



Precedent imagery for office space



Precedent imagery for co-working space



Precedent imagery for workshop and studios



Photos of March Public Exhibition of Hampton Hill United Reformed Church and Hampton Hill Cricket Club

FEEDBACK FROM PREVIOUS CONSULTATIONS

CONSULTATION

Two public exhibitions to display the proposals for the redevelopment of St Clare Business Park were held on Thursday 22 March and Saturday 24 March 2018. Approximately 108 members of the local community attended the public exhibitions to share their initial views on the proposals.

Most attendees were in favour of the principle of the proposed scheme as well as the principle of redevelopment of the site. Attendees agreed that the site was in need of redevelopment as it is outdated and does not enhance the local area.

UPDATES TO THE SCHEME

KEY FEEDBACK RECEIVED AND FURTHER DESIGN DEVELOPMENT UNDERTAKEN:

CONSULTATION FEEDBACK	DESIGN DEVELOPMENT
Attendees were concerned over the height of the proposed residential building.	The highest part of the proposed building has been reduced from six floors to five stories.
Attendees queried what tenures would be available in the proposed development.	The new tenures will be for market sale, shared ownership and affordable rent.
Attendees were concerned about the effect of a development on local traffic and parking in the area.	A transport assessment and access strategy has been developed. An parking provision for the site will be made internally and will include 185 parking spaces.
Residents from neighbouring properties expressed interest in knowing more about boundary treatments and retaining existing boundaries.	A detailed landscaping plan has been created and street view surveys have been undertaken.
Residents of neighbouring properties were concerned about possible overlooking.	Distances between the site, existing and proposed buildings with neighbouring properties has been increased.

Further design development has given greater detail on key aspects of the scheme:

- The unit number is currently at 101 apartments and 11 houses
- The commercial area will be 2327.16m², 77% of what is currently on-site
- Typical floor plans have been generated.

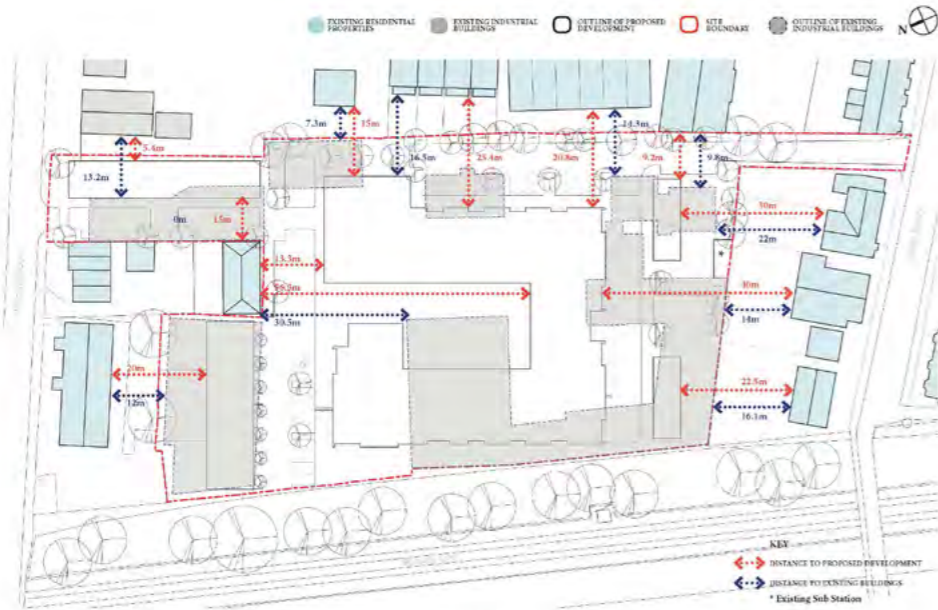
DISTANCES, MASSING AND HEIGHT

The height of the proposed buildings will respond to views from neighbouring streets and Hampton Hill High Street. The new buildings will be of various heights with a combination of three storey houses, three and four storey commercial buildings and a central five storey apartment building.

The distance between the buildings on the site and the surrounding properties will be largely increased from distances at present.



Map of proposed site with building storeys



Plan showing distances between existing and proposed buildings on-site and neighboring buildings



Sweep path map for HGVs accessing and egressing from Holly Road

Sweep path map for HGVs accessing and egressing from Windmill Road

PARKING, ACCESS AND SERVICING

Access to the site for all modes of transport will be via Windmill Road and Holly Road, however no through route will be provided for vehicles. Both access points will lead to separate car parking areas for use by the commercial and residential units.

The current level of parking will be 135 bays comprising 15 accessible bays and 120 standard bays. 14 of the bays will feature electric charging points.

There will be 214 long stay cycle parking spaces for the new residents and employees on the site. Further visitor cycle parking will also be provided across the site.

Hard and soft landscaping will create a green pedestrian and cycle priority environment that softens boundaries and the impact of built development.

The vehicle routes and parking courtyards will be surfaced to ensure slow vehicular movement, no through route and cycle and pedestrian priorities.

The commercial units will have secure cycle storage and shower facilities, promoting more sustainable modes of transport.

All servicing vehicles associated with the commercial units and a proportion of the residential units will access/ egress the site via Windmill Road. The remaining residential units will be serviced via the Holly Road access. Access for larger vehicles will be restricted to Windmill Road, including refuse, recycling and emergency vehicles.

TRIP GENERATION

The number of trips generated by the existing St Clare Business Park and car workshop has been compared against the proposed development trip generation to provide the net trip generation associated with the site.

