

## 6.2.3 RENDERED ELEVATIONS & MATERIALS



MATERIAL PRECEDENTS - LOCAL TEDDINGTON HOUSES



LOCAL TEDDINGTON BRICKS

The site is sandwiched between BTMs, and the residential design aims to preserve the setting. The scheme is a 2 storey flatted development, designed to appear as two houses on the street frontage, that responds to the adjacent properties in terms of building line and low gradient pitched roof. As stated by the Planning Department, the success of any design depends on detail, and therefore it is recommended an analysis of the adjacent properties are undertaken to establish reveal depths, detailing, floor and windows proportions, to ensure these are all compatible and enable maximum integration into the streetscene.



Natural slate roof tiles



Freshfield Lane dark red brick with grey mortar & red stock banding

PROPOSED MATERIALS

The principle will be to have a sympathetic design to the local context, but in this case it is a residential use class, more in-keeping with the residential context:

- Structure: Traditional brick & block masonry.
- Roof: Plain slate (front wing), green extensive roof with PPC metal coping (rear wing). Please see Section 6.2.13 for Green Roof detail example and specification. Main Walls: Coleridge Yellow Multi (4027) facing brick. Reds feature bricks to be Sussex Handmade Waverley Reds.
- Windows/Doors: Aluminium/Timber composite double glazed casement windows.
- Hard landscaping: Resin bound gravel driveway and footpaths, concrete paving to patios.

## 6.2.4 ADDITIONAL ELEVATIONS



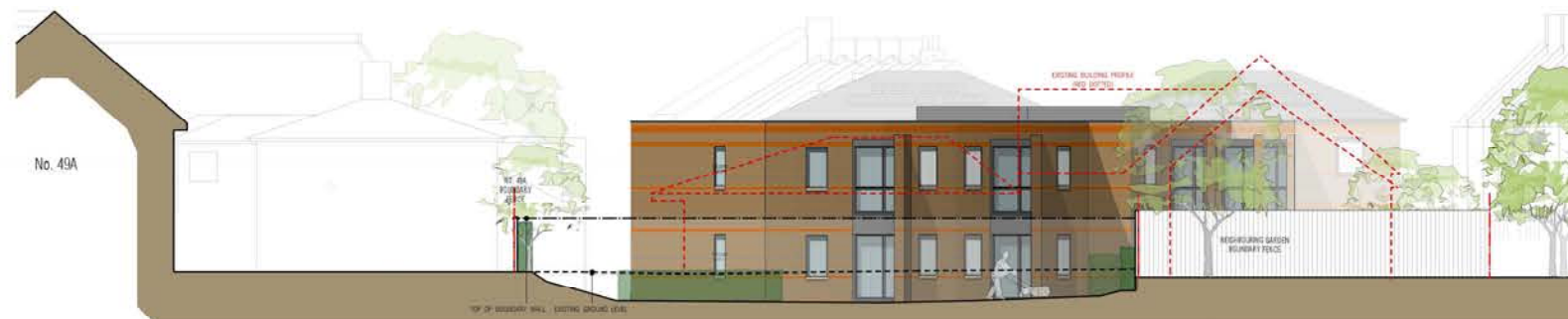
FRONT ELEVATION (NORTH FACADE)



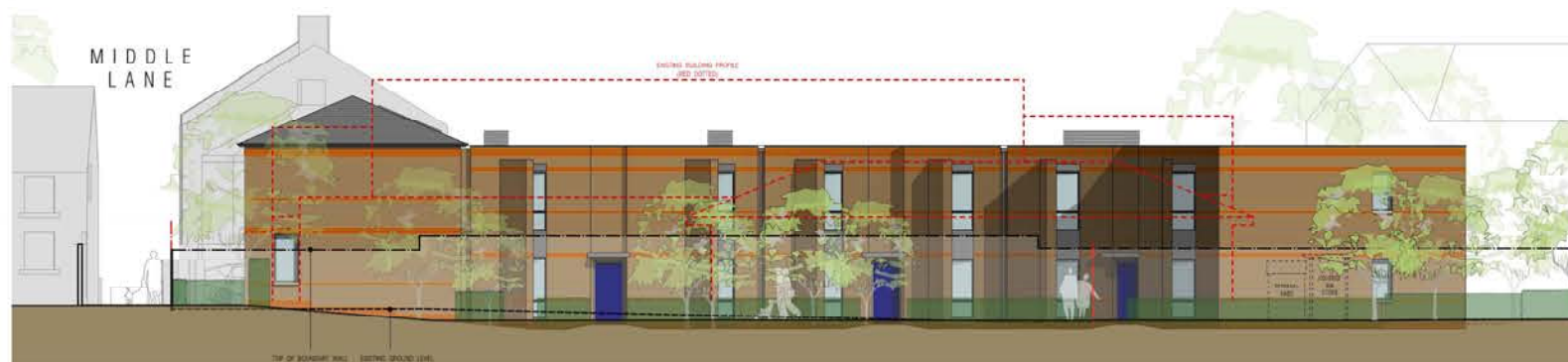
SECTION AA



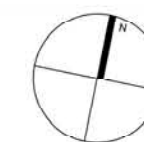
SIDE ELEVATION (EAST FACADE)



