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## Introduction and background

Our client Westcombe Group have appointed Progress Planning to coordinate a community engagement for the residential led redevelopment of Kingston Bridge House, Church Grove, Hampton Wick, Kingston Upon Thames, KT1 4AG.

The site is located on the corner of the adjoining roads Church Grove and to the North of Hampton Court Road. Kingston Bridge House originally stood as an office development. More recently in 1994 the building was converted by Kingston University to become a 217-student bedroom accommodation. In 2020 the site became vacant and was purchased by Westcombe Group with the vision to redevelop the site in favour for residential flats.

The site sits within the Hampton Wick conservation area and is not a listed building. The nearest listed buildings are situated along home park terraces, Church of St John and number 9 the High Street.

## Description of proposed development

Planning permission will be sought for redevelopment of the existing building to ensure facade improvements and change of use of the building to provide 70 residential units with associated landscaping, parking/refuse provision and external alterations.

This application follows a pre-application with Richmond Council which sought advice on the erection of 2 storey extensions to the roof, an infill extension at ground floor level, facade improvements, and change of the use of the building to provide 99 residential units with associated landscaping, parking/refuse provision, and external alterations. Subsequently, a further application (21/1399/FUL) which sought the erection of 2 storey and single storey extensions to the roof, an infill extension at ground floor level, facade improvements and change of use of the building to provide 89 residential units with associated landscaping, parking/refuse provision and external alterations was withdrawn to reflect growing concerns within the community.



*Site plan*

## Principles of the community involvement

The London Borough of Richmond do not have specific guidance on private developers and community engagement nonetheless the latest guidance for

community involvement relating the council featuring in the Consultation Draft Statement of Community Involvement published in 2019 reveals the core principles to which the Council engages.

- Meaningful: engagement will have purpose, and be appropriate, localised and community-based.
- Coordinated: the approach to engagement will be embedded across all Council services to ensure consistency and quality.
- Clear and transparent: communications will be clear and understandable, decisions will be transparent and shared widely.
- Responsive and visible: the Council will respond to the voice of residents and communities in a timely way with a flexible approach.
- Inclusive and accessible: the programme will actively seek fairer representation and consider new ways of engaging residents so that the voices of those who have been less heard as included.
- Action focused: we will enable the community to work with us in finding solutions for local issues together through co-production.

The statement of community engagement aims to coincide wherever possible with the values outlined and set by the council.

### The approach followed by Westcombe Group

From the outset, Westcombe have been fully committed to working with the local community. A pre-application was sought with the LPA in 2020 with Westcombe instructing a number of specialist external consultants to ensure the proposal would assimilate into its setting.

The previous application was subjected to a design review panel, which informed the progression of the next steps.

Subsequent discussions with the LPA lead to the withdrawal of the live planning application (21/1399/FUL). Post withdrawal of the application, further dialogues were held with local councillors and community groups who believed an appropriate step would be to review the scheme and hold an open dialogue where the local community could raise their concerns and questions. Westcombe and Progress Planning maintained the importance of holding an in-person consultation and therefore once the status of the on-going COVID-19 pandemic was reduced and face to face meeting could be held, a proper consultation was ensured at the local community centre.

A community engagement surgery was proposed to the local community to be held at The Warehouse, St John's Hampton Wick, Church Grove, Hampton Wick, KT1 4AL. The event was a drop event between 4pm and 7pm on the 24th of February 2022. The event received around 40 local residents of which 18 wrote formal comments with a further 4 emailing in their comments. The event provided an opportunity for local residents to discuss the proposal, highlight their concerns and provide suggestions for a more well-rounded scheme.



PROGRESS PLANNING

Progress Planning,  
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Head Office number:  
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Dear Resident/Neighbour,

### Community Engagement Surgery - Proposed development for Kingston Bridge House, Hampton Wick, Richmond, KT1 4AG

I write with details of our consultation on our proposal by Westcombe Developments Limited for Kingston Bridge House, Hampton Wick as shown in the map above. The site was once occupied by 259 student flats and now more recently is used for temporary accommodation. The scheme proposes a change of use to much needed homes for local people. There is a good opportunity to renovate the current eyesore and create a new high quality living environment.