The existing plans will result in an additional five trips utilising the Holly Road access during morning peak hour and one less trip during the evening peak hour.

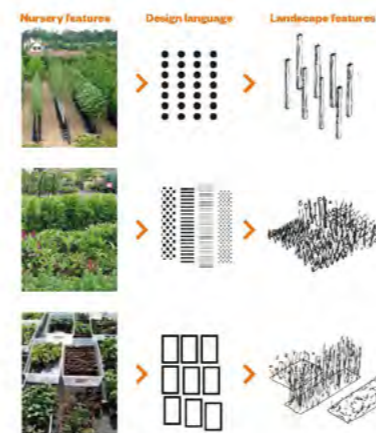
An additional 17 vehicular trips will utilise Windmill Road during the morning peak hour and a further 11 during the evening peak hour.

PARKING

Car parking and cycle parking will be provided in line with the maximum levels set out in the new Draft London Plan. This is to ensure all parking demand generated by the development is accommodated within the footprint of the site and will not impact the surrounding on-street car parking capacity.

LANDSCAPING

Landscape design inspired by history



Landscape identity

The landscape will be designed to create a series of character areas inspired by the surrounding area and the history of the site.

The landscape design identity will be inspired by the site's history as a plant nursery, in-keeping with Hampton Hill's garden culture of the 20th Century.

Character Areas



Planted landscape

- Planting will be introduced to soften the boundaries and promote biodiversity, encouraging habitat links with the railway line verges
- A landscape tree structure of native species such as Oak and Field Maples will be planted to minimise the impact of the built development
- Trees and planted borders will be designed to create a pleasant green route through the site and attractive views into the site from Holly Road and Windmill Road
- Housing properties will have rear gardens that meet the site boundary.



Precedent images for the landscaping

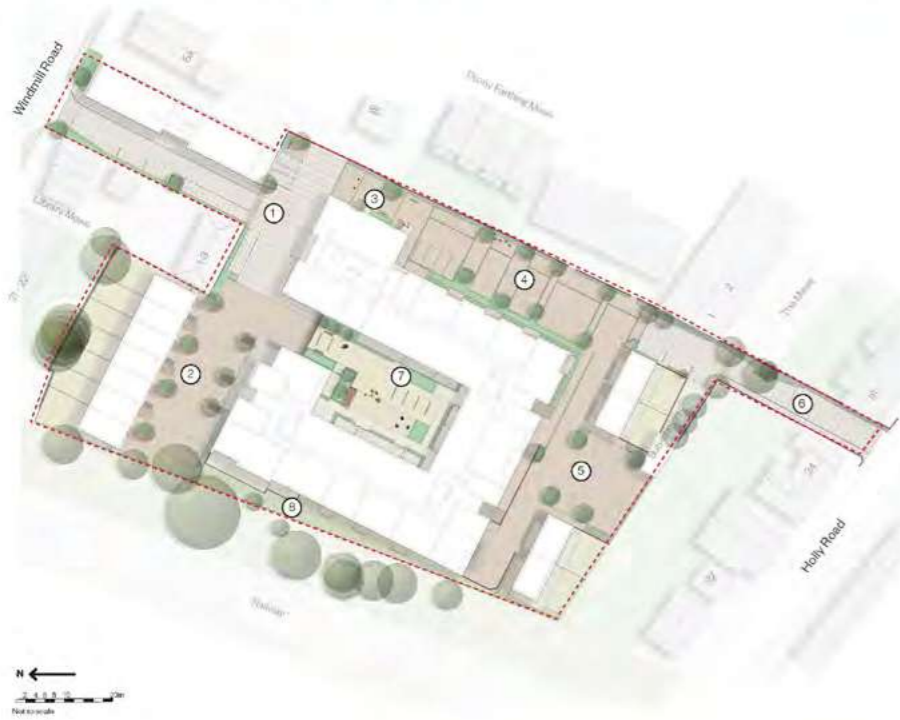
Vehicle, pedestrian and bicycle surfaces

- The vehicle routes and parking courtyards will be surfaced to ensure slow vehicular movement, no through route, and cycle and pedestrian priorities. Parking spaces will be marked within the paving design.

Amenity space and play

- Amenity space and play equipment for children under five years old will be provided in the podium courtyard, which will be secured for residents
- The site landscops will include some resting points, small play elements such as stepping stones and ecological engagement such as bug houses
- Play space for older children is accessible at Holly Road Recreational Ground, 250m from the site.

LANDSCAPING MASTERPLAN



- 1 Commercial courtyard
- 2 Northern mews
- 3 Controlled access only
- 4 Parking court & green link
- 5 Southern mews
- 6 Inviting arrival
- 7 Podium garden and play
- 8 Native planting boundary

- 1 Commercial Courtyard**
- An open route to the building entrance marked by planting
 - A south facing area for resting with shrub enclosures and seating
- 2 and 5 Mews**
- Consistent materiality
 - Changes in surface tone and texture to mark parking, pedestrian priority and 'front door mat'
 - Hedges, with a variation in species personalising entrances for residents
- 4 Parking courtyard**
- Planting to give relief from parking and highlight the walking route when entering from Holly Road
 - A level surface, a pedestrian priority and parking marked with paving
 - Consistent native tree species and lighting across the green route, varying in surface finishes
 - A planted buffer to new dwellings and the boundary
- 7. Podium garden**
- Open shared garden with play
 - Small trees in raised planters to buffer the commercial building
 - Opportunity for bold planting of groves and herbs for residents use
 - Private terraces with access to the shared podium garden

