



Planning and Heritage Statement



Berkeley House, 85 Sheen Road, London, TW9 1YJ



Boyer

Report Control

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1. INTRODUCTION

- 1.1 This planning and heritage statement has been prepared in support of a full planning application submitted on behalf of Richmond Hill Orthodontics at Berkeley House, 85 Sheen Road, Richmond, TW9 1YJ.
- 1.2 Berkeley House is a two storey building with an entrance fronting onto Sheen Road and a rear entrance onto Worple Way.
- 1.3 The application seeks full planning permission for:

“the change of use of the ground floor and first floor from B1a (Office) to D1 (Orthodontic Practice)”
- 1.4 Richmond Hill Orthodontics (RHO) has been embedded as an integral part of the local community, treating three generations of patients and supporting local businesses and families. The practice currently operates from premises on 64 Sheen Road offering a range of orthodontic services to patients.
- 1.5 For the last 12 years, RHO has had a contract with the NHS for children’s orthodontic services; the NHS has placed particular emphasis in children’s dental services and recently completed the relevant procurement process for their services. RHO has secured a contract extension with the NHS for orthodontic services to children of the Borough of Richmond with a 45% increase in the number contracted services offered.
- 1.6 As of October 2019, RHO is and will continue to be the only NHS provider of Orthodontic services within the Borough of Richmond. To ensure adequate service provision to an excellent standard RHO has acknowledged the need for expansion of the current premises and embarked in a lengthy search for suitable premises in the vicinity. Within the remit of its awarded NHS contract, suitability entails the requirement of a location within ‘walking distance’ from the original ‘Hub’ location of 64 Sheen Road, Richmond.
- 1.7 RHO currently has 25,000 patients in the database, 95% being children of school age. The RHO currently and undertake an average of 800 orthodontic treatments per year with a view, during the first year of its new NHS contract, to increase to 1150 new patient treatments per year. Typically, patients attend an appointment usually every 5-8 weeks for an average time of 18 months. Therefore, on average approximately 300 orthodontic appointments are completed every week, with the scope to increase to 450 appointments per week. This marks a significant increase from the approximately 100 appointments attended in 2008 and 200 appointments per week in 2014.
- 1.8 The application is supported by the following documents:
 - Planning and Heritage Statement (Prepared by Boyer);
 - Application Form (Prepared by Boyer);
 - Cover Letter (Prepared by Boyer);
 - Mission Statement (Prepared by Richmond Hill Orthodontics);

- Notices (Prepared by Boyer);
- Employment Report (Prepared by Boyer);
- Site Location Plan (Prepared by Kruszelnicki Leetch Architects); and
- Existing and Proposed Plans (Prepared by Kruszelnicki Leetch Architects).

1.9 This statement considers the planning merits of the proposal having regards to development plan policy and material considerations. The expansion of the orthodontic practice and the critical service it provides to the local community is a highly significant and material planning consideration.

2. THE SITE AND SURROUNDING AREA

The Site

- 2.1 The site, edged in red on the site location plan (attached as [Appendix 1](#)), comprises Berkeley House, a two storey building currently with a lawful use of B1a (office) at 85 Sheen Road, Richmond TW9 1YJ.
- 2.2 Berkeley House is located to the western end of Sheen Road in the London Borough of Richmond upon Thames. The building is currently vacant and has been since November 2018 (a period of 12 months). The front of the building can be accessed from Sheen Rad and the rear of the building can be assessed from Worple Way.
- 2.3 The site is located within Richmond, at the western end of Sheen Road, where a number of shops and businesses are located serving the local community including a dentist, laundrette, hairdresser, newsagents, music shop and pharmacy.
- 2.4 The site is located in a PTAL 6a: Excellent and is an 8-minute walk to Richmond Station, approximately 0.6km. The station provides underground services on the district line and overground services to Chiswick, Farnham, Reading, London Waterloo, Windsor and Eton Riverside and Wimbledon. The site is also located within close proximity to a number of bus stops providing services into Central London including routes 371, 33, 493 and 337.
- 2.5 The site is located within the Sheen Road Conservation Area (31) and is located within a Key Office Area (Sheen Road). The site is subject to an Article 4 Directive (restricting B1 to C3) and is located in Flood Zone 1 (low probability of flooding).