SOUTH ELEVATION



SIDE ELEVATION (WEST FACADE)



0 5 10 20  
1:200 SCALE BAR

SITE PLAN 1:200

# 6.2.5 PROPOSED PLANS



Residential Development (Use Class C3(a))  
 12 No. 1B/2P apartments @ 50.0M<sup>2</sup>  
 2 No. 2B/3P apartments @ 61.0M<sup>2</sup>  
 2 No. 1B/2P wheelchair unit @ 61.0M<sup>2</sup>  
 Communal Circulation (current) @ 31.0m<sup>2</sup>

DENSITY  
 120 DWELLINGS PER HECTARE

FLATS  
 12 No. 1B/2P @ 50.0M<sup>2</sup>  
 2 No. 2B/3P @ 61.0M<sup>2</sup>  
 2 No. 1B/2P WHEELCHAIR UNITS @ 61.0M<sup>2</sup>

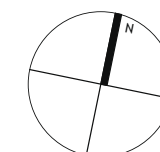
SITE AREA  
 TOTAL SITE AREA 1,293M<sup>2</sup> OR 0.13 HECTARES

DENSITY  
 120 DWELLINGS PER HECTARE

PARKING  
 1 DISABLED PARKING SPACE (ALLOCATED TO WHEELCHAIR UNIT 1),  
 (POSSIBLE ADDITIONAL DISABLED PARKING BAY AT COMMUNITY CENTRE SITE)

NB: DUE TO EXTENDED HOSE DISTANCES, SPRINKLERS TO BE PROVIDED TO ALL FLATS OTHER THAN FLATS 1-4 IN ACCORDANCE WITH BS 9251 AS NOTED IN THE FIRE STRATEGY.

- KEY :**
- PLANNING APPLICATION BOUNDARY
  - GARDEN FENCE
  - EXISTING NEIGHBOURING BUILDINGS
  - PROPOSED HEDGES & EDGE PLANTING
  - PROPOSED HARD LANDSCAPING
  - EXISTING TREES
  - PROPOSED TREES
  - B CATEGORY RPA
  - C CATEGORY RPA
  - U CATEGORY TREE
  - CURRENT CROWN SPREADS
  - TREES TO BE REMOVED



## 6.2.6 RESIDENTIAL STANDARDS STATEMENT

The scheme follows the guidance set out in The London Plan (March 2021) Policy D6 Housing quality and standards, together with the Nationally Described Space Standards (amended May 2016). It also follows local policies from the LBRuT Local Plan, D7 Accessible Housing and Accessible and Inclusive Housing (February 2021), Part 2 Wheelchair Housing Site Brief.

To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential developments must ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. As the development proposes 16 dwellings, 2 units are proposed to be full M4(3) wheelchair units, namely Plot 1 and 2 on the ground floor at the front of the scheme.

Within the London Plan, it also states that all other dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings', which would require 'step-free' access. In this case, due to the site constraints, the aim to provide dual aspect units, the fact that the development is only 2 storeys, and the goal to keep the scheme affordable, lifts have not been provided.

The London Plan goes on to outline that:

*In exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances – and only in blocks of four storeys or less – it may be necessary to apply some flexibility in the application of this policy:*

· *Specific small-scale infill developments (see Policy H2 Small sites)*

· *Flats above existing shops or garages*

· *Stacked maisonettes where the potential for decked access to lifts is restricted*

*If it is agreed at the planning stage (for one of the reasons listed above) that a specific development warrants flexibility in the application of the accessible housing standards M4(2) and M4(3), affected dwellings above or below ground floor would be required to satisfy the mandatory building regulations requirements of M4(1) via the Building Control process. M4(2) and M4(3) dwellings should still be required for ground floor units.*

Therefore, as the site is small-scale (0.1ha and under 0.25ha), the first floor units will be M4(1) category units. However, following guidance from the borough Occupational Therapist, the communal halls and first floor units will still be

designed to the higher M4(2) internal design standards.

