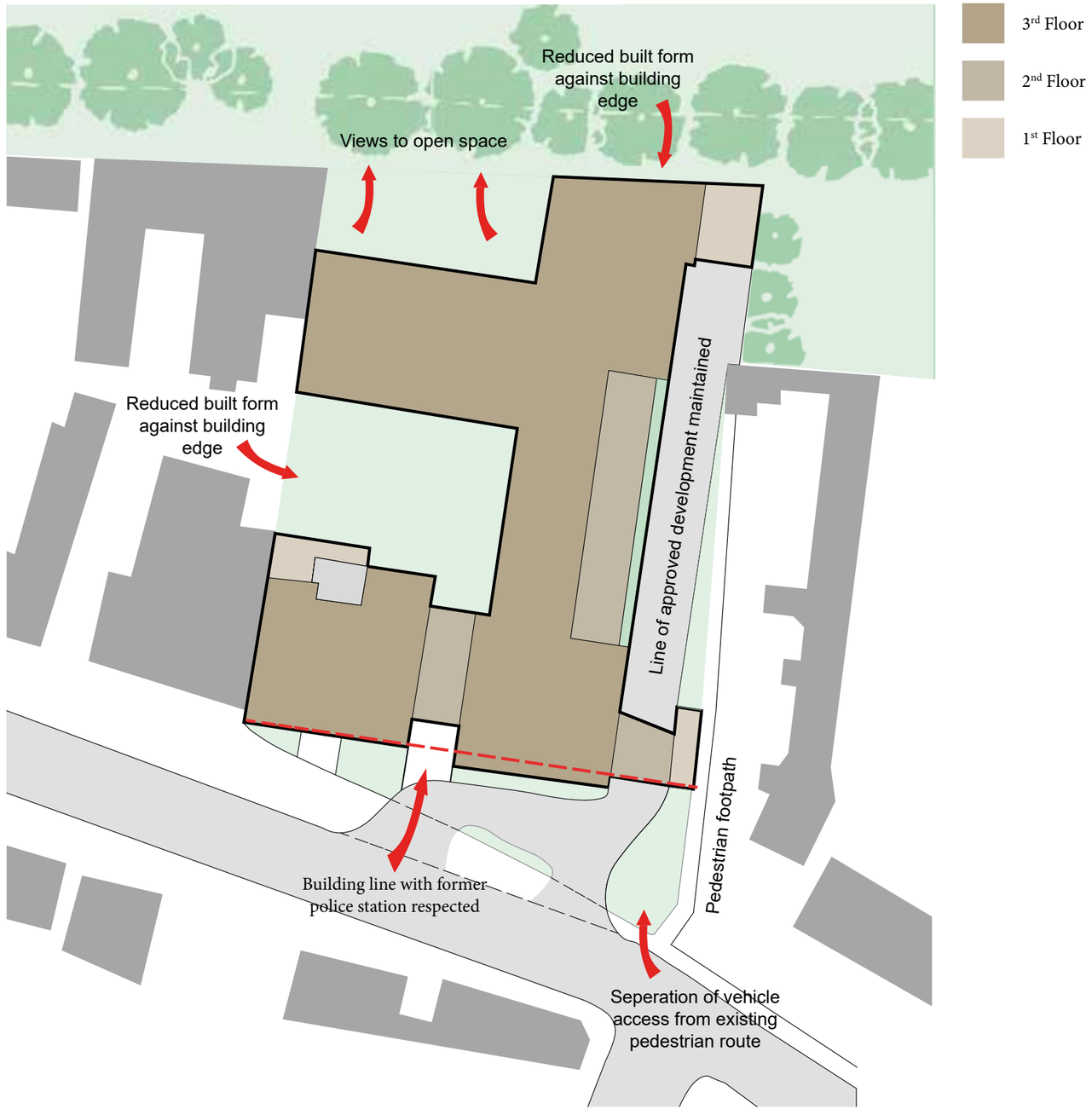
ANALYSIS OF APPROVED SCHEME

Reassessment of design requirements

The design process has included and analysis and fresh look at the design issues, being mindful of the approved scheme and the aspects of the approval that have set parameters for an acceptable development on the site.

The key principles of the analysis that have been adopted include:

- Retain the building line to the east façade, due to the sensitive nature of developing the rear of the site in consideration of the adjacent residential properties.
- Utilising the frontage building line to give greater separation from the highway, allowing the existing vehicular drop-off point to be retained, and providing a more sympathetic alignment with the locally listed Police Station.
- Reduction of built form to the western boundary, allowing more natural light into the courtyard amenity spaces, and reducing any impact on adjacent properties to the west.
- Creating better use of the site by locating all parking at ground floor level, thus removing the need for the costly and space inefficient access ramp.
- Providing a proposal that protects and enhances the most important elements of the locally listed Police Station, securing its future.
- Maximising access for residents to the external amenity spaces.
- Creating additional amenity at upper levels by the introduction of balconies and roof terracing.
- Reconfiguring the built form to make best use of the outlook to the open space areas to the north and north-east.
- Maintaining the building heights at the levels of the approved scheme.
- Maintain the separation of the new frontage block from the existing locally listed police station, by use of a light, glazed structure, which is kept lower and subordinate to its 2 adjoining buildings
- Make use of the landscaped courtyards, and the existing open amenity to the north and north-east, by providing outlook from resident's accommodation towards these spaces



ASSESSMENT

DEVELOPMENT PROPOSAL

The proposal aims to create a high quality care development (C2 use).

Cinnamon is a UK healthcare investor specialising in senior residential care, nursing care and senior living properties, predominantly focused on investing in new care homes, purpose-built to the highest standards, for senior residents.

Cinnamon owns and operates 8 purpose-built care homes and 6 care homes developed by Cinnamon Care Capital are leased to other care home operators throughout the UK. In each location, the intention is to operate a best in class care facility to the highest care rating from the Care Quality Commission

The scheme for the Hampton Care Home site seeks to deliver a wider selection of care accommodation for the local elderly population. The care home will provide a care facility in the local area for older people with a dependency for care and nursing care needs.

The Care Home offer
Each Cinnamon Care Home offers:

- A registered Care Quality Commission home care provider;
- Highly qualified and trained healthcare professionals;
- Individual home care and nursing care planning and support;
- Care and support from low to high dependency; and
- 24-hour care provision.

The Care Home would be registered with the CQC (Care Quality Commission) as a Nursing Home with regulated “Accommodation for persons who require nursing or personal care”.

All of the accommodation complies with Regulation 15 of The Health and Social Care Act 2008 (Regulated Activities) Regulations 2010.