Richmond, like all London Borough's, is facing a serious housing crisis. It has a high demand for housing. We are excited to bring this new scheme forward to help relieve some of this pressure and we are now seeking comments from the local community in order to help shape the proposal to the benefit the local community.

We have therefore launched a consultation surgery to be held at **The Warehouse, St John's Hampton Wick, Church Grove, Hampton Wick, KT1 4AL**. Please pop along anytime between **4pm and 7pm** on the **24<sup>th</sup> February 2022** to discuss the proposals and provide your feedback.

If you have any further queries or comments which you wish to send via email, then please do not hesitate to contact our team by email: [enquiry@progressplanning.co.uk](mailto:enquiry@progressplanning.co.uk).

Yours sincerely,

Richard Conroy BSc MSc (TP)  
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*Letter outlying the engagement surgery*



**RTPI**

mediation of space · making of place



*Location of letter drop*

Over 250 letters were hand delivered to the local community within the above area highlighted in Green.

### Key issues emerging from the engagement

The below table outlines some the key comments and concerns which the local community most had with the proposal. The table ensures there is no particular weighting or order to the comments and concerns raised.

The engagement was applicant-led and promoted by local ward councillors. It is therefore considered that the local community had a fair opportunity to express any concerns or raise any supporting comments for the proposal.

Comment/Question	Response
How many flats are proposed?	The proposal would introduce a total of 70 new units.
Can the pavement on the corner of Hampton Court Road and Grove Lane be widened?	The site plan has been amended to take on this feedback and we hope it will improve the accessibility along this route which was previously considered a pinch point.
There is not enough parking on the scheme	There is a total of 21 parking spaces of which 7 will be disabled spaces. Due to regional and local planning policy there are restrictions on the amount of parking a new residential scheme can contain.
How will the landscaping be managed and maintained?	The applicant will ensure the site is appropriately managed throughout its use by a private management company.
What type of flats are proposed?	The proposal will incorporate a total of 70 units, 41 of which will be one bedroom, 16 will be two bedrooms, 7 will have three bedrooms and a further 6 will be built to studio apartment size standard.
There is already too much pressure on local transport.	Analysis from the applicants transport team and considering the scale of the

	proposed use suggests that the proposal would not have a material impact on local transportation. Nonetheless should the council believe this needs addressing this can be secured through a S106 fund.
Will there be family flats in this scheme?	There will be a total of 16 two-bedroom apartments and 7 three-bedroom apartments giving a total of 23 apartments.
Can coloured drawings be shown?	The team have instructed a number of CGIs to be drawn up and will be available with the submission.
Keep prices affordable for local residents	The pricing for each unit has not been worked out yet due to uncertainty over whether planning will be obtained however, the proposal has been assessed on their planning merits and offer significant benefits to the local community in terms of providing high quality homes, the affordable aspect is outlined in the adjoining D&A and planning statement.
The proposal to name the building "Hampton Wick" is inappropriate.	The current signage is currently indictive and we have heard residents' concerns over the naming of the building. The application will look to readdress the naming when a more suitable name is put forward.
How can you ensure there will be no overspill in parking on current residential streets?	The future residents of Kingston Bridge House will be made aware that they will be unable to obtain parking permits and therefore if their apartment does not have access to a car parking space, they will be unable to park in the area, this will be secured through a planning condition attached to the approval of the scheme.
Good use of an existing building.	It is estimated the construction sector accounts for approximately 40% of global greenhouse gas emissions. Given the climate emergency, it is considered the site provides an excellent opportunity to reuse the existing structure and whilst it is noted the site lies within the conservation area the proposal seeks to address the concerns with the existing appearance of the structure.
The scheme should fit into the architectural style of Hampton Wick more.	The previous proposal sought the façade and elevational improvements to the existing building. It is considered the proposal in its current form addresses the bulk of concerns raised by the design review panel. This along with the positive comments from a conservation officer.
Can the building be reduced in height?	The proposal has been through three revisions to respond to locally elected members, and it has also been the subject of independent scrutiny from a Design Review Panel. The heights have been reduced to no more than its existing height and it is considered that this is entirely appropriate for the site.
There should be around 30-40% affordable units in the scheme?	Please refer to the planning and D&A statement which breaks down the affordable element of the scheme.
"Communal formal gardens, attractive lawn with feature planting" typically require a level of	The landscaping plan has been prepared by Studio Loci, the landscaping will be