Planning History

- 2.6 The planning history of the site dates back to 1988 and is extensive; as such the most relevant applications have been set summarised below.
 - Ref. 88/1762 – Demolition of warehouse/workshop building and erection of building of Use Class B1 – Non Determination.
 - Ref. 90/1759/FUL – Demolition of existing building and erection of building for use as offices within use class B1 of the Town and Country Planning Use Classes Order 1987 – Granted.
 - Ref. 18/2166/FUL – Installation of 5 no. air conditioning units with acoustic wall around, at roof level of main roof.

3. THE PROPOSAL

- 3.1 Full planning permission is sought for the change of use of the building of Berkeley House from B1a (office) to D1 (Dental Practice) to be used by the London Orthodontic Group.
- 3.2 Berkeley House is a vacant two storey office building located on Sheen Road in Richmond.
- 3.3 The proposal seeks to change the use of the building to D1 in order to accommodate Richmond Hill Orthodontics (RHO); an orthodontic practice firmly embedded in the local community.
- 3.4 As of October 2019, RHO is and will continue to be the only NHS provider of Orthodontic services within the Borough of Richmond; as such RHO is looking to expand and take up the space within Berkeley House in order to ensure adequate service provision is maintained.
- 3.5 In regards to access arrangements, the front entrance providing direct access onto Sheen Road will be used by patients. The rear access will be used by the employees of whom there will be 12.
- 3.6 The site currently benefits from 3 parking spaces at the rear of the development which will be retained as part of the proposal for use by the staff.
- 3.7 The site will provide a total of eight cycle parking spaces to the front of the site.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act advises that planning applications should be determined in accordance with development plan policy unless material considerations state otherwise.
- 4.2 The development plan for the London Borough of Richmond upon Thames comprises the London Borough of Richmond Local Plan (2018) as well as the London Plan (March 2016).
- 4.3 Although the National Planning Policy Framework (2019) (NPPF) and associated National Planning Policy Guidance (PPG) do not alter the statutory status of the development plan, they represent a material consideration in the determination of this planning application.

Development Plan Policies

London Plan (March 2016)

- 4.4 The London Plan is the overall plan for London, setting out integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 4.5 Policy 3.16 relates to 'Protection and Enhancement of Social Infrastructure' and seeks to support high quality social infrastructure in order to meet the needs of its growing and diverse population. Supporting paragraph 3.86 states that social infrastructure covers a wide range of facilities such as health provision.
- 4.6 Policy 4.1 relates to 'Developing London's Economy' and seeks to promote and enable continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and costs.
- 4.7 Policy 4.2 relates to 'Offices' and seeks to support the management and mixed use development and redevelopment of office provision to improve London's competitiveness. Moreover, the policy seeks to re-use or convert surplus office space for smaller units or other uses to promote mixed-use development.

London Borough of Richmond Local Plan (July 2018)

- 4.8 The Council's Local Plan sets out the policies and guidance for development of the borough over the next 15 years.
- 4.9 Policy LP3 relates to 'Designated Heritage Assets' and states that all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

- 4.10 Policy LP25 relates to 'Development in Centres' and states that in local and neighbourhood centres, appropriate uses could include new retail, business or employment developments, which maintain suitable provision for small businesses, and other uses, which primarily serve the needs of the local community or attract visitors and develop cultural opportunities.
- 4.11 Policy LP28 relates to 'Social and Community Infrastructure' and states that proposals for new or extensions to existing social and community infrastructure will be supported where it provides for an identified need; is of a high quality and inclusive design providing access for all; and where practical is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.
- 4.12 Policy LP40 relates to 'Employment and Local Economy' and states that the Council will support a diverse and strong local economy and that land in employment use should be retained in employment use for business, industrial or storage purposes.
- 4.13 Policy LP41 relates to 'Offices' and states that there is a presumption against the loss of office floor space in all parts of the borough. In the designated Key Office Areas, net loss of office floorspace will not be permitted. Any development proposals for new employment or mixed-use floorspace should contribute to a net increase in office floorspace where feasible.
- 4.14 Policy LP44 relates to 'Sustainable Travel Choices' and states that the Council will encourage high trip generating development to be located in areas with good public transport with sufficient capacity, or which are capable of supporting improvements to provide good public transport accessibility and capacity, taking account of local character and context.
- 4.15 LP45 relates to 'Parking Standards and Servicing' and states that "*the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land*".