The proposed accommodation is arranged over lower ground, ground, first and second floors. Careful consideration has been given to the adjacent context. The building footprint of the approved scheme has been followed to address the built form relationship.

Supporting Documents

In addition to this Design and Access Statement the application is accompanied by a full suite of plans and technical reports which should be read in conjunction with this Statement.

Proposed Site Layout

PREVIOUSLY DESIGNED PROPOSALS

PRE-APPLICATION PROPOSALS

ACCOMMODATION SUMMARY

66-bed Care Home & 26 Care Suites

Lower Ground Floor

- Back of house facilities including Kitchen and Laundry
- 13 care bedrooms with ensuite shower rooms
- 22 car parking spaces
- Plant
- Bikes & Bin store

Ground Floor

- 19 care bedrooms with ensuite shower rooms
- 6 Care Suites
- Care Entrance
- Lounges & Dining rooms
- Admin / Management Areas
- Access to courtyard amenity spaces

First Floor

- 19 care bedrooms with ensuite shower rooms
- 11 Care Suites
- Lounge
- Roof terrace amenity

Second Floor

- 15 care bedrooms with ensuite shower rooms
- Communal lounge
- 9 Care Suites

GIA Summary

LGF	1,793.0m2
GF	1,613.6m2
1F	1.579.3m2
2F	1,476.6m2
Total	**6,462.5m2 (69,564.0 sq.ft)**

***Note:** Third floor accommodation has previously been proposed as an additional option, providing an additional 4no. care suites. Following discussions with the Council's case officer, these proposals were withdrawn.*

Pre-Application Meeting

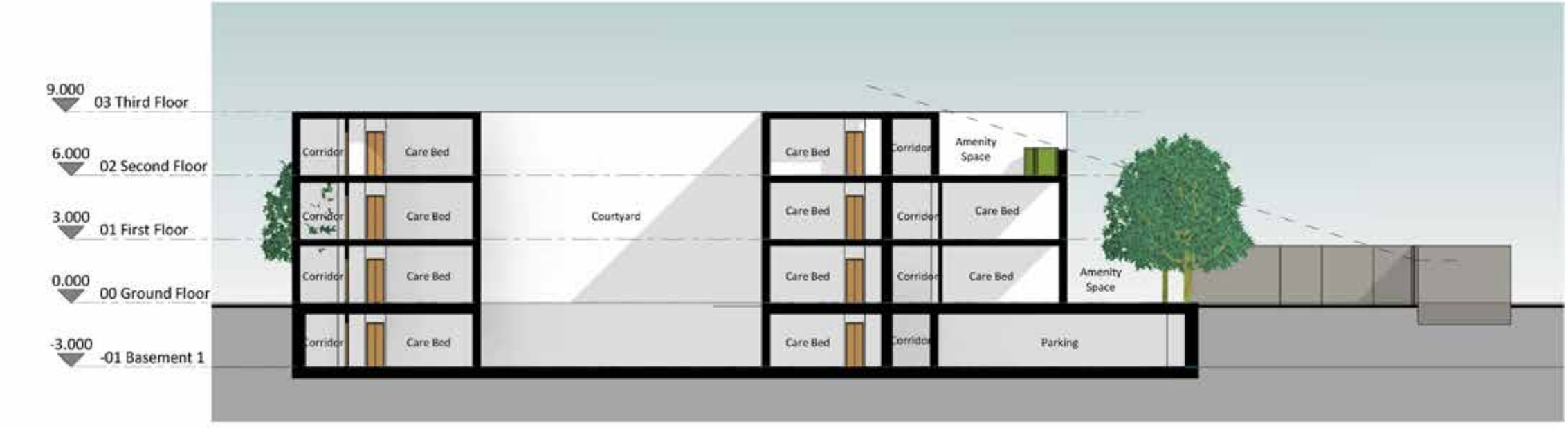
A pre-application meeting was held with Simon Graham Smith (London Borough of Richmond Upon Thames (LBRuT)) with the main general comments being:

- The extant planning permission provides a good template for alternative proposals;
- The need for C2 development would need to be demonstrated and SGS noted this was a different blend of accommodation to what he had previously seen;
- The close match of density and form of development was welcomed approach;
- The conservation officer would likely anticipate the proposals will retain the former Police station front facade.

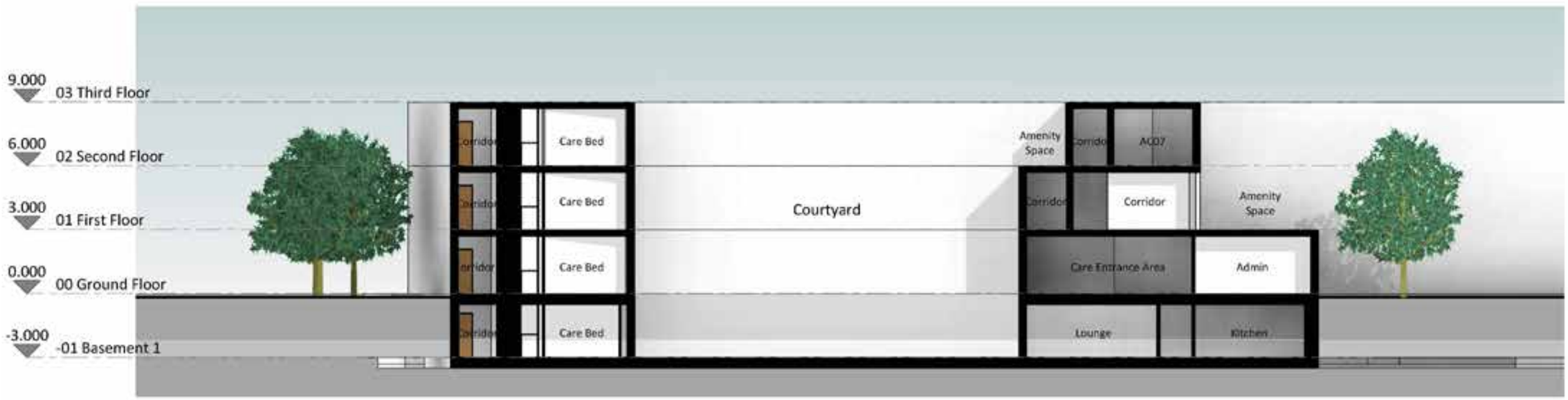
Block Plan

Consented scheme

PREVIOUSLY DESIGNED PROPOSALS



Section A-A



Section B-B

PREFERRED DESIGN PROPOSAL

PREFERRED SCHEME

ACCOMMODATION SUMMARY

67-bed Care Home & 22 Care Suites

Lower Ground Floor

- Back of house facilities including Kitchen & Laundry
- 18 care bedrooms with ensuite shower rooms
- Lounges & Dining rooms
- Private outside amenity courtyards
- Plant