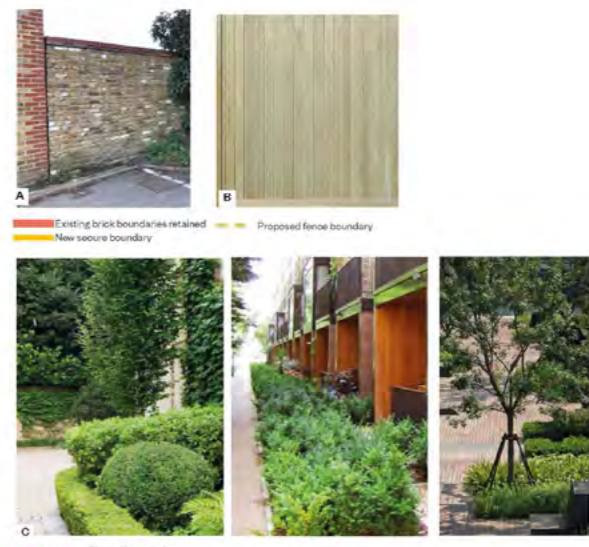


PROPOSED BOUNDARY TREATMENTS



The site boundary proposals are designed to be secure and soft in character:

- Existing brick boundaries retained
- Secure boundaries
- Fence boundary
- Planted boundaries



North garden boundaries bordered by secure gardens

New property front boundaries: Hedging and borders at ground level.

The railway boundary will have timber fencing to address noise and be supported by existing vegetation.

A study of the feasibility of retaining this brick wall is in progress.

East: Maintaining the existing wall boundaries and introducing a consistent secure boundary. A green route along this boundary will be created with shrub and ornamental planting and a regular rhythm of trees filtering views.

EXISTING BOUNDARY TREATMENTS



INDICATIVE FLOOR PLANS



- COMMERCIAL
- HOUSES
- APARTMENTS
- SITE BOUNDARY



27



INDICATIVE FLOOR PLANS FOR THE PROPOSED HOMES



Typical 1 bed 2 people apartment type



Typical 2 bed 3 people apartment type



Typical 2 bed 4 people apartment type



Typical 3 bed 5 people apartment type

28



House type A



House type B

29



NEXT STEPS

We will be looking to hold another public exhibition in July to present our plans ahead of submitting an application to London Borough of Richmond upon Thames in Autumn 2018.

For more information about the proposals, please contact Jessica Stewart:

020 7125 0421
jessicas@commcommuk.com
25 Frith Street, London, W1D 5LB

Please do keep in touch with us by registering for updates on a Keep-in-touch form or by visiting our website, www.stclarenhh.com

2018

2019



30





St Clare Business Park as seen from Holy Road

Appendix K - June 2018 Sign-In Sheets (Redacted)

Statement of Community Involvement Appendix, St Clare Business Park

St Clare Business Park, Holly Road, Update Session – Sign In Sheet

Greenwood Community Centre, 1 School Road, Hampton Hill, Hampton, TW12 1QL

Name	Address	Email for updates
[Redacted]	SCHOOL ROAD AVENUE	[Redacted]
[Redacted]	PEWY BATHING	[Redacted]
[Redacted]	SCHOOL ROAD	[Redacted]
[Redacted]	Meriborough Rd Hampton	[Redacted]
[Redacted]	Hampton Hill	[Redacted]
[Redacted]	ST JAMES'S AVENUE	[Redacted]
[Redacted]	WINDMILL R	[Redacted]
[Redacted]	EDWARD RD HAMPTON HILL	[Redacted]
[Redacted]	Holly Road	[Redacted]
[Redacted]	HOLLY ROAD	[Redacted]

Tuesday 12 June 2018

St Clare Business Park, Holly Road, Update Session – Sign In Sheet

Greenwood Community Centre, 1 School Road, Hampton Hill, Hampton, TW12 1QL

Name	Address	Email for updates
[Redacted]	Seymour Rd	[Redacted]
[Redacted]	Holly Rd	[Redacted]
[Redacted]	Holly Rd	[Redacted]
[Redacted]	HOLLY ROAD	[Redacted]
[Redacted]	HOLLY RD	[Redacted]
[Redacted]	High Street	[Redacted]
[Redacted]	High St	[Redacted]
[Redacted]		[Redacted]
[Redacted]		[Redacted]
[Redacted]		[Redacted]

Tuesday 12 June 2018

St Clare Business Park, Holly Road, Update Session – Sign In Sheet
Hampton Hill Theatre, 90 High Street, Hampton, TW12 1NZ

Name	Address	Email for updates
	Tuner Ave	
	19	
	WINDMILL RD	
	Holly Rd	
	High Street	
	4	
	Windmill Rd	
	WINDMILL RD.	
	High St Hampton Hill	

Thursday 14 June 2018

St Clare Business Park, Holly Road, Update Session – Sign In Sheet
Greenwood Community Centre, 1 School Road, Hampton Hill, Hampton, TW12 1QL

Name	Address	Email for updates
	Holly Rd Hampton Hill	
	School Road Avenue	
	Windmill Rd	
	Park Place	
	Windmill Road	
	Worsley Rd	
	HOLLY RD	
	School Rd	
	Breaklands Place	

Tuesday 12 June 2018

St Clare Business Park, Holly Road, Update Session – Sign In Sheet
Hampton Hill Theatre, 90 High Street, Hampton, TW12 1NZ

Name	Address	Email for updates
	WINDMILL RD	
	CRANMER RD	
	H. Hill	
	WINDMILL RD	
	WINDMILL RD	
	Library Mews (off Windmill Rd)	
	Beckwith Place	
	Penny Farthing Mews High St, Hampton Hill	

Thursday 14 June 2018

St Clare Business Park, Holly Road, Update Session – Sign In Sheet
Hampton Hill Theatre, 90 High Street, Hampton, TW12 1NZ

Name	Address	Email for updates
	Windmill Rd	
	THE NEW LICH STREET	
	SCHOOL ROAD	
	Penny Farthing Mews	
	Penny Farthing Mews	

Thursday 14 June 2018



KEEP IN TOUCH

Notting Hill Genesis welcomes your feedback on the proposed redevelopment of the St Clare Business Park. Please complete this form with your comments.