Material Considerations

National Planning Policy Framework (2019)

- 4.16 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 4.17 Paragraph 9 states that "*Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.*"
- 4.18 Paragraph 10 states that "*so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*".

- 4.19 In regards to promoting healthy and safe communities, paragraph 92 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*”
- 4.20 In regards to making the effective use of land, paragraph 120 states that “*Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs*”.

Emerging London Plan

- 4.21 The Draft London Plan was published in November 2017 and underwent examination in 2019 which adoption scheduled for the end of 2019. Following examination, a consolidated version of the London Plan was published which included the entire Mayor’s suggested changes following examination. Given the status of the draft plan, it is necessary to review these emerging policies in line with the proposals. However, one must be mindful of the limited weight that these policies can currently be afforded to these as they are not yet adopted.
- 4.22 Emerging Policy E1 relates to ‘Offices’ and states that existing viable office floorspace capacity in locations outside those specified in the policy should be retained. However, the redevelopment, intensification and change of use of surplus office space to other uses including housing are supported.
- 4.23 Emerging Policy S1 relates to ‘Developing London’s social infrastructure’ and states that development proposals that seek to make the best use of land, including the public sector estate, should be encouraged and supported. This includes the co-location of different forms of social infrastructure and the rationalisation of sharing of facilities.
- 4.24 Emerging Policy S2 relates to ‘Health and Social Care Facilities’ and states that development proposals that support the provision high quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.

5. PLANNING ASSESSMENT

- 5.1 This chapter assesses the development proposals against the relevant development plan policy and other material considerations. The key issues to be considered in the determination of the application are as follows.

Principle of Development

- 5.2 Richmond Hill Orthodontics (RHO) has been embedded as an integral part of the local community, treating three generations of patients and supporting local businesses and families; operating from the premises at 64 Sheen Road.
- 5.3 For the last 12 years, RHO has had a contract with the NHS for children's orthodontic services; and the NHS acknowledging a crisis in children's oral health has placed particular emphasis in children's dental services and recently completed the relevant procurement for their services.
- 5.4 RHO has now secured a contract extension with the NHS for orthodontic services to children of the Borough of Richmond with a 45% increase in the contracted services. As of October 2019, RHO is and will continue to be the only NHS provider of Orthodontic services within the Borough of Richmond.
- 5.5 As such, in order to ensure adequate service provision to an excellent standard, RHO needs to grow and expand from its current premises. Within the remit of the awarded NHS contract, suitability entails the requirement of a location within 'walking distance' from the original 'Hub' location of 6 Sheen Road.
- 5.6 It is therefore essential that RHO is permitted to expand and take up residence at 85 Sheen Road for it to continue and increase the service it provides to the local community that has become a key piece of healthcare infrastructure for residents within Richmond.
- 5.7 The building is in a highly accessible part of the Borough, (PTAL 6a) and is located very close to the existing RHO premises on 64 Sheen Road. RHO serves the majority of the local community of Richmond, being the only NHS provider of Orthodontic services within the Borough of Richmond; as such the building is in an ideal location.
- 5.8 The proposal will make efficient use of a currently vacant site; located in a sustainable location, this reducing the need for patients to travel by car.
- 5.9 The proposal will allow for the expansion of a high quality healthcare service; supported by London Plan policy 3.16 seeking to develop social infrastructure and childcare facilities to meet the demand of a growing population. The proposal is also compliant with policies LP25 and LP28 of the Local Plan, paragraphs 92 and 120 of the NPPF and emerging policies S1 and S2 of the Emerging London Plan.