Ground Floor

- 17 care bedrooms with ensuite shower rooms
- 3 Care Suites
- Communal Care Entrance
- Lounges & Dining rooms
- Access to upper garden terrace
- Admin / Management Areas
- 14 car parking spaces
- Bikes & Bin store

First Floor

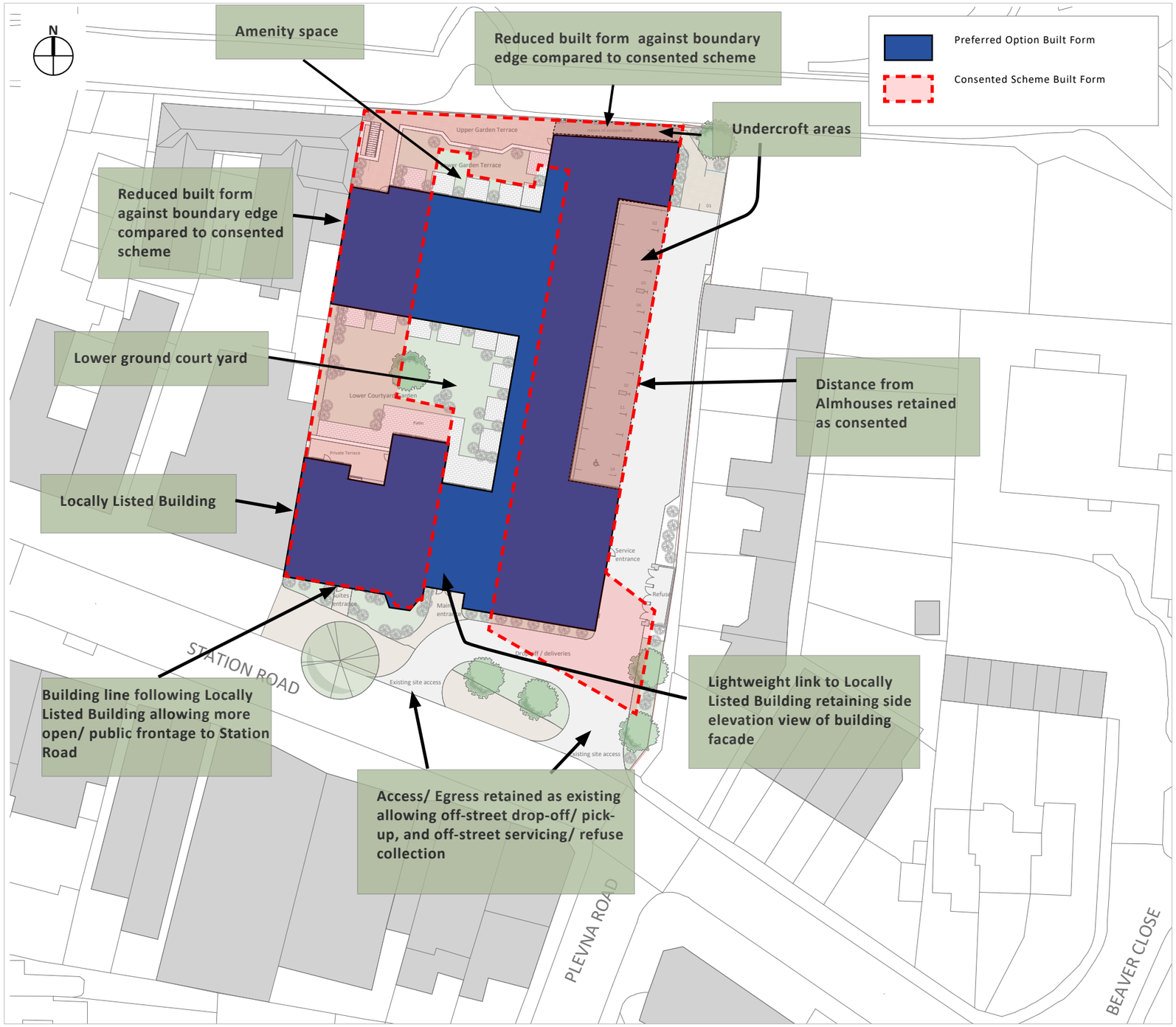
- 32 care bedrooms with ensuite shower rooms
- 3 Care Suites
- Lounges & Dining rooms