Name: [Redacted]
 Email: [Redacted] Phone No.: [Redacted]
 Address: [Redacted]
 Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.

YES, I would like to receive updates. NO, I would not like to receive updates.

Your comments:
 Plans appear fair & appropriate for the area.
 Encouraged & reassured that the proposed development is planned by a housing association.
 Would like to seek reassurance about the number of houses/dwellings to be sold. Because the plan is only to sell the houses & have the apartments as social housing which is desperately needed locally so is great.

Contact us
 For more information please contact Jessica Stewart via email at jessicas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB.

The information you supply will be used by the project team for administrative purposes within the terms of The General Data Protection Regulation (GDPR) (EU) 2016/679.



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 Email: [Redacted] Phone No.: [Redacted]
 Address: [Redacted]
 Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.

YES, I would like to receive updates. NO, I would not like to receive updates.

Your comments:
 How many people using the commercial area?
 Concern - traffic + parking issues on Windmill Road which is currently problematic.

Contact us
 For more information please contact Jessica Stewart via email at jessicas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB.

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 Address: [Redacted]
 Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.

YES, I would like to receive updates. NO, I would not like to receive updates.

Your comments:
 - prep for light industry due to commercial vehicles accessing site
 - buses with reduced weight
 - paving the primary carcat

Contact us
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 Email: [Redacted] Phone No.: [Redacted]
 Address: [Redacted]
 Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.

YES, I would like to receive updates. NO, I would not like to receive updates.

Your comments:
 I would appreciate contact from someone from Notting Hill Genesis to discuss how we as a local community resource could help support the residents of this development.
 We are concerned about traffic flow - we run community transport minibuses from this site and the local roads are already a challenge. However we would welcome talking about how we could possibly work together.

Contact us
 For more information please contact Jessica Stewart via email at jessicas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB.

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Name: [Redacted]
 Email: [Redacted] Phone No.: [Redacted]
 Address: [Redacted]
 Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.

YES, I would like to receive updates. NO, I would not like to receive updates.

Your comments:
 Still unhappy that you are considering 5 storey building in the "center" of the development. Higher than anything else in the VILLAGE. Villages DO NOT HAVE high storey buildings.
 Can anyone use the electric charging ports? Are they really needed?
 Who will maintain the landscaping?

Contact us
 For more information please contact Jessica Stewart via email at jessicas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB.

The information you supply will be used by the project team for administrative purposes within the terms of The General Data Protection Regulation (GDPR) (EU) 2016/679.



19 July 2018

St Clare Business Park, Richmond – Update Session Summary of Feedback

Following the feedback received in March 2018, during our initial consultation, the development team conducted further design development and held update sessions in June 2018. These update sessions were held for residents and community stakeholders to receive further information and discuss the most recent designs with the team.

Aims of the current proposed scheme:

- To re-provide 77% of existing office floorspace as well as provide 112 residential units for market sale, shared-ownership and affordable rent
- To create high-quality commercial space in modern, energy efficient office accommodation more suitable to the area and local employment needs
- Deliver a mix of one, two and three-bedroom apartments and houses
- Create attractive views into the site through improved landscaping
- Re-introduce the pedestrian access passage between Windmill and Holly Road, also allowing servicing of the site to take place from the new Windmill Road access
- Provide the maximum amount of parking spaces on-site that local policy will support.

Feedback

1. Principles

Many of the attendees at the update sessions had not previously attended the initial consultation events and the general feeling was that the redevelopment of St Clare Business Park was a positive improvement to the area. The majority of attendees were keen for the site to be redeveloped for housing and had a great interest in the local area.

2. Height

Some attendees felt five storeys would be too tall. A number of residents raised concerns with the team regarding the height of the building causing their gardens and homes to be overlooked, affecting the privacy of their properties. It was explained that the plans are still in the pre-planning stage and under review.

3. Parking and Traffic

Many attendees noted that they would prefer more parking included in the site as parking in the local area is already limited. Some expressed interest in the possibility of a Controlled Parking Zone (CPZ) being brought to the area, although it was explained this is outside of the site's remit and is controlled by the Council.

Attendees highlighted traffic in the local area as a current concern for residents, with some saying that the speed that cars travel on Windmill Road is also a safety concern that should be addressed. The traffic calming measures within the site and the lack of a through road were largely welcomed by attendees. Some residents suggested alternative traffic calming measures along the Holly Road access, but it was explained that the proposed surfaces with pedestrian and cycle priorities was shown to slow traffic more effectively.

1

4. Other Comments

Some attendees queried what type of businesses would be coming to the site. Many attendees were pleased that the existing industrial units on the site would be leaving and that the new commercial space would be for office, co-working, workshop and studio use.