Housing developments should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

The proposed residential development meets the minimum standards below which apply to all tenures:

- Dwellings must provide at least the gross internal floor area:  
1 Bed / 2 person single storey @ 50m<sup>2</sup>  
2 Bed / 3 person single storey @ 61m<sup>2</sup>
- A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide.
- A one bedspace single bedroom must have a floor area of at least 7.5m<sup>2</sup> and be at least 2.15m wide.
- A two bedspace double (or twin) bedroom must have a floor area of at least 11.5m<sup>2</sup>.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 0.9- 1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement. Storage to be provided will be:  
1 Bed / 2 person @ 1.5m<sup>2</sup>  
2 Bed / 3 person @ 2.0m<sup>2</sup>

Further London Plan Policy D6 design criteria requires:

- All dwellings are dual aspect.
- They provide adequate passive ventilation, daylight and privacy, and avoiding overheating.
- The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

## 6.2.7 AFFORDABLE HOUSING STATEMENT

The residential development will deliver 100% affordable housing, based on a split of approximately 80% affordable rent and 20% intermediate, in line with local planning policy (LP 36). The tenure mix works out as follows:

Affordable Rent – 13 x 1bed = 13 (81.25%)

Intermediate – 2 x 2bed & 1 x 1bed = 3 (18.75%)

Having sought and tested offers, Richmond Council has identified a local registered provider with an immediate presence to the development site who have offices in the local area. They have assessed the proposals for compliance.

## 6.2.8 INCLUSIVE ACCESS AND WHEELCHAIR STATEMENT

The scheme follows the guidance set out in LBRuT Accessible and Inclusive Housing (February 2021), Part 2 Wheelchair Housing Site Brief. The units also need to meet the regulatory requirements of Approved Document M4(3) – Category 3 ‘Wheelchair user dwellings’. Therefore, the following points have been considered:

- Apartment size between 58-65m<sup>2</sup> for a single storey 1 bed/2 person, and the proposal is for 61m<sup>2</sup>.
- Level landing and clear turning circle 1500mm x 1500mm to both sides of the doors.
- All doors to have level access.
- Internal circulation of 1500mm turning circle, 1800mm deep inside the entrance door.
- 1100mm x 1700mm Minimum wheelchair charging/transfer space.
- 850mm Clear opening, with 300mm nib to leading edge, and 200mm to following edge.
- Hallways provide 1200mm clear width except where there is a head-on approach with no turn (1050mm minimum clear width).
- Principal bedrooms to be 13.5m square minimum.
- Every single bedroom to provide a minimum 8.5m and 2.4m wide.
- Principal bedrooms to provide the required 1200mm square inside the door and to either corner of the bed, 1000mm clear to the foot and either side of the bed.
- All single and twin bedrooms to provide 1000mm to one side of the bed and in front of furniture.
- The principal accessible bathroom/shower room is unlikely to achieve all requirements if it is less than 2450mm x 2450mm.
- Appropriately sized kitchen/dining/living room size relevant to person size.
- Direct relationship between kitchen and living room.

## 6.2.9 TRANSPORT & TRAVEL

### PARKING

The residential development includes 1 on-site disabled parking space allocated for Wheelchair unit 1. A further disabled parking space is also available at the community centre site, for unit 2, if required. This is the preference of the Occupational Therapist.

A further car club space is being suggested at the North Lane West car park, for use by the wider community.

Please see report ‘P2379 Elleray Hall & North Lane East Car Park BREEAM Travel Plan May 2021’ and ‘P2379 Elleray Hall & North Lane East Car Park Transport Assessment May 2021’ produced by Traffic Consultants Paul Mews Associates for more detail.

### CYCLE PARKING

Following Transport for London Guidance, London Plan (March 2021), Calculator for Class C3-C4 (Dwellings) and recommendations from Traffic Consultants Paul Mew Associates, the requirement is for 25 long-stay spaces and two short-stay spaces. Paragraph B of Policy T5 Cycling (London Plan) states that “*Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards*”. The development proposal demonstrates how cycle parking facilities such as ‘Sheffield’ stands will cater for larger cycles, including adapted cycles for disabled people. The short stay provision is in the form of 1no. (2 spaces) ‘Sheffield’ stands and the long-stay provision is in the form of 20no. individual vertical stands, 2no. (4 spaces) ‘Sheffield’ stands and 1no. (two spaces) rack for larger cycles, applied at a ratio of 75%, 20% and 5% respectively.

Please see drawing ERH-05 REFUSE & RECYCLING AND BICYCLE STORES for more detail.

## 6.2.10 REFUSE & RECYCLING

To meet the Refuse and Recycling Storage requirements, CCA has followed the ‘Refuse and Recycling Storage requirements Supplementary Planning document April 2015’ by London Borough of Richmond upon Thames.

