

ADL/AM/5446

30th March 2022

Alistair Grills
Alistair Grills Associates
4 Chisholm Road
Richmond
Surrey
TW10 6JH

[VIA EMAIL]

Dear Alistair,

Re: PROPOSED CHANGE OF USE OF VACANT PUBLIC HOUSE TO CLASS E VETERINARY SURGERY, THE HAM BREWERY TAP, 4-6 HAM STREET, HAM, RICHMOND, TW10 7HT.

Introduction

This note is provided to set out the transport implications of the proposed change of use from a public house to a veterinary practice at the subject site address. ADL Traffic and Highways Engineering (ADL) are instructed by the acting Agent, Alistair Grills Associates.

The context and location of the site is shown in **Figure A** below.

Figure A Site Context and Strategic Location

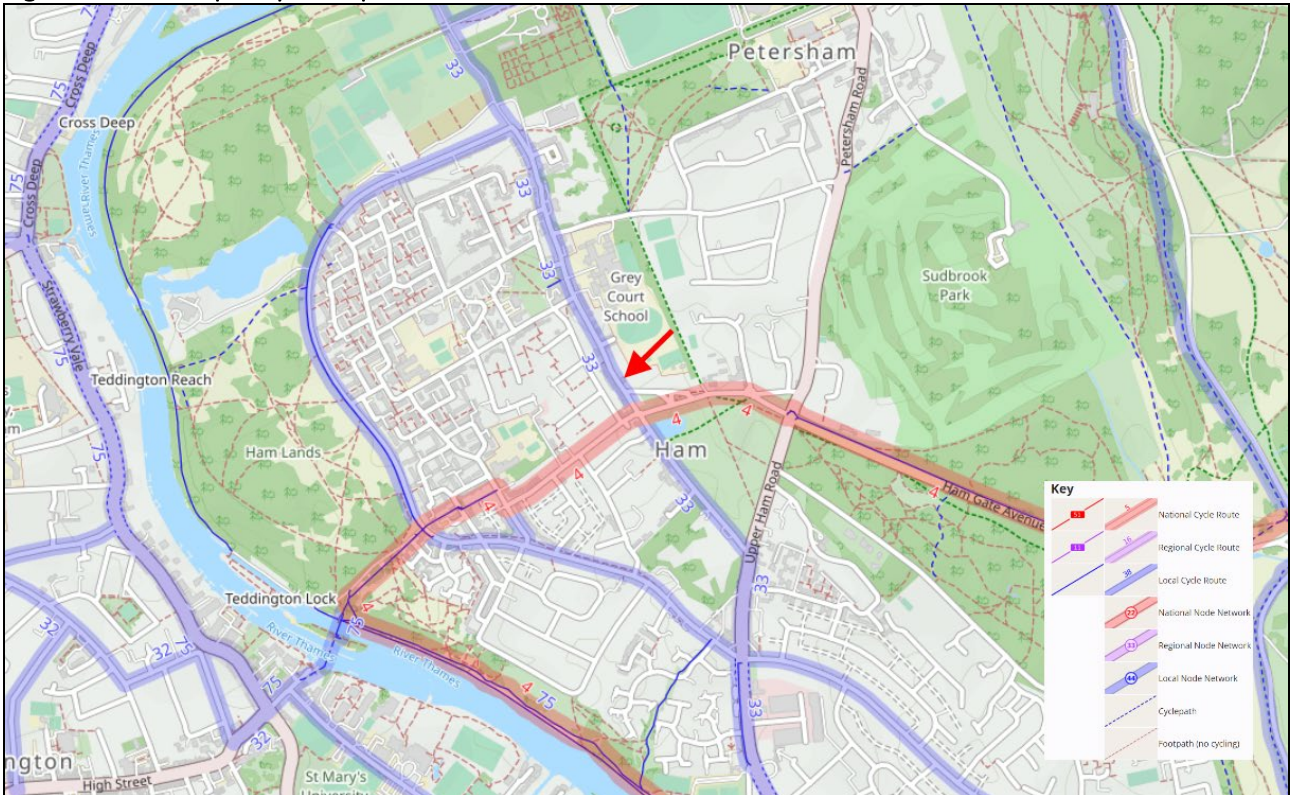


The site is located within an area of mixed-use, but is predominantly residential in nature. The local area benefits from nearby facilities and amenities such as St Thomas Aquinas Church, Grey Court School, Ham Common, Ham General Store and Ham & Petersham Tennis Club in the immediate nearby vicinity of the site. Further retail and commercial units exist on Back Lane to the southwest of the site.