Many residents expressed the desire to retain the existing boundaries. A survey has been carried out to assess the feasibility of this request and we are awaiting the results of this report.

Many residents requested to have the tyre company site cleared of the debris that has been left behind. It was explained that this is something that will be arranged in the coming weeks and residents would be updated on this issue.

Attendees were keen to know the percentage of homes that would be for market rent, shared ownership and affordable rent and how this would be distributed across the site.

Some attendees asked if a planning application had been submitted and how they could submit comments. It was explained that the site is still in the design stage and we will be consulting the community before an application is submitted. This has been done to allow for the team to understand local concerns, considering them for the final design. It was noted that if residents have subscribed for updates, they will be notified once an application has been submitted.

Summary

The majority of attendees stated their support for the redevelopment of the site and understood the need for regeneration of the site. The majority of residents were supportive of the introduction of residential use to the site.

Traffic and parking remained key concerns for local residents with many attendees requesting that more parking is included in the plans. Other attendees raised concerns over the height of the building. Neighbours of the site expressed potential concerns regarding privacy and were keen to know more details about the massing and views from the surrounding area.

Attendees were keen to be kept updated and pleased there would be a further exhibition before an application is submitted to London Borough of Richmond upon Thames.

If you would like to submit your feedback for the project, please send comments to Jessica Stewart via jessicas@commcommuk.com, call 020 7125 0421 or write to 25 Frith Street, London, W1D 5LB.

You can view more information about the scheme or register for updates on our website, www.stclarenhh.co.uk.

2



ST CLARE BUSINESS PARK

NOTTING HILL GENESIS AND FAQs

Dear Neighbour

As you may be aware, Notting Hill Genesis is developing proposals to deliver new homes and commercial space on the St Clare Business Park site. The new homes will be a mix of one, two and three bed apartments and houses.

We are writing to update you on the redevelopment proposals and share some FAQs about Notting Hill Genesis, which have been raised over the last few months.

Over the summer, we have been busy developing and modelling our proposal for a new mixed-use scheme on the site. We will be holding public exhibitions in Autumn 2018 to display our refined plans, ahead of submitting a planning application to London Borough of Richmond upon Thames.

With best wishes

Notting Hill Genesis and the Project Team for St Clare Business Park

www.stclarenhh.com

We would like to thank those of you who have attended a consultation event or called, written and emailed us to share your thoughts and feedback on the scheme. Please do not hesitate to get in touch with us if you have any queries or would like more information. You can also visit our website, www.stclarenhh.co.uk.

We are excited to become part of the Hampton Hill community and look forward to delivering a well thought-through scheme. This will include high-quality homes and commercial space to bring benefits to the local community and improve the site.



FAQs



Who is Notting Hill Genesis?

Notting Hill Genesis is considered to be one of the most innovative housing associations in the UK, specialising in high-quality mixed-use schemes, offering a variety of tenures.

Our mission is to provide quality homes for people who cannot otherwise afford them. At St Clare, this means homes that are sustainable and comfortable to live in, that are well-maintained and enhance the local environment.



What is Shared Ownership?

Shared Ownership is a Government backed scheme designed to help you get on the property ladder and make buying a home more affordable.

Because you only have to put down a deposit on the share you buy, you won't need to save as much for a deposit as you would if you were buying outright.



How much will a new home cost?

Our new homes are priced by an independent, RICS (Royal Institute of Chartered Surveyors) registered surveyor, so you can expect the purchase price to be similar to comparable new homes in the area.



What types of properties do you offer?

Notting Hill Genesis provides a range of home ownership and rental options.

Market Sale

New homes, which are priced at local market values.

Help to Buy

Helps house hunters to purchase a property with as little as a 5% deposit.

Shared Ownership

Buy a share in a property - from 25% to 75% of the full market value and pay a lower-than-market rent on the remainder.

25-75%

Who will manage the estate?

The new homes and maintenance of the estate will be managed by Notting Hill Genesis. It is an experienced, effective and reputable manager and has 50 years' experience working across London.



London Affordable Rent

Low rents on a secure basis to those who are most in need or struggling with their housing costs.

Fully Accessible

Built, adapted or modified for wheelchair users.



CONTACT:

Catherine Street

catherines@commuk.com | 020 7125 0421
25 Frith Street, London, W1D 5LB

www.stclarenhh.com





www.nhggroup.org.uk



26 February 2019



RE: Invitation to March public consultation events for proposals for the redevelopment of St Clare Business Park on Holly Road, Hampton Hill

I am writing on behalf of Notting Hill Genesis, regarding our proposals for the redevelopment of St Clare Business Park on Holly Road. As you may be aware, Notting Hill Genesis is proposing a mixed-use scheme, including high quality-commercial space and much-needed new housing at St Clare Business Park.

We held our first consultation events in March 2018 followed by update sessions in June 2018. Both were well attended with a number of local community and political stakeholders giving us their feedback, both during and following the consultation events. The team has since undertaken further design development, in response to the feedback received from local residents and stakeholders. We are writing to you today to offer a meeting to discuss the updated proposals and inform you about our upcoming public consultation events.

Our public consultation events are due to take place on:

- Saturday 9 March 2019, The Sanctuary, Hampton Hill United Reformed Church, Hampton Hill, Middlesex, TW12 1NB, 10.30am – 2pm
- Wednesday 13 March 2019, St James's Church, 46 St James's Road, Hampton Hill, TW12 1DQ from 3pm – 7pm.