Residential requirements for the proposed number of households (16 units):

- Refuse Storage

For communal waste containers, the storage capacity required is 70 litres per bedroom. Therefore, the general household rubbish is 18 x 70L = 1260L min (16 units – 18 bedrooms)

- Dry recycling Storage

As the number of households served by bin area is 12 to 17 (16 units), the required provision is for: Mixed paper, card and carton recycling bins – 2 x 360L AND Mixed container recycling bins – 2 x 360L

- Food waste recycling - There is currently no communal food waste collection for properties of six units and above.

Careful consideration has been taken in the design and access to the communal waste storage areas to provide covered bin/recycling enclosures. Two refuse enclosures are proposed, one adjacent to the disabled parking space and the other adjacent to the west boundary within the private mews frontage:

1. Bin Store A – West site (serving 12 units)  
General Household Rubbish: 14 x 70L = 980L (1 x 660L + 1 x 360L provided);  
Mixed Recycling: 2 x 240L; Paper & Cardboard: 2 x 240L
2. Bin Store B – East site (serving 4 units)  
General Household Rubbish: 4 x 70L = 280L (1 x 360L provided); Mixed Recycling:  
1 x 240L; Paper & Cardboard: 1 x 240L

All refuse stores are to be level with the adjacent path, allowing for 2.2m headroom and sufficient space to access all containers. The design includes a suitable cover that allows for natural ventilation, walls constructed of impervious material, a double door of 2m structural width. Following comments by Secure by Design, the refuse storage will be in brick enclosures and lockable doors. As the West boundary to Refuse Site A is an existing 2.3m brick wall, the proposal includes a timber enclosure with a ventilated pergola roof and climbers. It is within the private mews frontage, set back out of view from Middle Lane.

Please see drawing ERH-05 REFUSE & RECYCLING AND BICYCLE STORES for more detail.

## 6.2.11 LANDSCAPING

The principle behind the design is to provide an attractive and practical landscape, split between a number of uses.

The frontage to the building is a linear strip of planting, mirroring the depth and character of the residential properties on either side. Estate railings are incorporated with native hedges, protecting the ground floor windows, with openings to the three front entrances to the various plots. An inset pedestrian gate is to one side, marking the access route to the rear mews.

Approaching the entrance of the rear mews is a communal front garden, based around small clusters of new Silver Birch trees. The character is more shaded woodland, with informal mounds of native planting set within a clover lawn. A path winds through the space and under the trees, either through to the entrance doors of the rear apartments or down to a communal garden.

For the communal garden, the woodland theme is continued, with Silver Birches and the introduction of other native trees marking the end of the path, before a transition to an open lawned space for informal recreation. This amenity area of circa 127m<sup>2</sup> is surrounded by shrubs, hedging and climbers, for a variety of heights, textures and colour. An existing Cotoneaster tree is to the south the garden, acting as a borrowed landscape.

For the south and east side of the site private rear gardens are proposed for the ground floor units, that range in size from 10m<sup>2</sup> to 92m<sup>2</sup>, but with the majority being circa 40m<sup>2</sup>. These are to be more neutral landscaped areas allowing for the residents to utilise in their own way. A number of tree clusters are still proposed, inclusive of some native fruit trees.

Overall, the planting is to screen the development from existing neighbours, whilst enhancing the wildlife value of the site. Nectar-rich planting species are proposed to attract pollinators together with areas of denser planting for birds, moths and bats. The proposal also suggests the use of shallow gradients, to lower the building and reduce its visual impact. Lighting is to be directional, facing downwards and away from planting features, to avoid light spillage in-line with NPPF and guidance from Institute of Lighting Professionals (2018).

For further details, refer to drawing: ERH-09 Proposed Landscaping Plan & Planting Schedule



## 6.2.12 SUSTAINABILITY - ZERO CARBON & GREEN ROOF

As the development is classed as 'major' being a new residential development over nine dwellings, the LBRuT requires the scheme to demonstrate a zero carbon standard (LP 22). A net Zero Carbon building must be energy efficient and powered from on-site and/or off-site renewable energy sources. This needs to be calculated and documented through the SAP 2012 assessment procedure. It must demonstrate that the difference between the buildings CO<sub>2</sub> emission rate does not exceed an allowable standard known as the target emission rate.

The proposal will look to meet the statutory standard, together with all other relevant sustainability criteria via:

- Assessment of the development using the London Borough of Richmond upon Thames Sustainable Construction Checklist (June 2020).
- A maximum water consumption of 110 litres per person, per day, including an allowance of 5 litres or less per head per day for external water consumption (therefore 105 litres per person, per day), based on Part G2 of the Building Regulations 2015 edition with 2016 amendments, and the Sustainability Construction Checklist (June 2020) Policy 1B.
- Achieve at least 35% of regulated CO<sub>2</sub> emission reductions (against a Building Regulations Part L (2013) baseline) must be achieved on-site, with any remaining emissions, up to 100%, to be offset through a contribution to the Council's Carbon Offset Fund. (Policy LP20 & LP22). This should be achieved by following the Energy Hierarchy: Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. 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.

