



# Old Kings Head Hampton Wick

## Planning Statement

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# **Old Kings Head, Hampton Wick**

## **Planning Statement in support of Proposed Change of Use application for community cycling hub/residential**

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## **1 Introduction and background**

1.1 The Old Kings Head is a former public house and residence on a busy road close to Kingston Bridge, at the gates of Home Park in Hampton Wick.



1.2 The property is located next to a mixed development of small business units and residential flats and to the east, on the other side of the park gates, lies a terrace of period residential properties, some of which have been converted from former office use.

1.3 The Old Kings Head was re-built in 1906, forming a small parade of mixed-use buildings on the Western Side of the subsidiary gate leading into the grounds of the Royal Palace of Hampton Court.

1.4 It is located on the edge of the Hampton Wick Conservation Area and is near to the Hampton Court Park Conservation Area to the south, whilst Bushy Park Conservation Area lies to the north west. The building is approximately 1 mile from Hampton Court Palace itself.

1.5 The Old Kings Head is not a Listed Building, although there are a number of Listed Buildings within close proximity. The Local Planning Authority has designated the Old Kings Head as a Building of Townscape Merit (96/00100/BTM). This classes the building as being of medium heritage significance, giving it local level importance in the Hampton Wick

Conservation Area, relating to the external appearance of the building and its setting within the Conservation Area.

1.6 The ground floor of the property currently comprises a redundant bar and seating area, plus cloakrooms. A central single staircase leads down to a cellar and up to residential accommodation currently laid out (and previously let) as bedsits including a shared kitchen and bathroom/WC facilities on two floors. There is a small courtyard abutting the main road.

1.7 The small site footprint means there is no car park, nor space for a pub garden or alfresco dining. Parking is not permitted in the area to the east of the pub being the entrance to Home Park.

1.8 The Old Kings Head ceased trading as a public house in March 2018, following many years of very poor trading and more than 5 tenancies between 2011 and 2018.

1.9 A planning application was submitted by Eastmont Holdings(19/037/FUL) to change the use of the building to replace the public house use with associated staff accommodation to commercial use on most of the ground floor, and to convert the rest of the building to 4 apartments. The application was refused by Richmond upon Thames LBC on 25 February 2020, and the subsequent appeal was dismissed on 11 February 2021 by the Planning inspectorate (APP/L5810/W/20/3258093).

1.10 Eastmont Holdings have continued to explore the potential for new occupiers or alternative uses for the building and, as a result of their ongoing marketing activities, a new proposal has emerged to change the use of the ground floor of the Old Kings Head to a community cycling hub/café, with the remainder of the building to be used for 4 apartments, albeit with a different mix to fit the Council's preference.

1.11 A pre-application enquiry (21/P0090/PREAPP) was submitted to the Council on 16 March 2021 and the Council's response was received on 2 August 2021.

That response was supportive, stating that

*“Overall, the concept and vision of the proposed use is positive and a good use of the site, which would serve the community widely. The principle of the proposed use is supported, subject to sight of the marketing campaign as well as compliance with other relevant planning policy and guidance.....”*

## **2 Outline of new proposal**

### **La Ciclista cycling community hub**

2.1 La Ciclista is a locally based and established business, positioning itself as Cycling Hub for local residents. In September 2019 La Ciclista opened its first centre in Sheen at 135 Sheen Lane, providing a friendly and welcoming environment and location for the growing cycling community, and addressing needs not currently met elsewhere.

2.2 The aim of the local owners has always been to develop this into a repeat model. Hampton Wick will be a meeting area with cafe for all with an accent on cyclists, providing internal bike parking and a soft workshop. The facility will also provide an onsite consulting room typically for physiotherapists and osteopaths. La Ciclista will also be a venue for community clubs, residents and local businesses, including hosting talks from guest speakers. Cycle maintenance, safety clinics and First Aid Courses will be run as well as certified cycle lessons for children and adults.

2.3 The centres are proposed to act as a cycling hub as part of a network providing the perfect locations from which to start, finish or meet up for rides as well all cycling needs – from servicing, equipment to ride planning and beyond. All locations will offer café and other services with on-site bike parking.