In the meantime, we are keen to meet you to discuss our proposals in more detail and share the updated plans with you. If you would be interested in meeting the team or if you have any questions, please contact Priya Shah of Comm Comm UK via; priyas@commcommuk.com or 020 7125 0421 or by writing to 25 Frith Street, London, W1D 5LB. More information about the proposed redevelopment can also be found on our website, www.stclarenhh.co.uk.

Yours sincerely

Julian Wain
Planning Manager
Notting Hill Genesis

Notting Hill Genesis Phone 020 3815 0000
Bruce Kenrick House Fax 020 3815 0005
2 Killick St, London, N1 9FL Email info@nhhg.org.uk



Photo of the existing entrance to St Clare Business Park

Our vision is to redevelop St Clare Business Park in order to provide high-quality commercial space and much-needed new housing.

Following our first consultation events in March 2018 and our update sessions in June 2018, we have reviewed the feedback received and would like to share our updated proposals.

If you have any questions, please contact Priya Shah at Comm Comm UK:

- ☎ 020 7125 0421
- ✉ priyas@commcommuk.com
- 🌐 www.stclarenhh.co.uk

Consultations are being held:

- **Saturday 9 March 2019**
10.30am – 2pm
The Sanctuary, Hampton Hill
United Reformed Church,
Hampton Hill, Middlesex,
TW12 1NB
- **Wednesday 13 March 2019**
3pm – 7pm
St James's Church,
46 St James's Road, Hampton Hill,
TW12 1DQ.

The project team will be on-hand to discuss the updated proposals with you and answer any questions you may have.



WELCOME

Welcome to Notting Hill Genesis' consultation event for the redevelopment of St Clare Business Park on Holly Road, Hampton Hill.

As you may be aware, Notting Hill Genesis purchased the site in June 2017 and is proposing redevelopment of the site to provide high-quality commercial space and much-needed new housing.

We held our first consultation events in March 2018 and our update sessions in June 2018. The team has since undertaken further design development, in response to the feedback received from local residents and stakeholders. We are here today to show you our updated proposals.

The scheme is an opportunity to regenerate the site and complement the surrounding locality, including the neighbouring Hampton Hill High Street.

We are keen to hear your views on the site to inform our proposals. Members of the development team are on-hand to answer any questions you may have.



Photo of the existing site entrance from Holly Road

THE TEAM



Notting Hill Genesis is considered to be one of the most innovative housing associations in the UK, specialising in high-quality mixed-use schemes, offering a variety of tenures including affordable homes.

Our mission is to provide quality homes. At St Clare, this means homes that are sustainable and comfortable to live in, that are well-maintained and enhance the local environment.

Notting Hill Housing and Genesis Housing Association merged in April 2018 to create a new organisation, Notting Hill Genesis. The newly merged company will be one of the UK's largest housing associations with over 11,000 houses in development over the next five years.



PCKO, the appointed architect, is an award-winning architectural practice. PCKO has vast experience designing mixed-use schemes in suburban locations around London. Recent projects include Church End in Brent, a mixed-use commercial and housing site and The Exchange in Bermondsey Spa, a Notting Hill Genesis project.



RPS Group is the planning consultant. RPS operates nationally, offering a range of services based upon many years of experience in both the private and public sectors. It provides specialist consultancy advice to clients in the combined disciplines of planning and development, archaeology, historic buildings and conservation.

Levitt Bernstein People.Design

Levitt Bernstein is an award-winning landscape architect, designing thriving urban spaces and using inventive design to solve real life challenges. Putting people at the heart of its work, each project is different but the driving force behind every one is the desire to create an environment that is beautiful and functional.



Curtins is providing transport consultancy services for the project. It is an award-winning, leading consultancy having specialised in the built environment for almost 60 years. Its focus is on providing innovative transport solutions to support both private and public sector development.