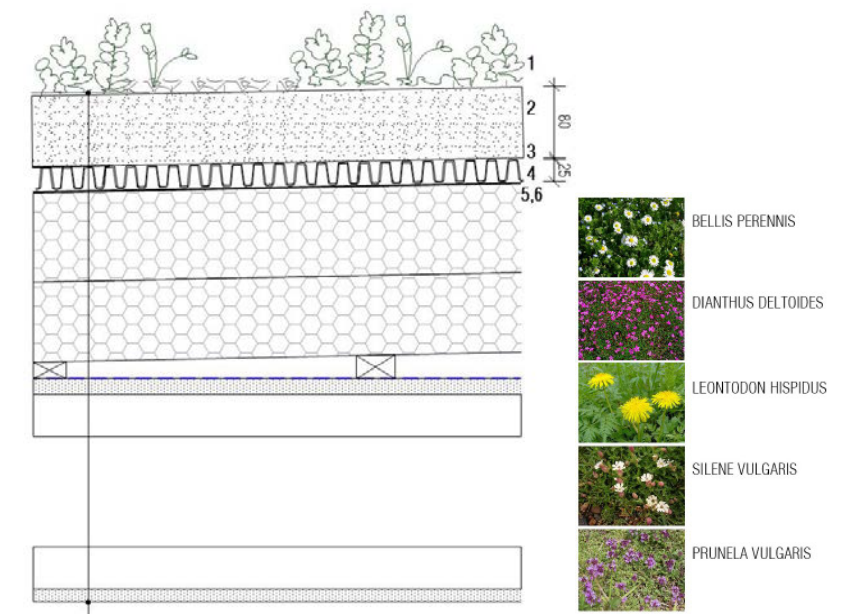
As a further note to future regulations, there is a likelihood of the restricted use of gas as a heating system for residential new-build schemes or possibly any development. The proposal gives an opportunity to provide a new residential development of 16no. units in two-storey terraced housing configuration appropriate to the scale of the site and the neighbouring buildings, improving the long term sustainability of the site. Much attention has been given to reducing the environmental impact of the building during its lifetime. The project suggests a structure of significantly improved fabric performance complemented with the incorporation of renewables that ensure fewer CO<sub>2</sub> emissions demonstrating compliance with local and regional policies. The results show that providing PV panels for energy generation and air-source heat pump for space and water heating will be the most appropriate solutions to meeting the carbon reduction targets set by the council for this development. For further detail refer to EHT - Energy Report.

The report demonstrates that the proposed dwellings can meet the required standards and policies set out by LBRuT listed below:

- Can achieve the LBRuT requirement to reduce the carbon dioxide emissions by at least 58.23% over Building Regulations Part L1A 2010, 2013 edition, 2016 revision;
- Provides a 22% reduction of predicted carbon emissions through the use of small-scale Renewable Energy Technologies;
- Provides a portion of 36.23% reduction in CO<sub>2</sub> emissions and CO<sub>2</sub> sequestration through the provision of fabric efficiency measures alone;
- Achieves an A rating assessed against the LBRuT Sustainable Construction Checklist 2020
- Achieves an overall SAP Rating of A [93];
- Achieves the higher standard of water consumption efficiency of 93.1 litres person per day per one new dwelling.
- 72% available green roof area



ROOF PLAN



GREEN ROOF DETAIL EXAMPLE WITH WILDFLOWERS AND BARE AREAS

The green roof would include a good mixture of wildflower species with brown and gravel bare areas to promote new habitats and enhance biodiversity in the immediate context area. Drainage outlets and inspection chambers cleared of vegetation (bare areas 350mm along perimeter of roof parapet. Regular maintenance as recommended by ICB Waterproofing will be undertaken by experienced professionals who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work.

GREEN ROOF CONSTRUCTION BUILD-UP (EVAGREEN ICB WATERPROOFING (OR SIMILAR APPROVED) GREEN ROOF SYSTEM:

1. GROWING MEDIUM (WILD FLOWERS, GRASSES, AND BARE AREAS GRAVEL)
2. 50-80MM BIODIVERSE SUBSTRATE
3. FL200 FILTER FLEECE (OR SIMILAR APPROVED)
4. 25MM DRAINAGE MAT
5. PL500 PROTECTION FLEECE (OR SIMILAR APPROVED)
6. SINGLE PLY MEMBRANE, ADHERED.
7. 190MM CELOTEX GA4000 (100+90) (OR SIMILAR APPROVED)
8. TIMBER FIRTINGS LAID TO FALLS (WIDTH VARIES)
9. PRO CLIMA INTELLO PLUS VAPOUR CONTROL LAYER (OR SIMILAR APPROVED)
10. 18MM PLYWOOD DECK
11. 219MM WS200 EASY-JOIST @ 400CTRS
12. 12.5MM GYPSUM PLASTERBOARD + 3MM PAINT SKIM