Second Floor

- 16 Care Suites
- Lounges & Dining rooms
- Communal roof terrace

GIA Summary

LGF	1319m2
GF	1205m2
1F	1451m2
2F	1082m2
Total	**5058m2 (66,054 sq.ft)**



Preferred Option Block Plan in comparison to consented scheme

PREFERRED DESIGN PROPOSAL

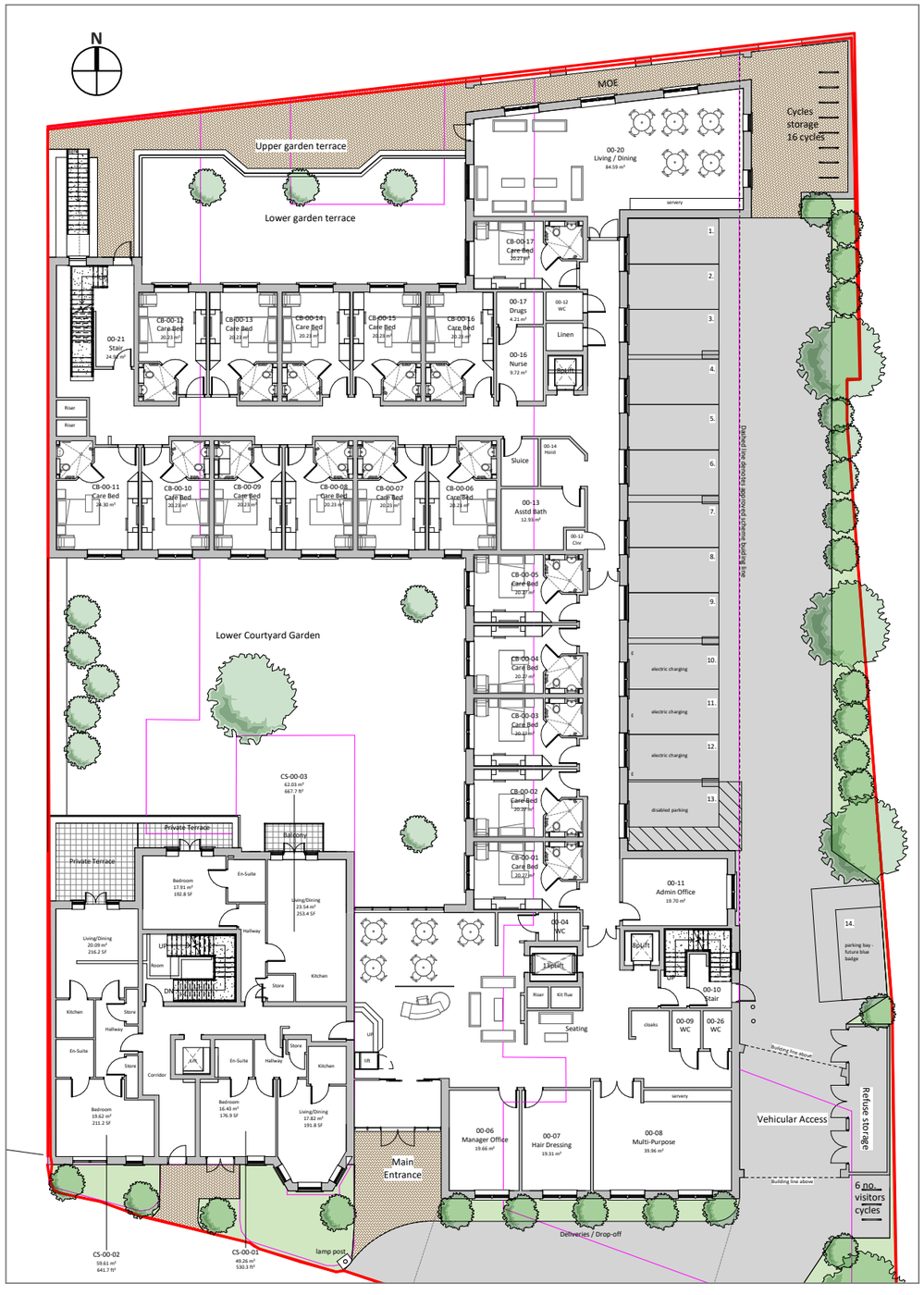
SITE LAYOUT

- The Old Police Station original building is to be retained, including the front, side gable and party wall elevations.
- The rear element, including part of the out-riggings are to be reformed.
- The proposed new glazed link building to be 2 storeys in height and will 'lightly' touch the existing gable.
- The important features including the parapet gable and bulls eye window are to be retained.
- The new building fronting Station Road is to be parallel to the Old Police Station stepping forward circa 1m. This allows the existing access points to be maintained giving both a 'drop off'/ ambulance point and service vehicle temporary position off road.
- The arrangement will reduce the need for the previous permissions long side boundary elevation which will improve the aspect from the Alms Houses and from the properties to the west.
- The care beds have access to communal gardens located at lower ground level, while the care-suites have access to a communal roof terrace at second floor level.
- A central court yard open to the west accessed from the lower ground floor.
- The ground floor has access to a garden area to the rear of the site.
- The second floor will hve access to the roof garden.
- The scale will be the same as the existing permission.
- Undercroft car parking will located at ground floor level with access to the South-East.
- The scheme is set back mainly from the north and west improving on the permitted scheme which abuts the length of the west and noth boundary. The cut out to the east remains as it was previously.