2.4 La Ciclista's aim is to be at the heart of the community in which it operates. Beyond supporting and encouraging local infrastructure and environmental agendas through the promotion of and facilitating cycling, it also provides a community venue for events that service businesses & residents needs.

2.5 The layout plans indicate the use of the ground floor for the cycling café, undercover cycle parking, treatment rooms, and office/meeting space. La Ciclista would occupy the front of the ground floor with the using the primary entrance facing onto the street.

### **Residential apartments**

2.6 The current proposals are for 4 apartments, but differ from the previous application in that the existing 4 bedroomed staff accommodation would now be replaced by 1 one bedroom apartment on the ground floor and 3 two bedroom apartments on the first and second floor, comprised of:-

- Apartment 1- Ground floor, 1 bedroom/2 person, 50.8 sq m.
- Apartment 2- First floor, 2 bedroom/3 person, 61.0 sq.m.
- Apartment 3- First floor, 2 bedroom/4 person, 70.0 sq.m.
- Apartment 4 – Second Floor, 2 bedroom/4 person, 83.0 sq.m.

2.7 There would be minimal alterations to the external elevations of the building.

### **3 Policy context**

3.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

3.2 The policy context to be considered for this proposal is provided by the National Planning Policy Framework 2019 (NPPF), the London Plan 2016 and the Richmond upon Thames Local Plan 2018 (LP).

#### **The National Planning Policy Framework 2021 (NPPF)**

3.3 Paragraph 8 of the NPPF sets out the three interdependent economic, social and environmental objectives of sustainable development. Paragraph 9 states that the planning system should play an active role in guiding development towards sustainable solutions, taking local circumstances into account, to reflect the character, needs and opportunities for each area.

3.3 Paragraph 10 confirms that at the heart of the NPPF is the presumption in favour of sustainable development. At paragraph 11 it states that the decision maker should grant planning permission for development unless the impacts of doing so significantly and demonstrably outweigh the benefits.

3.4 Paragraph 60 sets out the NPPF policies in Section 5 'Delivering a sufficient supply of homes' seek to 'support the Government's objective of significantly boosting the supply of homes'.

3.5 Paragraph 69 states that 'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly'.

3.6 Section 8 is concerned with promoting healthy and safe communities and includes guidance about guarding "*against the unnecessary loss of valued facilities and services*"

3.7 Section 9 addressed the need to promote sustainable transport, including at paragraphs 104 and 112 the need to identify and prioritise opportunities to promote cycling.

3.8 In Section 11 'Making effective use of land', the NPPF states in paragraph 119 that the Government seeks to promote the effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment

3.9 Paragraph 123 states that LPAs should support development that makes efficient use of land, taking account of different types of housing, land availability, local market conditions and viability

### 3.10 Paragraph 130 of Section 12 states that

‘Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

3.11 Paragraph 174 is concerned with the natural environment and states that planning policies and decisions should contribute and enhance the natural and local environment by, amongst other things, minimising impacts on and providing net gains for biodiversity

### **London Plan 2021**

3.12 The new London Plan includes a number of relevant policies, including the following:-

- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D12 Fire safety
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Delivering affordable housing
- Policy H9 Ensuring the best use of stock
- Policy H10 Housing size mix
- Policy SI 2 Minimising greenhouse gas emissions



- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking

3.13 Of particular importance in the context of this proposal are Policy T5 on Cycling and Policy D12 on Fire Safety.

3.14 Policy T5 provides policy support for cycling, and the infrastructure to support cycling routes including provision for cycle parking, and the Council have indicated that cycle parking should be provided for the residential development in accordance with the minimum standard set out in the London Plan (2021).

3.15 Policy D12 of the London Plan 2021 sets out that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The application will require a Fire Safety Strategy to be in accordance with Policy D12(A) of the London Plan.