- Levels of light, moisture, aeration and nutrients will be achieved with the selection and varied depth of the Extensive Biodiverse substrate (50-80mm) - localised habitat variation and free draining substrate on a drainage mat.
- Depth of substrate will secure good levels of moisture to ensure plug plants survival during dry periods.
- Regular maintenance will be executed twice per year to clear gutters, rainwater outlets and vegetation breaks; including removal of any unwanted debris (in autumn) or litter; replenishment of any areas of settled substrate.
- Once a year, strimming of the roof will be performed to keep species in check, including applying organic slow release granular fertilizer in early spring; prevent the growth of unintentional vegetation or invasive species; replace any failed plants or dead flower heads.

# 7.0

## PUBLIC OPEN SPACE, PLAY AND CHILD OCCUPANCY, SPORTS FACILITIES ASSESSMENT

- 7.1 PLANNING POLICY LP 31
  - 7.2 PUBLIC OPEN SPACE ASSESSMENT
  - 7.3 PLAY SPACE ASSESSMENT
  - 7.4 PLAYING FIELDS AND SPORTS FACILITIES ASSESSMENT
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## 7.1 PLANNING POLICY LP 31

The LBRuT Local Plan - Policy LP 31, outlines that: The Council will require all major development proposals in the borough to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development by requiring the following:

1. Public Open Space: 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.
2. Play space: applicants should provide a play and child occupancy assessment to determine whether the proposal will lead to an estimated child occupancy of ten children or more, by using the Council's child yield calculator as set out in the Planning Obligations SPD. In addition, an assessment of existing play facilities within the surrounding area will be required. Where the assessment demonstrates an estimated child occupancy of ten children or more, the development proposal should make appropriate and adequate provision of dedicated on-site play space by following the London Plan benchmark standard of 10sqm per child. The Council will seek to integrate new major development within existing village areas and neighbourhoods. Therefore, new dedicated on-site play space should be made publicly accessible.
3. Playing fields and sport facilities: applicants should assess the need and feasibility for on-site provision of new playing fields and ancillary sport facilities in line with the borough's Playing Pitch Strategy.
4. Where on-site provision of Public Open Space, play space or new playing fields and ancillary facilities is not feasible or practicable, the Council will expect existing surrounding facilities and spaces to be improved and made more accessible to the users and occupiers of the new development through, for example, improved walking and cycling links or enhancements of play space or existing playing fields and associated sport facilities. Financial contributions will be required to either fund off-site provision, or improvements and enhancements of existing facilities, including access arrangements, to mitigate the impacts of new development.

## 7.2 PUBLIC OPEN SPACE ASSESSMENT



#### ACCESSIBILITY STANDARDS

In line with the Council's Open Space Assessment, the following accessibility standards will be applied for assessing travel to open space provision from new development sites:

Parks and Gardens - 15 minute walk time (1200m)

Natural and Semi-natural Greenspace - 15 minute walk time (1200m)

Amenity Greenspace - 5 minutes walk time (400m)

This includes small local parks and open spaces as well as pocket parks.

#### PARKS AND GARDENS

Within the stipulated accessibility distance are a number of parks, gardens and natural green spaces, namely:

##### BUSHY PARK

Distance from site: 10 minutes walk time (circa 750m from entrance)

A Royal Park of over 1000 acres, the second largest in London. It has public facilities including a playground (age range up to 12) with:

- Large sandpit
- Timber climbing frame & balance beams
- Basket swing, cradle swings, see-saw
- Dry river feature with climbing boulders

There are also sports facilities including:

- Tennis, bowls & cricket
- Football & rugby
- Swimming / Health & Fitness

Plus general ancillary facilities:

- Wheelchair accessible toilets, Refreshment kiosk

##### UDNEY HALL GARDENS

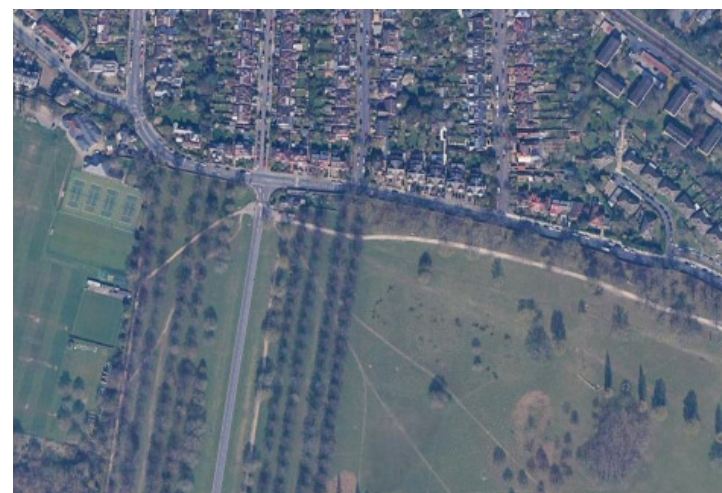
Distance from site: 12 minute walk time (circa 950m)

A public open green space of 1.0 hectares that is an idyllic spot, swathed in mature trees.