Proposed Site Layout

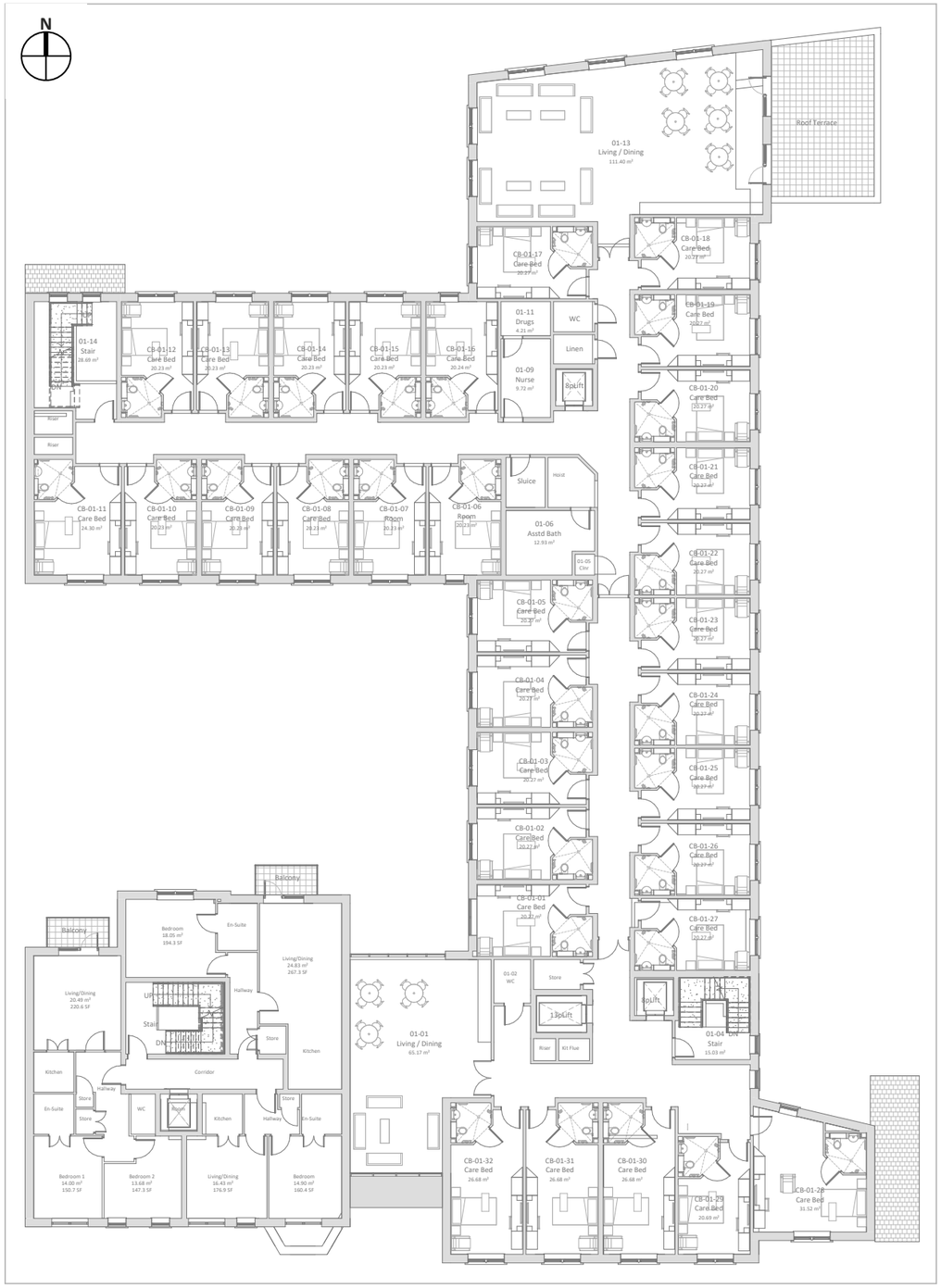
PREFERRED DESIGN PROPOSAL

Preferred Lower Ground Floor Plan

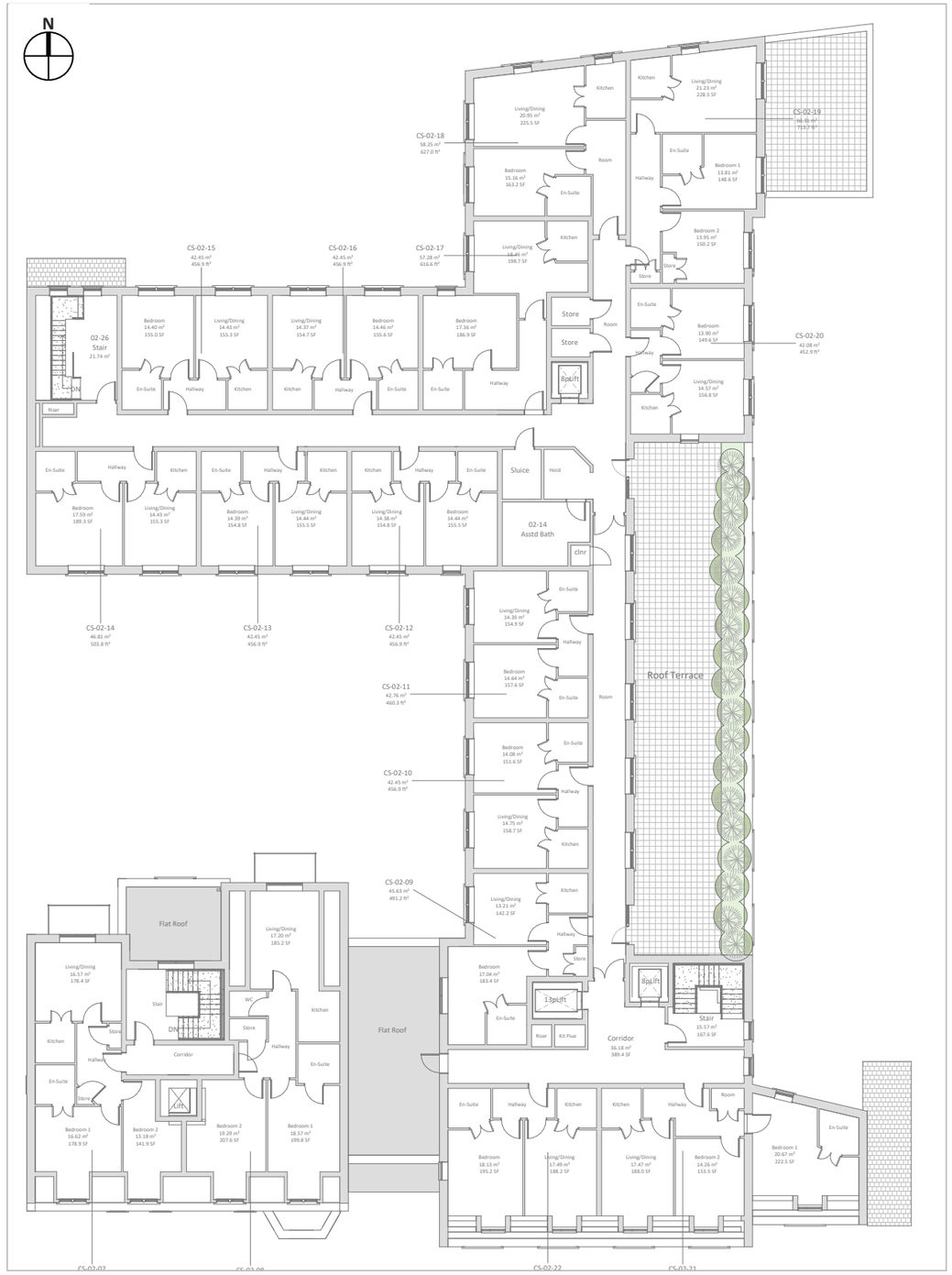


Preferred Ground Floor Plan

PREFERRED DESIGN PROPOSAL



Preferred First Floor Plan



Preferred Second Floor Plan

PREFERRED DESIGN PROPOSAL

Preferred Design Proposal

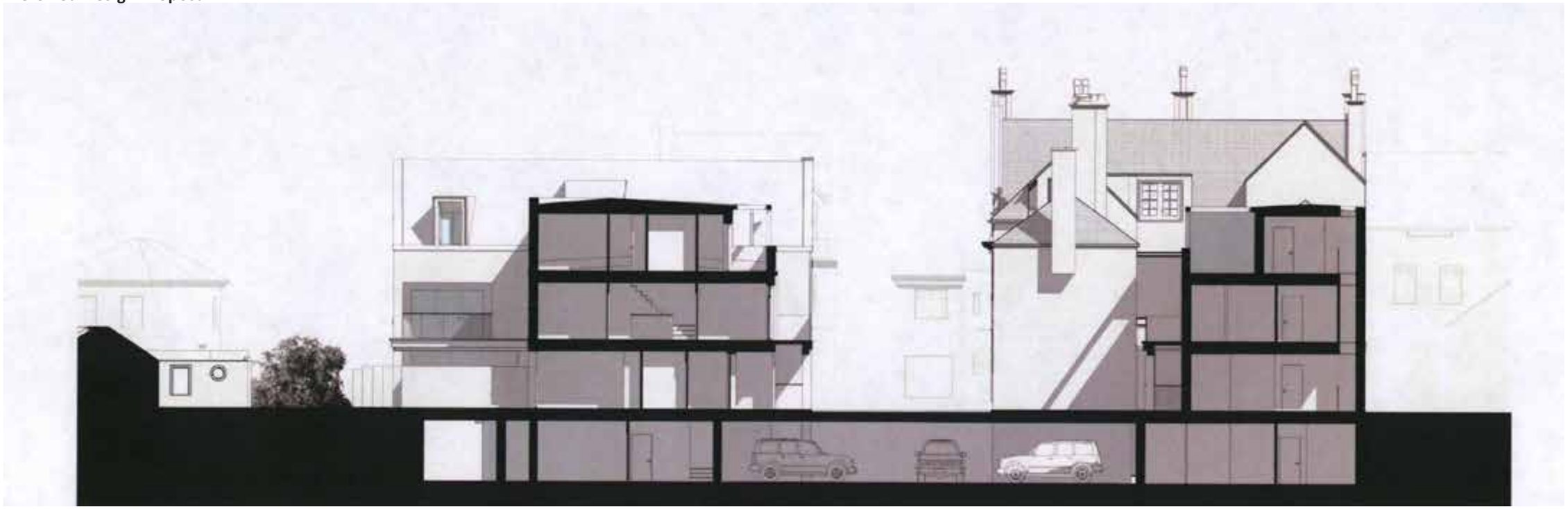
PRP CONSENTED SCHEME (REF 16/0606/FUL)