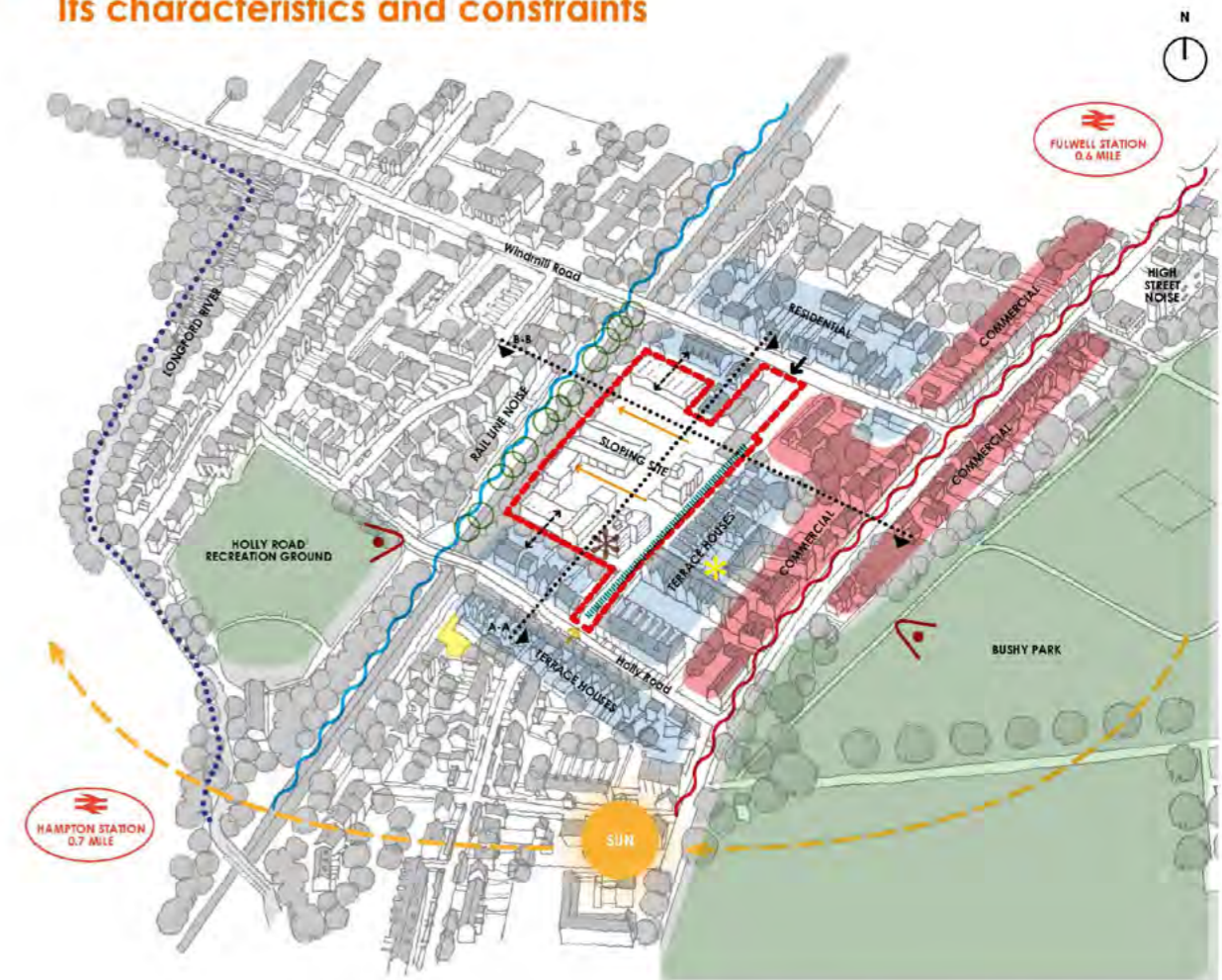
Curtins has extensive residential and commercial experience having been involved in many high profile projects across London and the wider UK.



Comm Comm UK is leading the consultation and community engagement for the project. It is a specialist in planning, licensing and construction consultancy with expertise and experience of advising on and implementing consultation and communications programmes.



THE SITE Its characteristics and constraints



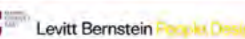
The site is located to the west of Hampton Hill High Street, a conservation area, and is bounded by Holly Road to the south, Windmill Road to the north and the Shepperton branch Railway line to the west.

Hampton Hill is an attractive village in Richmond with a vibrant High Street. There are a number of local schools nearby as well as Hampton Hill Medical Centre and two dental surgeries on the High Street. There are many local recreational areas, such as Holly Road Recreational Ground, grounds surrounding St James Church and the Longford River walk, as well as the Grade-I listed Bushy Park.

The site is located a short walk from Fulwell train station, which is within London's Fare Zone 6 and is well-connected with Central London as well as the wider metropolitan area. Additionally, there are several bus routes nearby, along the High Street and Park Road. This location makes the site well served by fast and frequent public transport.

KEY TO SITE ANALYSIS

- ✳ Existing Sub-station
 - Existing unattractive boundary
 - ➔ Potential new site entrance
 - ↔ 20m min. distance to existing houses to be provided
 - Site boundary
 - Established tree lined buffer
 - ➔ Existing site entrance
 - ➔ Views to amenity areas
 - 🚂 Train Station
 - 🌊 Noise
 - 🌊 River
 - 🌊 Vibrant High Street
 - 🌟 Recently consented scheme at 63-71 High Street
 - 📍 St Clare Business Park satellite site
- CHARACTER AREAS**
- 🌿 Amenity Area
 - 🏠 Residential Area
 - 🏢 Commercial Area



THE CURRENT SITE

The site is currently occupied by offices and light industrial units. At present, the industrial buildings extend to the boundaries with neighbouring properties, with a range of boundary treatments.