Office Space

- 5.10 Local Plan Policy LP41 states that there is a presumption against the loss of office floorspace in all parts of the borough.
- 5.11 The site is designated within a Key Office Area (KOA) and policy LP41 states that *“In the designated Key Office Areas, as shown on the Policies Map, net loss of office floorspace will not be permitted. Any development proposals for new employment or mixed use floorspace should contribute to a net increase in office floorspace where feasible”*.
- 5.12 The proposal seeks a full planning permission to change the use of the building for Richmond Hill Orthodontics (RHO) only. This therefore allows the Council to plan positively, allowing the building to be utilised by an employment generating use rather than remaining vacant.
- 5.13 Following on from the above, RHO would still provide a level of employment at the site and therefore the building would remain in an employment generating use. The practice is expected to employ 12 staff at Berkeley House with a mixture of clinical staff, therapists, nurses, and administration staff. Moreover, as the building is currently vacant, there would be a net increase of 12 jobs compared to the current situation.
- 5.14 As part of this submission, we have prepared an Employment Report including an assessment of available office space in Richmond and the surrounding area. Within the Richmond-upon-Thames sub market, there are currently 75 office properties available. Within 2.5 miles of Berkeley House, there are 89 office properties currently available with a vacancy rate of 21.8%.
- 5.15 The 89 properties currently available within 2.5 miles have a total of 2,665,868 sq. of NIA. Therefore, the loss of just 2,122sq. ft at Berkeley House (should it be converted to a D1 use) would comprise just 0.08% of the total office floorspace currently available in the area.
- 5.16 In addition, we have also reviewed the availability of suitable D1 premises in the Richmond-upon-Thames submarket; of which five properties were identified.
- 5.17 However, each of these locations has been discounted for a number of reasons. Firstly, none of the properties are of a comparable size to that provided by Berkeley House as they are either too small or too big. Alongside this, RHO also has specific locational requirements; the NHS contract awarded stipulates that the practice must be located within the Richmond-Upon-Thames borough boundary and that the practice expands within a small radius of the current site at 64 Sheen Road. In addition to the above, the layout of the property at Berkeley House is of vital importance in that 50% of the floorspace would be located on the ground floor; this will assist the practice in meeting the DDA requirements of the practice.
- 5.18 In summary, the proposal will result in a continued employment generating use at the site (with the safeguard that the property will maintain its long term use as an office) and current marketing evidence confirms that there is a significant amount of available vacant office space in Richmond/Wandsworth.

Marketing

- 5.19 The building has been vacant since November 2018 with a preliminary marketing campaign commencing in August 2018; a period of approximately 15 months.
- 5.20 Marketing has been extensive and undertaken by Michael Rogers Commercial Property consultants, a highly qualified and experienced firm of property professionals specialising in office premises across London and the South East of England.
- 5.21 Michael Rogers have had the building on their website since August 2018 and in addition to emailing all relevant parties they have on their lists, they advertised the premises on the following agency platforms:
- Martin Campbell & Co. website;
 - Perfect Information In Property;
 - Estate Agents Clearing House;
 - Zoopla;
 - Nova Loca;
 - CoStar;
 - Estates Gazette;
 - Property Link; and
 - The Office Agents Society.
- 5.22 Over the marketing period, the property secured a significant number of 'hits' and the agent sent out 37 sets of details to potential occupants, securing a total of 14 viewings. Feedback from the viewings included the buildings location in a residential area, layout over two floors, low ceiling on the ground floor, non DDA upstairs and located on a main road.
- 5.23 There was an offer from a residential developer to occupy the building; however, this deal eventually fell through due to financial issues.
- 5.24 Please see the Employment Report accompanying this application for more information.

Employment

- 5.25 Although this proposal seeks to change the use of the building from B1a (Office), the Richmond Hill Orthodontics would still generate employment.
- 5.26 In addition, the existing building has been vacant since November 2018; as such there has been no employment in the building since it became vacant, a period of 12 months.
- 5.27 The practice at Berkeley House would employ 12 members of staff, which would provide a net increase of 12 jobs when compared to the existing building which has been vacant for 12 months.
- 5.28 The proposal therefore complies with policy 4.1 of the London Plan which envisages an increasingly diverse employment provision and policy LP40 of the Local Plan.
- 5.29 Please see the Employment Report accompanying this application for more information.

Sustainability

- 5.30 The site is located within Richmond, at the western end of Sheen Road, where a number of shops and businesses are located serving the local community including a dentist, laundrette, hairdresser, newsagents, music shop and pharmacy.
- 5.31 The site is located in a PTAL 6a: Excellent and is an 8-minute walk to Richmond Station, approximately 0.6km. The station provides underground services on the district line and overground services to Chiswick, Farnham, Reading, London Waterloo, Windsor and Eton Riverside and Wimbledon.
- 5.32 The site is also located within close proximity to a number of bus stops providing services into Central London including routes 371, 33, 493 and 337.
- 5.33 The site is therefore located within a sustainable location providing good transport services for both employees and patients and complies with policy LP44 of the Local Plan.