MATERIALS

- Roof - slate or similar
- Walls - red brick at front/ London stock to the rear
- Cills/ arches - stonework
- windows - white timber

PREFERRED DESIGN PROPOSAL

Preferred Design Proposal



PRP CONSENTED SCHEME (REF 16/0606/FUL)

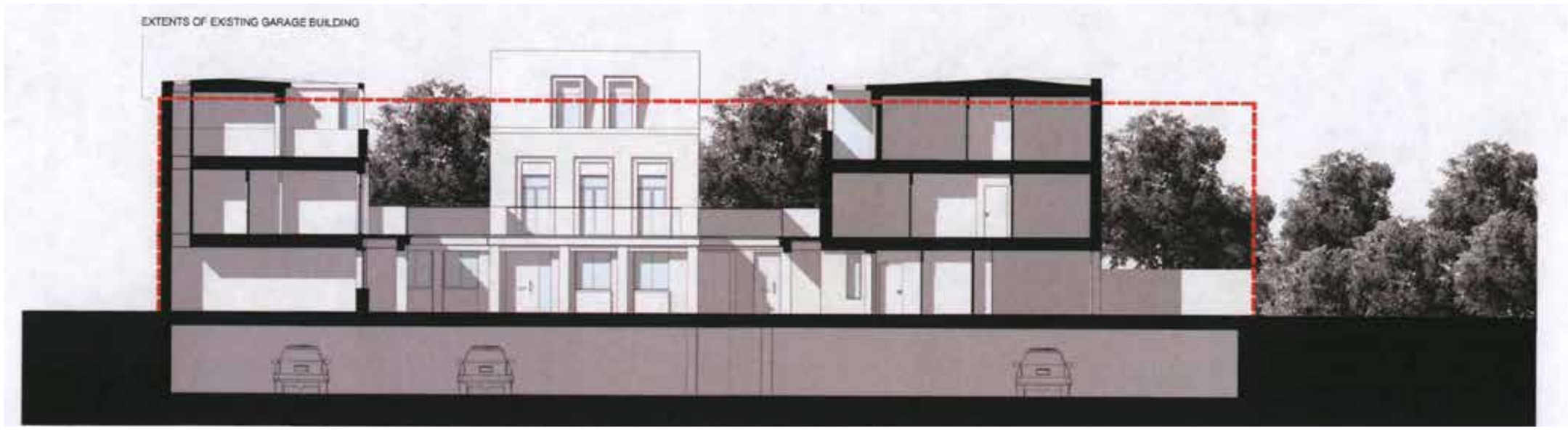
PREFERRED DESIGN PROPOSAL

Preferred Design Proposal

PRP CONSENTED SCHEME (REF 16/0606/FUL)

PREFERRED DESIGN PROPOSAL

Preferred Design Proposal



PRP CONSENTED SCHEME (REF 16/0606/FUL)

PREFERRED DESIGN PROPOSAL

SCALE & APPEARANCE

The architectural style has been carefully considered in respect of the following aspects:

- The local area and surroundings
- The retained, locally listed, Building of Townscape Merit, in the form of the former Police Station
- The approved proposals designed by PRP Architects (16/0606/FUL)

We considered that a contemporary approach to the use of familiar, traditional forms and materials is an appropriate solution to redeveloping this site. The approach taken by PRP is felt to be sympathetic and considerate to the local area. In re-assessing the design, the 3 storeys of the approved scheme, together with the eastern building line, was taken to be a benchmark from which the new design would evolve.

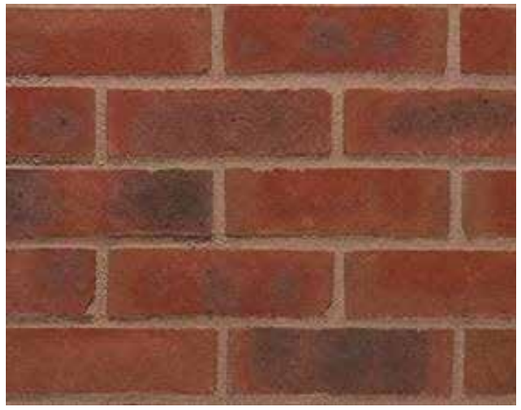
The use of a mansard roof form on the front of the site was considered a sound approach, and contrary to PRP, we felt it appropriate to continue this theme through the design to the buildings at the rear, which when viewed from ground level, reduces the perceived scale of the buildings.

Traditional materials would be proposed, facing brickwork with a rendered plinth to the lower ground floor which will assist in reflecting light at this level. An ashlar cut to the render is suggested will provide an element of interest to the facades. Stone detailing will be introduced, including cills to window openings, and horizontal banding at base of mansard, capping to parapet gables. Pitched mansard roofs would be slate, with single ply membrane to the main flat roofed areas.