### **Richmond upon Thames Local Plan 2018**

3.16 The Richmond upon Thames Local Plan was adopted in 2018 and the policies of relevance to the proposals are:-

- LP1 Local Character and Design Quality
- LP3 Designated Heritage Asset
- LP4 Non-designated Heritage Asset
- LP8 Amenity and Living Conditions
- LP15 Biodiversity
- LP16 Trees, Woodlands and Landscape
- LP21 Flood Risk and Sustainable Drainage
- LP22 Sustainable Design and Construction
- LP24 Waste Management
- LP25 Development in Centres
- LP27 Local Shops and Services
- LP28 Social Infrastructure
- LP34 New Housing
- LP35 Housing Mix and Standards
- LP36 Affordable Housing
- LP44 Sustainable Travel Choices
- LP45 Parking Standards and Servicing

3.17 In addition there are also a number of other policy guidance documents

published by the Council relevant that were relevant to the application, including:-

- Design Quality SPD
- Buildings of Townscape Merit SPD
- Affordable Housing SPD
- Residential Development Standards
- Refuse and Recycling Storage Requirements SPD
- Sustainable Construction Checklist SPD
- Hampton Wick and Teddington Village Planning Guidance SPD
- Hampton Wick Conservation Area Proposals Map

3.18 The policies and supplementary guidance of particular importance to this application are Policies LP15, LP22, LP27, LP28, LP30 and LP35. These are summarised below.

### **LP15 Biodiversity**

3.19 This policy is concerned with protecting and enhancing the biodiversity of Richmond upon Thames, including ensuring that the potential impact of any development proposals that could potentially harm a European Protected Species or its habitats is properly assessed. As such it is reflecting European and national policy guidance.

### **LP22 Sustainable Design and Construction**

3.20 Policy LP22 seeks to achieve the highest standards of sustainable design and construction and includes a requirement for various types of development and changes of use to mitigate the likely effects of climate change.

3.21 Included within this is a requirement for changes of use and conversions to residential use to meet, where feasible, an excellent standard under the BREEAM standards

### **LP27 Local Shops and Services**

3.22 This policy is concerned with maintaining and protecting the provision of local shops and services. Subsection B of the policy is specifically concerned with resisting the loss of public houses, and states that

*“The Council will resist the loss of public houses. Before accepting the loss of any public house the Council requires satisfactory evidence of full and proper marketing normally for at least 2 years for a full range of appropriate uses (see policy LP 28 Social Infrastructure). The applicant will be expected to undertake marketing in line with the requirements set out in Appendix 5”.*

3.23 The explanatory text to the policy also states that

*“7.3.4 Public houses play an important role and social function in the local community and they add to the local character of an area. Therefore, the Council will resist the loss of public houses. Any proposal that results in the loss of a pub has to firstly provide satisfactory marketing evidence to establish that the pub is not viable (in line with Appendix 5 of this Plan). The pub’s potential to provide a community service or function should be included in any marketing exercise.*

*7.3.5 When assessing a proposal for the change of use from a public house, the Council will take into account the following:*

- whether there is another pub within 400 metres;*
- whether the use is inappropriate in terms of access or amenity or living conditions; and*
- whether the proposed new use would provide a social or community service or function which outweighs the loss of the facility, meeting evidence of a local need.*

*7.3.7 Applicants should also have regard to the Campaign for Real Ale’s (CAMRA) Public House Viability Test. “*

3.24 Appendix 15 of the Local Plan sets out the marketing requirements that the Council requires to be submitted to support applications for change of use and includes specific requirements in paragraphs 18.0.7 and 18.0.8 where the loss of a pub is involved:-

*“18.0.7 The Council will resist the loss of public houses, which are considered to be a valuable community facility. Where the loss of a public house, or substantial reduction in floorspace is proposed marketing must also include the following:*

- Details should be provided about the operation of the public house (including at the time of closure if vacant) such as the turnover of the public house, the percentage split between wet sales and food and whether the premises is used as a music venue etc;*
- It is expected that public houses will be marketed via an estate agent specialising in the leisure industry, where this is not the case the applicant should explain why*
- Applicants should also have regard to the Campaign for Real Ale’s (CAMRA) Public House Viability Test.*
- Consideration should be given to a full range of other social and community infrastructure uses in line with policy LP 28 and the requirements set out in paragraph 18.0.13 below.*

*18.0.8 Please note that the Council will take into account the considerations set out in the supporting text to policy LP 27 including whether there is another public house within 400 metres. Applicants should address this when submitting a planning application.”*

## **LP28 Social Infrastructure**

3.25 In addition to policy LP27, the Local Plan also includes a policy concerned with the provision and loss of social infrastructure

3.26 In paragraph 8.1.2 of the explanatory text, it explains that this policy covers any type of social and community infrastructure floorspace that is important to the local community. Public houses are included alongside a broad and extensive list of social and community infrastructure that includes public services, GP surgeries, nurseries, community centres, public halls, arts and cultural facilities, policing, fire and ambulance services, youth centres, social clubs, indoor sport and recreation facilities, libraries, laundrettes, places of worship, and public houses.