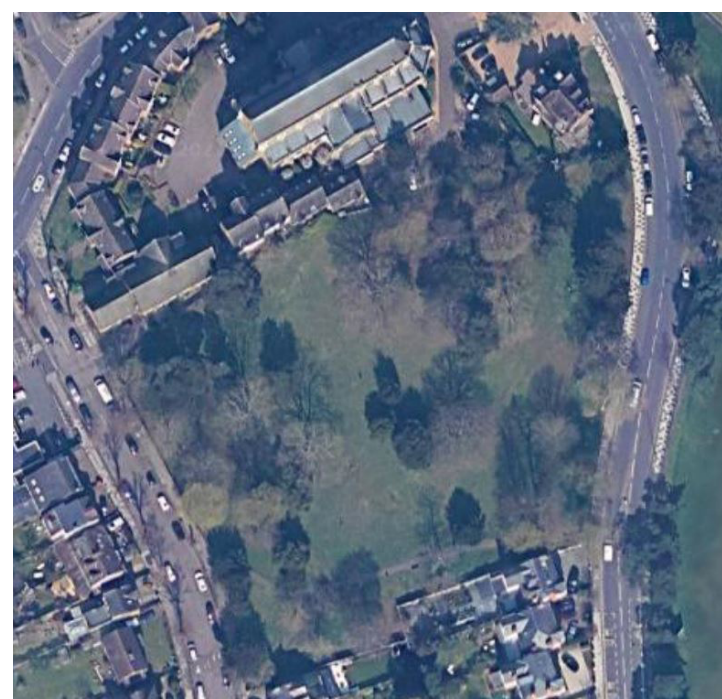
##### MANOR ROAD RECREATION GROUND

Distance from site: 15 minute walk time (circa 1200m)

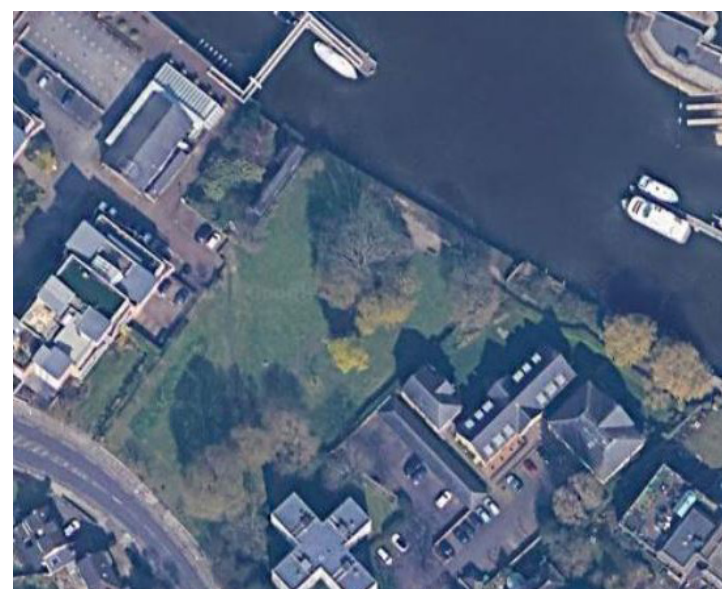
A quiet public open green space of 3000m<sup>2</sup> that overlooks the River Thames. Used for picnics and ball games.



BUSHY PARK



UDNEY HALL GARDENS



MANOR ROAD RECREATION GROUND

#### AMENITY GREENSPACE

Currently there is no amenity greenspace within the specified 400m from the development sites. The sites are also too small to be able to provide a public open greenspace, being 0.1 and 0.13 hectares (0.23 hectares total). Planning policy outlines that: It is acknowledged that on-site provision may not be feasible or practicable for every major development site, but this will be assessed on a case-by-case basis, taking account of the existing open space provision relevant to the development site. Where it has been accepted by the Council that on-site provision cannot be made, the Council will expect existing surrounding open spaces to be improved, and where appropriate made more accessible to the users and occupiers of the new development. Financial contributions may be required to either fund new off-site provision, or improvements and enhancements of existing facilities, including access arrangements, in order to mitigate the impacts of new development.