PREFERRED DESIGN PROPOSAL

MATERIALS

- Materials will be selected to reflect both the character of the area, and the style of the proposed building
- The architectural style dictates the use of materials with familiar traditional characteristics, but with simple clean lines, and adding minimal decoration to the building
- White render with ashlar cut at lower ground floor level in the courtyard, will reflect light and provide a clean contrasting facade at this level
- Red facing brickwork, with recessed pointing would provide a contemporary façade, with interesting shadowing, and blend well with the surrounding buildings.
- Stone features e.g. sill and horizontal banding are familiar and traditional features, adding lines that are in proportion to the surrounding built context.
- Slate roofing to the mansard roofs, again a traditional material in keeping with the local area.
- Flat roofed dormers, designed with similar proportions to the existing on the former Police Station, but with more contemporary designed, lead surrounds
- Stone capping to parapet detailing
- White aluminium or UPVC doors/windows, large glazed curtain walling where shown with grey opaque glass spandrel panels
- Grey or black rainwater goods
- Grey/black steel railings to balconies



Red-multi facing brickwork

White rendered facades

Slate cement roof tiles

Lead clad dormers

Above: Indicative external materials

PROPOSED DEVELOPMENT OPTION

ACCESS STATEMENT

By definition, care accommodation has a requirement to provide access for all users. It is intended to provide a development with safe, easy and inclusive access for all people regardless of disability, age or gender. The concept of access for all is based on an approach to design whereby all users and not just disabled users are taken into account. The access statement explains the design intention; it is acknowledged that the access provisions will require adjustment during the lifetime of the development.

This statement has been prepared based on guidance in BS8300:2009 Design of buildings and their approaches to meet the needs of disabled people - Code of Practice and in Approved Document M 2015 (Access to and use of buildings) of the Building Regulations.

The new building will comply with the various requirements of the Equality Act 2010, Part K 2013 edition (Protection from falling, collision and impact) and Part M 2015 (Access to and use of buildings) of the Building Regulations.

The access philosophy and information particular to the building will be fully integrated into the long-term building management, for example by handing on the access statement to the building operators to form the basis for ongoing monitoring and provision of accessible services.

Controlling Legislation and Design Guidance

The following legislation and design guidance has been taken into account, together with best practice determined through experience with a variety of Clients and disabled people over a number of years.

- Approved Document M (access to and use of buildings) of the Building Regulations
- Equality Act 2010, Part K 2013 edition (Protection from falling, collision and impact)
- British Standard 8300:2009 design of buildings and their approaches to meet the needs of disabled people - Code of practice.
- Guidance from other authoritative sources including the Centre for Accessible Environments, the RNIB, RNID etc.

Disabled access to the building within the site will be either via road to the disabled car parking bays or via footpath from the site entrance.

The footpaths from the site entrance will be generally a minimum of 1.5m wide. These footpaths should not have gradients steeper than 1:20 due to the topography of the site.

Disabled car parking bays are hatched with either a contrasting painted demarcation colour, which extends to the side and front of each bay. Each bay also has a contrasting painted disabled logo in its centre.

Proposed Building Layout

The care home building comprises 67 bedrooms plus 22 care suites, for residential care, together with associated communal living, treatment, services and staff spaces.

The main entrance to the care home provides access to the reception and waiting area, together with a café/bistro. A secure door leads to the ground floor care accommodation, and a lift is available for access to all floors.

Administration offices are also located within the main entrance area, and there is also a hair dressing room and multi purpose room adjacent.

The residential part of the care home is located on the lower ground, ground and first floor levels. The majority of care bedrooms have either west, south or eastern aspects.

Care suites are situated on the second floor and are also contained within the extended and converted former police station.

67 care bedrooms are provided, over 3 floors. Each care bedroom has an en-suite wc/shower room. Each floor has ancillary care accommodation including nurse station, drug store, assisted bathroom, sluice room, hoist storage, WCs.
All lower ground floor bedrooms have direct access to safe and secure landscaped amenity.

Communal lounge and dining rooms are provided on each floor, and the building is served by one 13 and one 8 person resident lift, plus a 8 person service lift.

Each of the upper floors has access to a balcony or roof terrace.

Back of house service and staff accommodation is located on the lower ground floor, served with a service lift located close to the service/deliveries entrance at ground floor level. The delivery point is situated near the front, with a slip road for delivery vehicles to unload.

Access

The main entrance to the building will be located close to the front boundary, easily accessed from the footpath and car parking area. The service / delivery point with a dedicated access is located in the south-east corner of the building.

The main access to the communal gardens leads via the Communal Lounge/ Dining on the lower ground floor.
All lower ground floor bedrooms will also have access directly to the rear communal gardens.

The main entrance doors will be automatically operated, activated by PIR as the user approaches the building. In care accommodation, security in certain areas is of primary importance, and therefore doors within the building may be locked with access via a keypad.

Gentle falls in the ground leading from the building outwards is necessary for surface water run-off and will be provided to suit topography. Subject to these requirements, sloped ground between the entrances into buildings and the parking areas will be kept as shallow as possible, no steeper than 1 in 18. Cross falls to disabled parking spaces will be a maximum of 1 in 24.

Main Entrance

The main entrance doors and adjacent screens are highlighted via contrasting coloured aluminium framing / full heights stainless steel handles and if necessary additional applied contrasting manifestation.

Main entrance threshold weathering strips at the main entrance will not exceed 15mm in height and will be in contrasting materials to the external paving and internal finishes.

The main entrance doors are to be automatic inward opening with the opening leaves giving a clear min total width of 1800mm.

Doors to be fully glazed in aluminium metal frames, which will visually contrast with the surrounding cladding. Door handles will be full heights and visually contrast with the door.

Internal Circulation

Generally, the circulation space includes corridors, resident lifts (13 persons and 8 persons capacity) and service lift (8 persons capacity) and two staircases.

All corridors to be a minimum of 1200mm, but in most cases are 1800mm wide, or have frequent passing places of 1800mm width.

Main access between floors to be via passenger lifts, compliant to AD M and DDA, subject to operator and user requirements. Stairs are primarily for means of escape use or staff use only. Residents within the care home will be protected from accessing the stair areas on grounds of safety. Stairs will be ambulant disabled compliant, with minimum 1100mm between handrails.

PROPOSED DEVELOPMENT OPTION

ACCESS STATEMENT

Sanitary accommodation

A fully compliant AD M unisex disabled wc is to be provided in the care home reception area. In other areas in the care accommodation, assisted wc provision is provided close to day rooms for convenience. Each floor is provided with an Assisted Bathroom for residents.

Escape

All fire escape paths will be paved with concrete paving slabs or block pavers and will be suitable for wheelchair use and lead to secure area. All fire exits to be set flush with the adjacent external levels.

Colour Contrast

Colour contrast and lighting will enable people with limited vision to readily identify features such as doors, lifts, signs etc.

Large areas of glazing will be highlighted with a manifestation at appropriate height levels which contrast with the viewing background from both sides.

Cycle parking will be provided at the ground floor level. Suitable barriers will be provided to prevent badly parked cycles becoming a hazard, particularly to visually impaired pedestrians.