## **Policy LP30 Health and Well-being**

3.27 Policy LP 30 states that the Council will support development that results in a pattern of land uses and facilities that encourage:

1. Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.
2. Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.
3. Access to local community facilities, services and shops which encourage opportunities for social interaction and active living,

3.28 The Council has indicated that the proposed facility would support the aims of this policy.

## **LP35 Housing Mix and Standards**

3.29 Policy LP35 establishes that housing development should generally provide for family housing except within the 5 main centres and Areas of Mixed Use (AMUs), where a higher proportion of small units would be appropriate to the site specifics of the location.

## **4 Key issues**

4.1 The proposals are a considered response to the principal concerns raised by the Council with the previous application, and reflected by the appeal Inspector at the loss of the public house as a community facility.

### **Community use**

4.2 The provision of a community cycling hub would provide a centre for the vibrant and growing local cycling community, and a facility likely to be more highly valued by the community than the Old Kings Head had been for many years.

4.3 As such, it would appear that the proposed change of use would replace the former public house with a more vibrant facility of significant benefit to the local community.

4.4 Policy LP28 of the Richmond on Thames Local Plan refers to the social and community value of public houses, alongside a broad and extensive list of social and community infrastructure; these include “public services, GP surgeries, nurseries, community centres, public halls, arts and cultural facilities, policing, fire and ambulance services, youth centres, social clubs, indoor sport and recreation facilities, libraries, laundrettes, places of worship, and public houses.”

4.5 Whilst the concept of a cycling hub is relatively new, the Council is clearly able to understand how La Ciclista operate from their premises in Sheen Lane and the important contribution to local social and community infrastructure. There is now a clear recognition of the benefits of increased cycle usage importance at a national, strategic and local level and with the focus on climate change, health and well-being. This is strongly reflected in the National Planning Policy Framework, the London Plan and Richmond’s Cycling Strategy and new Active Transport Strategy and Richmond’s ambition to be the greenest London Borough and to be carbon neutral by 2030.

4.6 The building’s location near the new and proposed cycle routes to Kingston and Teddington, via Bushy Park, will be a great asset to supporting and promoting cycling locally.

4.7 In it’s response to the Pre-application enquiry, the Council has indicated that the proposed cycle hub would provide for a community use. The Council stated that “whilst this is not a “traditional” community use as such, it is acknowledged and envisaged that there is certainly a demand for such use and that the proposed variety of activities and uses available, would serve the community widely”.

## **Marketing**

4.8 A comprehensive Marketing Report by Milestone Commercial has been submitted as part of the new application. This explains the difficult trading history of the Old Kings Head as a public house for the last 20 years and the details of the marketing campaign.

4.9 The report concludes that:-

- The location of the Old Kings Head is detached from the village centre of Hampton Wick, which is already served by three High Street licenced premises, and further competition from the nearby Charter Quay which is within a short walk across Kingston Bridge.
- Despite numerous initial expressions of interest via property portals and direct contact resulting in viewings, Milestone Commercial were unable to secure any A4 (now Sui Generis) interest. The internal design provides little flexibility as a pub. There is minimal space for food preparation or dining and no functional outside area that is so important for the pub trade.
- Milestone Commercial have approached several smaller craft breweries and bar operators, having established that the building is far too small for national operators. Sadly, none progressed to viewings.
- More broadly, interest from community focused operators has been actively encouraged, however the congested location, busy roads, lack of parking and the style of building have proven to be prohibitive for the few potential users that have come forward, save for the latest cycle Hub, which, by its very nature, can overcome many of these challenges.

## **Use classes**

4.10 It is considered that a mix of several use classes would be appropriate for this proposal and the Council has agreed in its response to the Pre-application enquiry that this would be covered largely by Use Classes C, E and F.