Beyond the possible contribution mentioned above, as part of the development a landscaped communal garden has been provided of circa 127m<sup>2</sup>, for use of all the residents. Though not fully public, it does provide a localised greenspace for use by residents and their visitors.

#### ASSESSMENT RESULTS

With the extensive parks that are located within the Local Authorities accessibility standard distances / travel times, together with the introduction of a communal greenspace, it is considered that there is suitable public open space available for the development.

## 7.3 PLAY SPACE ASSESSMENT

### PLAY AND CHILD OCCUPANCY ASSESSMENT

Following the Council's child yield calculator as set out in the Planning Obligations SPD the following results were obtained:

#### GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	0	0	0	0
Social Units	14	2	0	0

<b>Total Units</b>	<b>16</b>
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Geographic Aggregation	Outer London
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PTAL	PTAL 3-4
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#### Notes

Sample size of 17 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	2.2	2.2
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	1.5	1.5
Ages 12, 13, 14 & 15	0.0	0.4	0.4
Ages 16 & 17	0.0	0.2	0.2
18-64	0.0	21.3	21.3
65+	0.0	0.5	0.5
<b>Total Yield</b>	<b>0.0</b>	<b>26.2</b>	<b>26.2</b>

#### Play Space Calculator

Total Children	4.4
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	43.6

The yield calculator estimates 4.4 total children that will occupy this development. As this figure is lower than 10, dedicated on-site play space is not required.

Beyond this, local facilities have been assessed to understand the availability of playspace, and whether they are within reasonable walking distance for children. The guide travel distance is 100m for under 5's, 400m for 5-11 year olds and 800m for 12+.

The map on page 56 shows a selection of existing children's play facilities in the vicinity, the nearest being:

#### Equipped Play Areas

Church Road Play Area - 6 minutes walk time (450m).

Vicarage Road Playground - 9 minutes walk time (685m).

Strawberry Woods Play Area, Stanley Road - 17 minutes walk time (1.35km)

Bushy Park Playground - 26 minutes walk time (2.1km)

Broom Road Recreation Ground - 29 minutes walk time (2.3km)

#### ASSESSMENT RESULTS

Based on this assessment, there are facilities for 12+ year old children, and an equipped play area for 5 - 11 year olds, just over the stipulated 400m. Any shortfall would be for the under 5's. Based on policy LP31, financial contributions may however be required to either fund new off-site provision, or improvements and enhancements of existing facilities, including access arrangements, to mitigate the impacts of new development.

Within the proposed residential development each ground floor dwelling will have its own dedicated garden, ranging from 10 - 94m<sup>2</sup> (average 40m<sup>2</sup>), whilst a communal garden is provided for residents on the first floor of circa 127m<sup>2</sup>. This exceeds to GLA yield calculated at 43.6m<sup>2</sup>.

## 7.4 PLAYING FIELDS AND SPORTS FACILITIES ASSESSMENT

Though the application is classed as 'major' the sites in-themselves are only 0.23 hectares (2300m<sup>2</sup>), and would be inappropriate for the provision of playing fields or sports grounds.

However, there are many such amenity sites in the local area including:

#### Playing Fields & Sports Facilities

##### Broom Road Recreation Ground

- Cricket pitch
- Football pitches (mini, junior, and full)
- Natural play area
- Parking & changing rooms

##### Bushy Park

- Tennis, bowls & cricket
- Football & rugby
- Swimming / Health & Fitness

##### Udney Park (currently closed)

- Playing fields, Tennis

In addition there are many local sports clubs, gyms and swimming facilities in and around Teddington and the surrounding areas, such as Hampton Pools lido.

The new Community Centre will also provide space for indoor activities such as pilates, yoga, keep fit classes, with toilet facilities inclusive of wheelchair accessible WCs.

## 8.0

### PLANNING CONDITIONS STATEMENT

The planning application incorporates two sites as one 'major' application, the first for the re-provision for the community centre at the North Lane Depot and East Car Park site, and the other being the affordable housing at the current Elleray Hall site.

The proposal is to build the new community centre first whilst retaining the current Elleray Hall community use, to maintain the continuity of service. Once complete and the existing user group transferred to the new building, the second site will be sold to a local Registered Provider, to deliver the affordable housing.

It will, therefore, be necessary to complete pre-commencement conditions to start the construction of the new community centre separately to the residential site; the applicant, therefore, requests the separation of conditions between the sites, and the removal of any pre-commencement links to prevent any confusion or hindrance to the future development of both sites. The expected phases are:

Phase 1:

1. Site/ground clearance, car park
2. Construction of new community centre
3. Demolition of existing community centre

Phase 2:

1. Construction of new residential development

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