Impacts on Neighbours

- 5.34 Richmond Hill Orthodontics has been embedded as an integral part of the local community, treating three generations of patients and supporting local businesses.
- 5.35 The services offered include examination, diagnosis, investigation, management, oral healthcare, orthodontic treatment supply and repair of appliances, after care and urgent care. The approach is to deliver patient centred, evidence based, quality and accessible care.
- 5.36 Within the immediate vicinity of the site, there are a number of other commercial and employment generating uses such as a dentist, laundrette, hairdresser, newsagents, music shop and pharmacy.
- 5.37 The practice is open between 08.00am-17.30pm (Tuesday, Wednesday and Friday), 08.00am-19.00pm (Monday and Thursday) and 08.30am-14.00pm (fortnightly Saturdays).
- 5.38 As such, the proposed use will have no impact on neighbours in relation to noise and will complement the existing employment generating uses within the immediate vicinity of the site.

Design/Layout

- 5.39 The proposed development consists of the change of use of the two storey building from B1a (Office) to D1 (Orthodontic Surgery).
- 5.40 There would be no changes to the external appearance of the building and the proposal is therefore compliant with Policy LP3 relating to conservation areas.

Transport/Parking

- 5.41 There are currently 3 car parking spaces to the rear of the development which will be retained as part of the proposal and made available to the employees.
- 5.42 In addition, in line with policy, the proposal will include eight secure cycle spaces available to employees and patients.
- 5.43 The site benefits from a of PTAL 6a: Very Good; as such there are a number of sustainable transport nodes within close vicinity of the site including Richmond station (an 8-minute walk) and bus services (371,33, 4493 and 337) providing services into central London.
- 5.44 Moreover, due to the nature of the use, which serves the local community, the large majority of patients live within close vicinity of the site.
- 5.45 In preparing this planning application, a patient travel survey (see [Appendix 2](#)) was undertaken asking how patients travelled to the practice. Out of 200 patients asked 38% walk, 12% cycle, 24% car, and 26% train. As such, over three quarters of patients (76%) travel to the site through a sustainable form of transport.
- 5.46 In addition, an employee travel survey (see [Appendix 3](#)) which asked 32 employees how they travelled to work. Out of the 32 employees asked, six stated they travelled to work via car, however of this six, three use a form of taxi service and another employee is dropped off to work. As such, out of the 32 employees, only two employees use their own car to travel to work. Out of the remaining 26 employees, each either stated that they travelled to work via public transport, walked or cycled apart from 1 employee who did not tick any of the options provided.
- 5.47 We therefore consider that with the practice serving the local community, the majority of patient and employee trips undertaking by sustainable nodes of transport and the very good PTAL (6a) rating, the proposed development will not cause a material increase or change the character of traffic in the vicinity of the area.
- 5.48 As such, the proposal is compliant with Policies LP44 and LP45 and the parking standards set out in appendix 3 of the London Plan. There is therefore no transport reason why the proposal should not be acceptable.

Heritage and Conservaiton

- 5.49 The site is located within the Sheen Conservaiton Area; policy LP3 states that all proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.
- 5.50 The proposal comprises the change of use of Berkeley House from office (B1a) to an orthodontic practice (D1); there are no external changes proposed as part of the applicaiton. As such, the proposal will not have any impact on the character and appearance of the Sheen Conservation Area.