## **Residential**

4.11 The number and size of units are as follows:-

- Apartment 1- Ground floor, 1 bedroom/2 person, 50.8 sq m.
- Apartment 2- First floor, 2 bedroom/3 person, 61.0 sq.m.
- Apartment 3- First floor, 2 bedroom/4 person, 70.0 sq.m.
- Apartment 4 – Second Floor, 2 bedroom/4 person, 83.0 sq.m.

## **Accommodation quality**

4.12 The Council's response to the Pre-application enquiry asked for clarification of a number of specific points in terms of the residential accommodation:-

4.12.1 Ceiling height of Unit 4

Section Drawing A107 clearly shows the ceiling heights and Drawing A104 also shows, via a dotted line, the areas below 1.8m. The maximum internal height is 3.93m. The floor areas only relate to the space at or in excess of 1.8m

4.12.2 How flats would be served with access and ventilation.

The drawing of the proposed layout clearly shows access to light and ventilation. All windows have opening casements. Those bathrooms and en-suites without natural light will all have mechanical ventilation.

4.12.3 How privacy for the ground floor unit will be addressed

The drawings of the proposed layout show that the occupiers of the ground floor are separated from the public spaces. There will be no overlooking save for a window overlooking the courtyard which will be shared by the 5 residential units as amenity space, residents cycle park etc.

4.12.4 The relationship between the residential occupiers on site with the ground floor commercial unit. An acoustic design statement should be submitted.

The connecting walls will be built of blockwork, plus 50mm stud filled with sound insulation and finished with acoustic plasterboard. These are indicated on the plans

## **Housing mix**

4.13 The Council's response to the Pre-application enquiry states that there is no in principle objection to an ancillary C3 component to complement an appropriate commercial use on this site. The Council have also acknowledged that there is currently staff accommodation containing 4 bedrooms, and Council tax has been paid on this basis over the last decade

4.14 The singular concern identified in the Council's response and with the previous planning decision was the Housing Mix. The Planning Decision Notice states that "The housing mix of 4 no. 2 bedroom units is inappropriate in the Hampton Wick area of Mixed Use. This fails to accord with the Local Plan (2018) Policy LP35 and supporting housing evidence."

4.15 Policy LP35 States that a development should generally provide family sized accommodation except in Area of Mixed Use, where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the location. The Policy continues to spell out minimum external space standards including amenity space.

4.16 The Old King's Head is situated on the extreme south-western border of the Area of Mixed Use, bordered mainly by large open spaces. Directly opposite lies a converted multi-storey building housing 38 small apartments, mainly for student accommodation.

4.17 During the design phase, the architects sketched 5 different schemes, showing between four and seven apartments. Once the Council's strict residential standards were added (Policy LP 35(B)), the options became limited. Furthermore the Local Plan (7.1.25) emphasises that development should optimise the use of the building, by implementing an appropriate density or by ensuring that the space above ground is well used. The policy also underlines that the design and layout as well as amenity are important considerations when proposing a mix of uses.

4.18 Given this criteria, the design now submitted, which provides for 1 no. 2 person 1 bed apartment, 1 no. 3 person 2 bed apartments and 2 no. 4 person 2 bed apartments, was felt to be the optimum configuration.

4.19 The current layout is a single 4 bedroomed dwelling, consequently the proposed housing mix is a material gain in terms of creating smaller units in an area of mixed use.

4.20 Finally, the building, whilst not listed, does have architectural merit and, as the Planning Officer states 'contributes positively to the surrounding area'. The applicants design brief was to ensure that the character and charm of the building was retained, and we therefore opted against any major alterations or additions, indeed the street facing elevations are completely unaltered in our proposals. Similarly, the design keeps the original internal proportions and features pretty well intact. This would not be possible if smaller units were carved into the layout. This sympathetic approach was also recognised during our prior consultation with the Historic Royal Palaces (the property adjoins Hampton Court Park). They did subsequently object to our initial proposals for minor changes to the rear fenestration, however this was addressed during the planning process.

### **Affordable housing**

4.21 The requirement for affordable housing was considered in a report submitted with the previous application, which clarified that a financial contribution would not be viable. That conclusion was verified and accepted by the Council's independent assessment.