Whilst the site is located in an area of considered low public transport accessibility (PTAL 1b), the site does benefit from being situated within walking and cycling distance of Ham and the surrounding areas, and it is therefore anticipated that residents are likely to walk to their local facilities / amenities.

As shown in **Figure B** below, there are ample walking and cycle routes throughout the area of Ham and passing the site, and these link with the nearby areas of Teddington and Petersham.

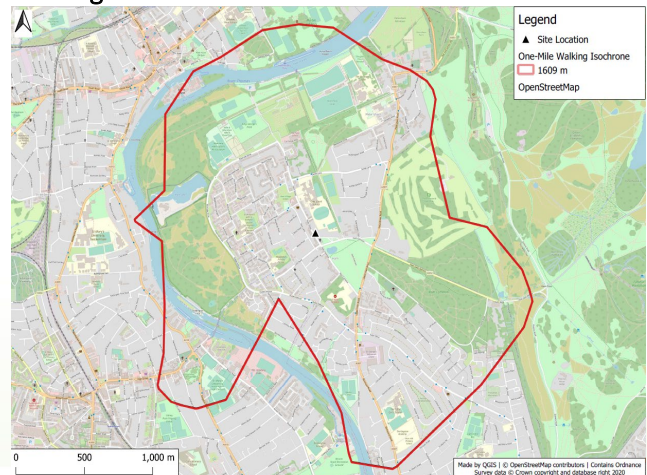
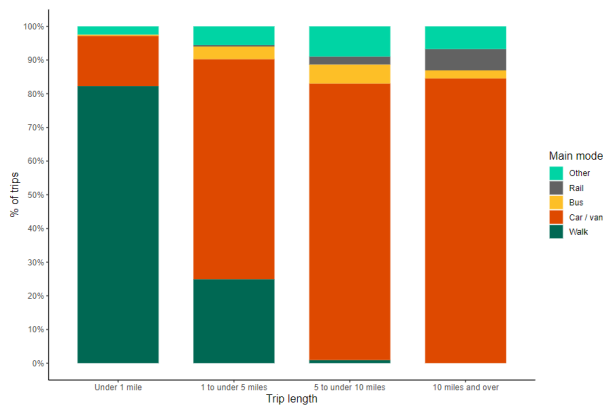
Figure B OpenCycleMap extract



The National Travel Survey 2020 Chart 3 states that over 82% of trips under 1 mile are made by walking.

Figure C National Travel Survey Chart 3 / 1-mile Walking Catchment

Chart 3: Mode share of trips by main mode for different trip lengths: England, 2020 (NTS0308)



The National Travel Survey information is particularly relevant to the proposed veterinary practice where it is intended to provide a local facility to the immediate and nearby catchment of Ham which is entirely situated within a 1-mile radius of the site and surrounding areas. The 1-mile walking catchment is shown above.

The majority of trips to the proposal site are therefore anticipated to occur on foot.

Proposed Change of Use

It is proposed to provide a change of use to the existing public house (class sui generis), in order to provide a veterinary practice (use class E(e)) at ground-floor level. The veterinary practice will provide 3 consulting rooms and will employ around 5 staff members.

A two-bedroom residential dwelling will be retained as existing at first-floor level, although this should be considered ancillary to the veterinary practice as it will be occupied by a member of staff.

The proposal introduces amenity space at the east of the site which is intended to serve the veterinary and ancillary residential-use. The Architect’s site layout is included at the rear of this letter.