Typical En-suite shower room

Each resident will have their own private room. Resident bedrooms will be minimum 20m2 overall including 16.m2 of the living accommodation and 3.4m2 En-Suite shower room.
Typical features would include nurse call system, satellite TV, telephone and computer points to enable the resident to enjoy the highest standards of living.

Signage and Way-finding

Signage throughout the development will follow good practice such as that promoted in 'The Sign Design Guide' produced by the Sign Design Society.
Clear directions will be provided to all facilities, particularly accessible routes.

Emergency Egress and Fire Alarms

Comprehensive fire evacuation policies will be established for the property occupants and managers. This will include the use of refuges as appropriate.

Fire alarms in accessible WCs and general WCs will emit both a visual and audible signal to warn occupants with hearing or visual impairments.
A means of communication (dedicated telephone or intercom) will be available between refuges and building management staff in the event of an emergency; this will be hearing aid compatible.

Accessible ground floor fire exits will be provided for each major escape route.

Access within the Buildings

Lift and stairs will be provided to provide easy access for all users to each level of the buildings.

All stairs have been designed to suit the needs of ambulant disabled people and people with impaired sight. Door openings and corridor widths have been designed to accommodate wheelchair access. Disabled toilet facilities will be provided. Doors and WC provision will satisfy Approved Document M.

Refuse

An external refuse and recycling store will be provided, with a separate cycle store, located close to the service entrance. Landscaping will be used to screen the building.
Residents will have individual bins which will be emptied and sorted as necessary by members of staff.

The refuse and recycling store will accommodate 4 x 1100 litre refuse bins, and 4 x 1100 litre recycling bins. An additional 3 x 140 litre food waste bins will also be accommodated. The building will be well ventilated, but kept secure, screened and roofed with a design that sits well with the new care home building.

Level or ramped access will be provided from the service/delivery point, and refuse vehicle turning will be possible within the site.

Access / Car Parking

The existing access from Station Road will be retained, providing access to the 14 parking spaces, including one disabled bay, 3 electric vehicle charging points, and provision for a future Blue Badge holder. Cycle storage is provided consisting of 16 no covered spaces, plus 6 no spaces are provided in the form of Sheffield hoops located close to the main entrance.

The site benefits from nearby bus routes and rail connections.

PROPOSED DEVELOPMENT OPTION

APPROACH TO SUSTAINABLE DESIGN

An Integrative Design Process

Good design can contribute to the creation of attractive, usable, durable and adaptable spaces that can address the current challenges faced by the local environment, and offer resilience in the face of a changing climate.

The sustainability strategy for the project will need to simultaneously address local priorities as well as responding to global challenges such as climate change and resource depletion.

Experience teaches us that a holistic strategy for site such as this emerges most successfully from an integrative design process - where the developer, contractor, design team and key stakeholders work together.

The sustainability strategies and headlines presented in this statement represent an initial response, highlighting opportunities that can be explored together in more detail - a starting point for discussion and exploration.

Site layout

The proposed development seeks to optimise the use of the land by maximising the developed area plateau, the configuration of the building allows for high levels of daylight availability, natural ventilation potential and views out.

Materials

The selection of construction materials for the scheme will be undertaken from a whole lifecycle perspective that considers environmental impacts of the supply chain, durability, longevity and economic viability. Where appropriate preference will be given to locally sourced materials and to materials that incorporate recycled and renewable materials.

Off -site manufacture and pre-fabrication will present opportunities for the scheme to increase material efficiency by designing out waste, whilst improving quality of construction and lessening the local impacts of construction activities

Sustainability Principles

At the outset of the design process it is vital to ensure that the development uses as little energy as possible through energy efficient design of the building form, fabric and building services systems which is borne from a collaborative approach from the entire design team. The use of energy in an efficient manner will always yield the greatest dividends in the design of a low carbon / low energy intensive development and have the largest impact on carbon savings. Whilst Low & Zero Carbon technologies are useful in reducing the emissions caused by energy use in a development, it is essential to ensure that energy is not wasted through poor design and construction. It is for this reason that energy efficient design is always considered first.

Economic and Social Sustainability

As part of any construction contract, the developer will encourage the main contractor to pursue a local employment and purchasing policy, offering suitably qualified companies the opportunity to tender.

The developer will adopt a sustainable and energy efficient approach to the design, with insulation standards exceeding the requirements of Building Regulations.

PROPOSED DEVELOPMENT OPTION

DESIGN SUMMARY

Key Benefits of the application proposal:

- Incorporates aspects from the approved application
- Has assessed the consented scheme, and is aware of areas where the scheme has been considerate of surrounding context
- Has reviewed the site specific aspects with a fresh approach, considering the brief of the new client
- Incorporates requirements of the historic buildings officer with respect to the Locally listed BTM, protecting sensitive aspects of the building, and repairing, remodelling and extending to suit current needs, securing its future
- Includes a revision to the footprint, to the benefit of building occupants and adjoining views
- Maintains the building line to the east, ensuring no increase of impact from the development to adjoining properties
- Reduces the amount of built form to the boundaries to the west and north, reducing impact on adjoining properties, and removing the ‘hard edge’
- Takes the opportunity to provide views to the open space to the north
- Maintains the building line frontage of the existing Police Station, maintaining the separation frontage to Station Road, allowing delivery and service vehicles to stand off the highway.
- Increases the separation of the vehicle access from the adjoining pedestrian footpath, increasing opportunity for landscaping, and reducing potential hazard
- Creates safe, secure landscaped gardens for the enjoyment of residents
- Incorporates architectural style and features in keeping with the surrounding area
- Provides much needed care accommodation in this location, with high quality 24/7 care
- Provides spacious communal facilities with easy access to outside spaces, enhancing well-being for the residents
- Provides high quality external amenity on all levels for the benefit of residents

PROPOSED DEVELOPMENT OPTION

FLOORSPACE COMPARISON

	EXISTING BUILDING (GIA)	RETAINED (GIA)	DEMOLISHED (GIA)
Basement Floorspace	56 m²	0 m²	56 m²
Ground Floor Floorspace	1066 m²	205 m²	861 m²
1st Floor Floorspace	598 m² & 331 m²	187 m²	742 m²
2nd Floor Floorspace	146.7 m²	146 m²	0 m²

	PROPOSED SCHEME (GIA)	PROPOSED SCHEME (GEA)
Lower Ground Floorspace	1319 m²	1422 m²
Ground Floor Floorspace	1206 m²	1316 m²
1st Floor Floorspace	1451 m²	1565 m²
2nd Floor Floorspace	1082 m²	1298 m²
Total Floorspace	5058 m²	5601 m²

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