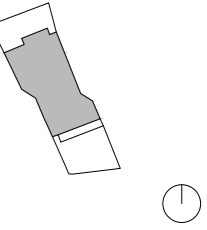
Public Consultation

- 5.51 As part of the preparation of this planning application, Richmond Hill Orthodontics have sought to undertake an extensive level of consultation in order to obtain local views and understand how the expansion of the Orthodontic practice would be received by the Richmond community.
- 5.52 An open evening was held on Monday 14 October 2019 at Richmond Hill Orthodontics which allowed the practice to introduce itself and its proposal to local residents. A total of 600 leaflets were circulated to the local community as well as local ward councillors. In total ten feedback forms were completed at the event of which all were supportive of the proposal.
- 5.53 In addition, a doodle poll was conducted and distributed within the local community as an alternative way to understand the local community's views on the proposal. A total of 120 people completed the doodle poll, of which 118 were supportive.
- 5.54 All of the feedback was assessed by the project team in order to understand what effect the expansion of the practice would have in the local community in Richmond.
- 5.55 The key themes that emerged from the feedback forms and the doodle poll are summarised below:
- Only a few orthodontists locally who provide early stage intervention/preventative therapy.
 - Pleased to support local business growth in particular the NHS expansion including disadvantaged children and access for less abled children.
 - Encouraged by increase in local employment.
 - New practice will be close to many means of public transport.
 - Supportive of local private shop ownership.
 - There are many empty office spaces already in Richmond.
 - New location is close to Richmond town centre and schools.
- 5.56 Please see the Statement of Community Involvement accompanying this application for more information.

6. SUMMARY

- 6.1 This planning statement and supporting information demonstrate that the proposal represents a sustainable form of development that will provide a much needed use that will contribute significantly to the local community.
- 6.2 Although the current policy seeks to protect office space, the proposal will allow the Council to make efficient use of a current vacant site, through providing an employment generating use at the site. The proposal will provide 12 new jobs, and so make a far more effective and sustainable use of a vacant building in a town centre location.
- 6.3 The employment report accompanying this application demonstrates that there is sufficient existing vacant office space within 2.5 miles of the site. There are 89 properties currently available within 2.5 miles, having a total of 2,665,868sq. ft of NIA; as such the loss of just 2,122sq ft. at Berkeley House would comprise just 0.08% of the total office floorspace currently available in the area. This therefore demonstrates that the loss of the office space at Berkeley House would be very insignificant.
- 6.4 In addition, only five other D1 spaces available in Richmond have been identified, however each of these has been discounted as they were too large/small, located too far from the existing practice and inferior layouts compared to that of Berkeley House.
- 6.5 RHO will provide employment on currently vacant premises, allowing the orthodontic practice to expand and provide an enhanced service to the local community following its recent contract with the NHS.
- 6.6 On this basis, we respectfully request that the Council approves this application without delay.

APPENDIX ONE – SITE LOCATION PLAN

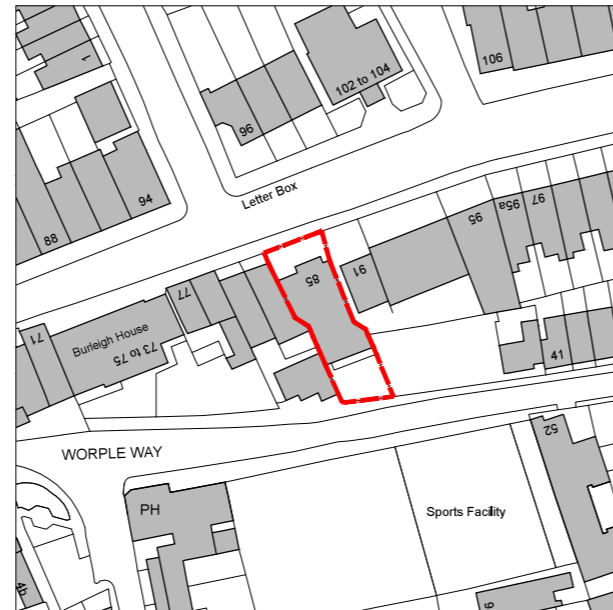


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Do not scale from this drawing
Report all errors, discrepancies and omissions to the Architect
All dimensions must be checked on site prior to construction

0 10 30 50

Notes

Application Boundary



Rev.	Date	Description	Drn. Chk.
P01	01.11.2019	Client Issue	DL LK

**KRU
SZE
LNI
CKI
LEE
TCH**

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Client
Richmond Orthodontics

Project
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Drawing Title
Site Location Plan