Car Parking

The site frontage at the south and east elevations will be improved to provide landscaping and planters, in addition to the introduction of 3 formally marked car parking spaces to serve the proposal. The 3 car parking spaces will be allocated: 1No Staff/Residential, and 2No Customer car parking.

The staff / residential space will be allocated at the southwest corner of the building, accessible off Ham Street as existing, via the westernmost dropped kerb. The 2 customer car parking spaces will be accessed via the existing dropped kerb at the southeast of the site and allow for access and egress in a forward gear. The customer space nearest the entrance will be disabled accessible.

LB Richmond-Upon-Thames Parking Standards and Servicing (Policy LP 45) states that parking should be provided in accordance with Appendix 3, extract provided in **Figure D** below.

Figure D LBRUT Policy LP 45 (Appendix 3) extract

<p>Clinics, Health Centres, Dentists/Doctors Surgeries</p>	<p>PTALs 0-3: 1 space per consulting room PTALs 4-6: case by case basis</p>	<p>As per London Plan</p>
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Use / Car Parking Standard / Cycle Parking Standard

Based on the LBRUT policy, the proposal should therefore provide 3 car parking spaces to serve the veterinary practice. The proposal therefore meets the required standards by providing 3 car parking spaces.

Notwithstanding this, there are ample parking opportunities to the southeast of the site where an informal car parking area exists to the front of the church should additional car parking be required although as noted previously the veterinary surgery providing a local facility will encourage trips predominantly by walking (and cycling).

Cycle Parking

LBRUT policy states that the cycle parking provision should be ‘As per London Plan’. London Plan states that Sui Generis sites (as was the Veterinary use class when London Plan was adopted) should apply the most relevant standard.

To that end it is considered the standards for ‘health centre, including dentists’ is most relevant. The standard requires 1 long-stay space per 5 FTE staff, and 1 short-stay space per 3 FTE staff. This would require 1 short-stay and 1 long-stay space to serve the veterinary use.

Residential dwellings should provide two long-stay cycle parking spaces per dwelling (2-bedroom or more).

Three long-stay and one short-stay cycle parking spaces are therefore required to serve the development.

One short-stay cycle parking space will be introduced at the site frontage, and 3No long-stay cycle spaces will be introduced via a secure cycle shed at the northeast of the site – This will be available for use by staff / residents of the 2-bedroom flat at first floor level. This adheres with the Policy requirements.

Traffic Impact

The TRICS database does not provide comparable trip / traffic survey information for public houses or veterinary practices within Greater London which would enable an assessment of the likely traffic impacts of the proposal.

Notwithstanding this, given the scale of the proposals only providing 3 consulting rooms, and the preceding justification for this being a local facility well-sited with good walking and cycle links to serve the immediate catchment, where the majority of trips are likely to occur on foot, it can be concluded that the traffic impacts associated with the proposed veterinary practice will be negligible.

Certainly, there will be a significant reduction in vehicle trips from the midday to the evening, but there may be an imperceptible increase in vehicle trips in the AM periods when the public house would have previously been closed for business.

Vehicle Tracking

Vehicle tracking for a family size saloon car (Skoda Octavia) accessing and exiting the car parking spaces are included at the rear of this letter as drawing **5446-01**.

This shows the reverse manoeuvre from Ham Street to the resident / staff parking space at the front of the site, which occurs as existing and would not present a safety issue in practice due to the trips to and from this space occurring very infrequently.

The customer car parking spaces will be turned over more frequently and the tracking therefore demonstrates access and egress occurring in a forward gear within the site curtilage.

Closing Comments

This note demonstrates that the transport implications as result of the change of use will be negligible, and that the development proposals adhere with Local and Regional Policy.

Yours sincerely

for **ADL TRAFFIC AND HIGHWAYS ENGINEERING LIMITED**



ANDY MILES
PRINCIPAL TRANSPORT PLANNER

Attachments: Architects site layout, ADL Drawing 5446-01.