horticultural expertise and resource to maintain that is extremely unlikely to be forthcoming once the flats have all been sold and rented out. What will be left then? A bit of scrub as part of the streetscape?	maintained by a private company once planning has been gained. The management company will ensure the upkeep throughout the use of the building.
Have you taken on board all comments raised in the Design Review panel (14 <sup>th</sup> December 2021)	It is considered the proposal has addressed all the concerns raised at the Design Review Panel.
Will local materials be used?	The proposal considers the significance of the local conservation area and therefore incorporates London yellow brick style into the scheme.
Can the scheme take more inspiration from the King's Cross development?	Façade and elevational improvement have been made to the scheme, the design of the scheme is considered to be entirely acceptable in its location.
How sustainable is the scheme?	The scheme seeks to reuse the existing structure of Kingston Bridge House and make façade and elevational improvements. The scheme is submitted with an energy statement which confirms the sustainability aspects the scheme.
There are concerns raised over the fire safety aspect of the building, considering the tragedy at Grenfell.	The scheme has a fire consultant who has written a report to consider this element.
Can a basement be realised for additional parking spaces?	Due to local constraints, it is not possible for the site to realise a basement development.
The sensory garden will be burdened with the noise of buses.	The site is considered to be fairly constrained with it principally facing onto the two busy roads.
Glad to see the site be redeveloped, will the building be knocked down?	The building will not be knocked down but rather redesigned to see façade elevational improvements.
What percentage of the flats will be accessible units?	10% of the flats will be accessible, giving a total of 7 disabled spots.
Can the central windows on the side elevation have arched tops?	This amendment has been incorporated into the proposal.
The largest concern for the community is parking.	Future residents will be aware they are unable to apply for parking permits before they purchase their properties, we are working with the local council to ensure appropriate level of parking can be secured.
This new proposal is just a cut-and-paste of any number of identikit high-rise buildings from the past ten or twenty years. It speaks neither to its context of Hampton Wick, nor to a vision of something interesting or inspiring for the future.	We have considered the scheme in line with the heritage consultant accompanying report and design review comments.
How much would a one-bedroom flat cost?	The pricing of the flats has not yet been determined due to the uncertainty around final unit numbers.
Can the design be rethought?	The design is fundamentally the same however the team have considered a number of comments and incorporated them into the scheme.
How will you prevent future residents stealing current car parking spaces?	We have made the issue of parking enforcement aware to the council. If planning is gained on the site, parking permits will not be issued in line and secured through a condition with the council.

The site is a great location for flats and keeping the same height and profile is an improvement.	We have looked to take on board all comments throughout the design phase and hope to deliver the scheme soon.
Will new residents have access to local parking permits?	By way of a condition, it will be ensured no future residents will have access to parking permits.
Is the scheme carbon zero?	The energy report confirms the scheme would not be entirely carbon zero, however a carbon payment will be made to the council to offset the impact of this.

## Conclusion

The community engagement was considered a success and involved residents, residents' groups, local councillors and other community-based stakeholders. Across the course of the 4-hour meeting the team engaged with over 40 local people and appropriate time and space was allocated for comments and feedback. The engagement was carried out with the very best practise in mind, which included the gathering of comments in privacy allowing residents to say exactly what they thought of the scheme.

This Statement of Community Involvement has summarised the key issues that were raised by residents and community stakeholders. The design team and planners have relooked at and provided comments of how this will be addressed.

Fundamentally the key issues which was frequently raised, considered the level of car parking. Residents believed tighter restriction on parking permits and more on-site parking should be provided. The applicant is keen to work with the LPA to address these concerns throughout the lifetime of the application. Other key issues considered the height and scale of development and design/ finish of the development. In response Westcombe have reduced the scheme to its original height, amended the site plan to reflect a range of comments raised and formulated a robust reponses to help deal with the parking issues locally.