Drawing Status Scale
Planning 1:1250/A3

Drawing Number Revision
0138-DR-0010 P01

APPENDIX TWO – PATIENT TRAVEL SURVEY

Richmond Orthodontics

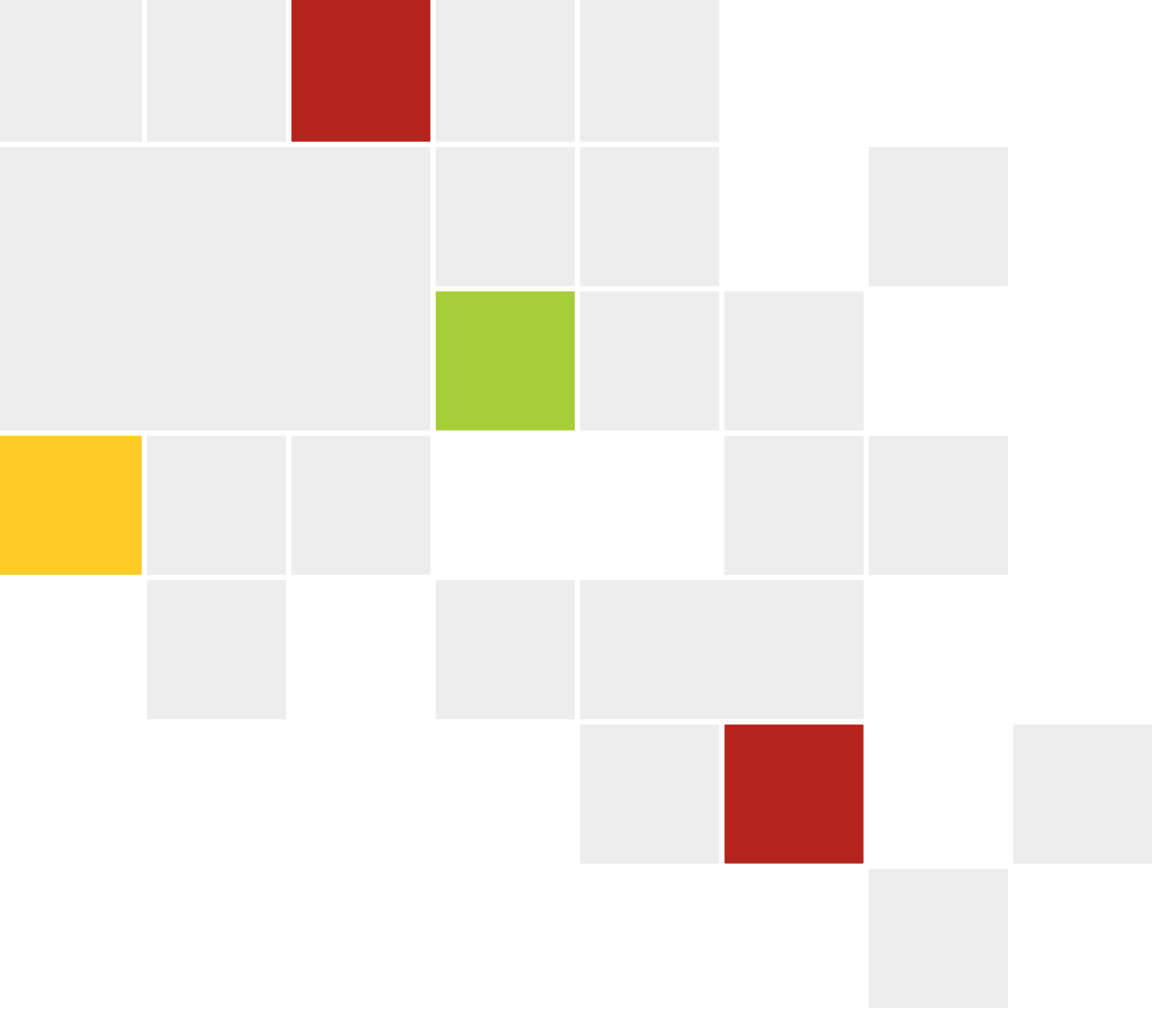
The London Orthodontic Group

Patient transportation survey results October 2019



Respondents total = 210	Number of responders method of travel:	% of Total:
Walk	80	38
Cycle	25	12
Car	50	24
Train	55	26

APPENDIX THREE – EMPLOYEE TRAVEL SURVEY



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