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CLIENT'S NAME

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PROJECT ADDRESS

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 Richmond
 TW10 7HT**

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NOT FOR CONSTRUCTION

PROJECT No
 202202TW

DRAWN BY
 K. Filipowicz

DATE
 March 15, 2022

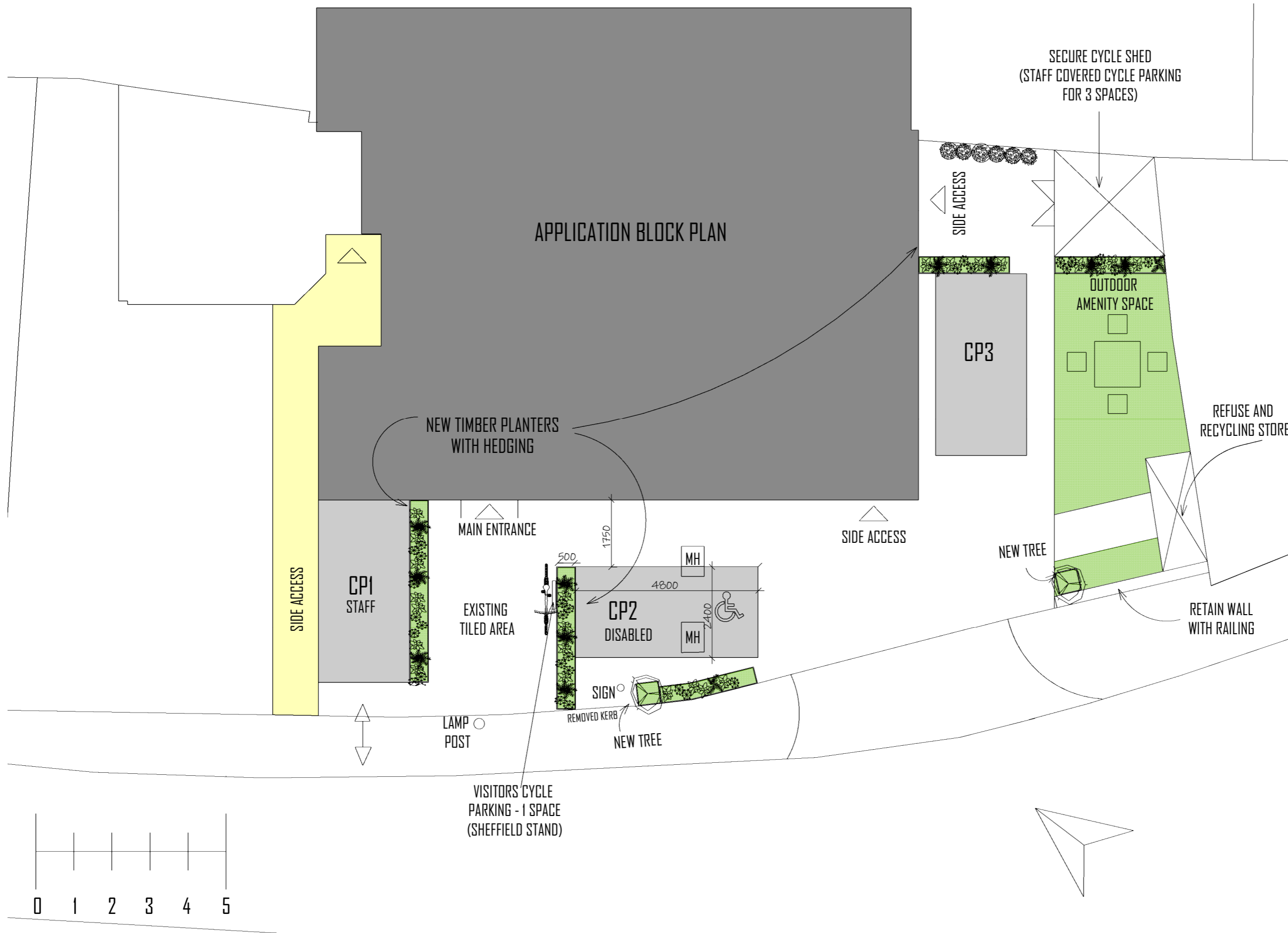
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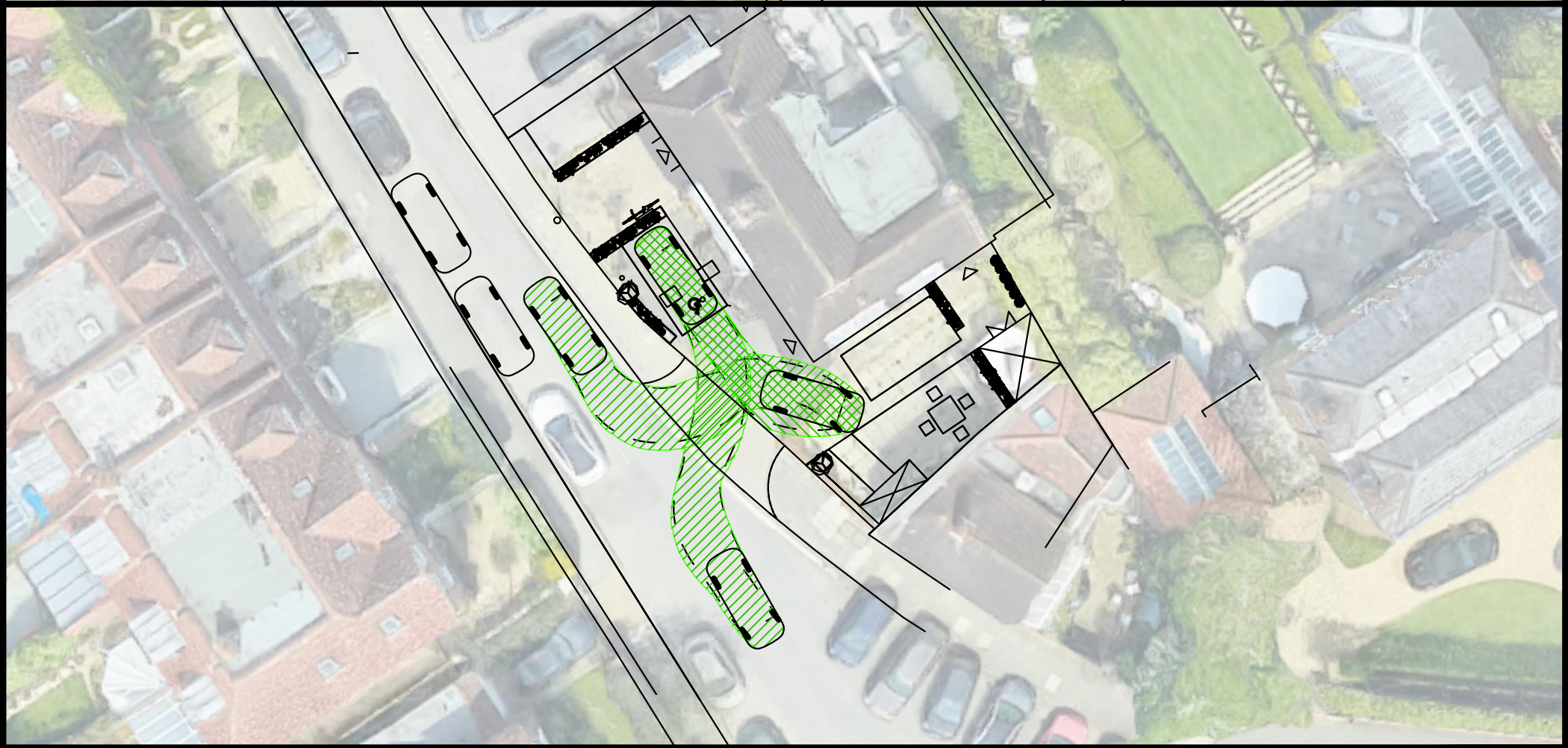
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REV DATE
 March 22, 2022

**BLOCK PLAN
 AND PARKING SPACES**

DRAWING No
202203TW06





ADL.

Title
Vehicle Tracking for Cars
to Parking Spaces

Scale
1:250 (A3)

5446-01