4.22 The updated report by Andrew Goland Associates submitted in support of this new application concludes that the scheme is unviable as the residual value falls below the land value benchmark. Hence, no Affordable Housing contribution is viable.



## **Heritage, character and design**

4.23 The Council's response also concluded that the proposals are acceptable from a heritage perspective, that it was not considered that the proposal overall would be an inappropriate one in a Metropolitan Open land area.

## **Trees, biodiversity and landscaping**

4.24 A separate report from Arbtech Consulting Ltd has been submitted which provides a preliminary bat roost assessment.

## **Parking, Cycling and Refuse Provision**

4.25 There are no cycling requirements for the commercial area under 100 sq.m., but there will be storage for up to 30 bicycles on site.

4.26 For the residential element, provision will be made for 7 bicycles to be parked in the courtyard, as shown on the plans.

4.27 Refuse provision is shown on the ground floor plan, with separate containers for general waste, recycling and glass.

## **Health and well-being**

4.28 Policy LP 30 states that the Council will support development that results in a pattern of land uses and facilities that encourage:

1. Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.
2. Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.
3. Access to local community facilities, services and shops which encourage opportunities for social interaction and active living,

4.29 The Council has indicated in its response to the Pre-application Enquiry that the proposed facility would support the aims of this policy.

## **Sustainability**

4.30 The SAP calculations within the BREEAM report examine energy efficiency and address both the Council's and statutory requirements.

## **Fire safety and flood risk**

4.31 A separate Fire Safety Strategy Report has been submitted.

4.32 In the Council's response to the Pre-application enquiry, it acknowledged that a Flood Risk Assessment was submitted with the previous application and it was found that there would be no adverse impact, in accordance with Policy LP21. The Council therefore advised that, for completeness, the Flood Risk Assessment should be submitted with any future planning application.

## **5 Supporting information**

5.1 In addition to this Planning Statement, the following reports have also been submitted in support of the planning application:-

- Marketing Report (Milestone Commercial)
- Transport Statement (Paul Mew Associates)
- Viability Report (Andrew Golland Associates)
- Fire Safety Strategy Report (FRA Compliance)
- BREEAM Domestic Refurbishment Report (eb7)
- Preliminary Bat Roost Assessment (Arbtech Consulting Ltd)
- Flood Risk Assessment (ARK Ltd)

5.2 The following plans are also part of this application:-

- 18-20 A001 Location plan
- 18-20 A002 Site plan
- 18-20 A003 Existing Basement, Ground and First Floor plans
- 18-20 A004 Existing Second Floor and Roof plans
- 18-20 A005 Existing North and South Elevations
- 18-20 A006 Rev A Existing East and West Elevations
- 18-20 A103 Rev J Proposed Basement, Ground and Floor plans Mar 2021
- 18-20 A104 Rev H Proposed Second Floor and Roof Plans
- 18-20 A105 Rev F Proposed West and South Elevations Mar 2021
- 18-20 A106 Rev B Proposed North and East Elevations Mar 2021



## **6 Conclusions**

6.1 The applicants have worked hard to address the concerns expressed by the Council and the Planning Inspectorate in relation to the previous proposals, through extensive marketing to find a positive community related use for the building and through proactive engagement with Richmond upon Thames LBC in the pre-application process.

6.2 The Old Kings Head has struggled to operate as a viable public house for about 20 years, during which time it has had 5 landlords and several periods of closure. It has now been marketed for over 3 years, without being able to attract any interest to maintain the public house function.

6.3 A key weakness of the location for a successful public house has been the position next to a busy road, with restricted parking, no outside space, and being disconnected from the local community. Furthermore, the locality is well served by a number of other public houses

6.4 The cycling hub and the provision of small housing units will be compatible with local plan policies for community facilities and housing.

6.5 The replacement of the existing 4 bedroom accommodation on the upper floors with four 1 and 2 bedroom apartments, which is a significant gain in terms of improving the mix of accommodation in the area.

6.6 The proposals will

- provide a positive and vibrant community use of the building and preserve an important heritage asset.
- be entirely compatible with local and national planning policies, including those designed to support the provision of community facilities.
- support and enhance the Council's initiatives to promote cycle networks
- contribute to Richmond's aspirations to become established as a green and carbon neutral London Borough, and support its targets for a healthy population.