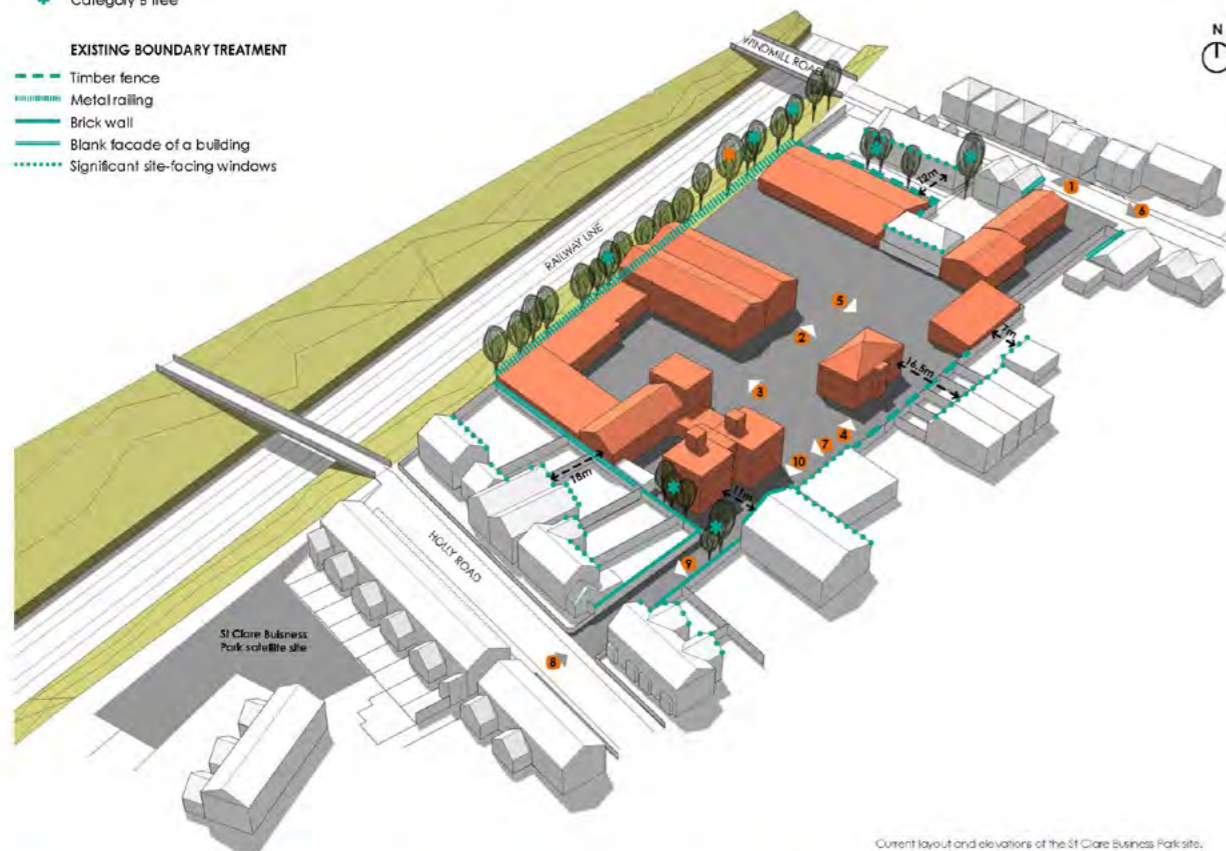
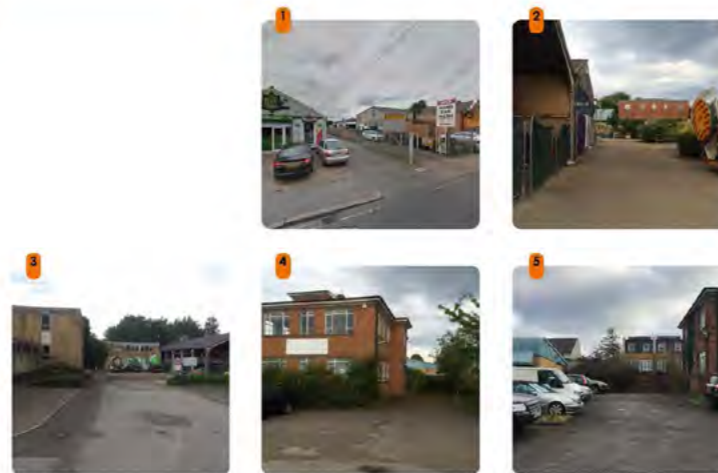
The site was designated as a Locally Important Industrial Land and Business Park (Policy LP42). There is no specific proposal for its redevelopment in the Local Plan, however, its poor condition was identified during the consultation on the Hampton Hill Village Planning SPD.

KEY

- St Clare Business Park site
- Existing industrial buildings on-site
- Category A tree
- Category B tree

EXISTING BOUNDARY TREATMENT

- Timber fence
- Metal railing
- Brick wall
- Blank facade of a building
- Significant site-facing windows



Current layout and elevations of the St Clare Business Park site.



COMMUNITY FEEDBACK SO FAR

We held our first consultation events in March 2018 and our update sessions in June 2018 to display proposals for the redevelopment of St Clare Business Park.

The events were well attended with approximately 171 members of the local community attending across both sets of events.



Photos of March 2018 Public Exhibitions at Hampton Hill Cricket Club and Hampton Hill United Reformed Church



The majority of attendees were in favour of the principle of redevelopment of the site and agreed with the proposals to develop a mixed-use scheme. Additionally, residents stated the current site was not in keeping with the local area.

Below are the top three topics raised by the local community across both events.

COMMERCIAL SPACE

- Attendees were pleased to see that the site would no longer be used for industrial uses but that some economic activity would still be retained. Many attendees expressed their support for the proposed new commercial space for traditional office uses, creative workspaces and co-working areas.
- A number of attendees expressed concerns about having more commercial space in the area, referencing that there are some empty units on the High Street.

HEIGHT OF BUILDING

- Some attendees expressed concern that the proposed height of six storeys (March 2018) for the apartment building was too high and was not in keeping with its surrounding and the local area.

TRAFFIC AND PARKING

- Some attendees expressed concerns about existing parking issues in the local area and stated that the scheme may increase pressure on surrounding streets. Attendees also highlighted concerns over an increase in traffic congestion at peak times of the day.

“

“I think this is a helpful scheme and a thoughtful use of the space. My concern would be access to the site by road and/or traffic along Holly and Windmill Road.”

St James's Avenue

“Plans appear fair and appropriate for the area. Encouraged and reassured that the proposed development is planned by a housing association.”

Windmill Road

“Looks interesting. Obviously, height and access are always a worry. In terms of the business community, more residents means more footfall which is a plus.”

Local resident (no address provided)

“The modern designs look ok to me. It will get rid of the ugly tyre works in Windmill Road, and it will bring a lot of business to the High Street.”

Eastbank Road

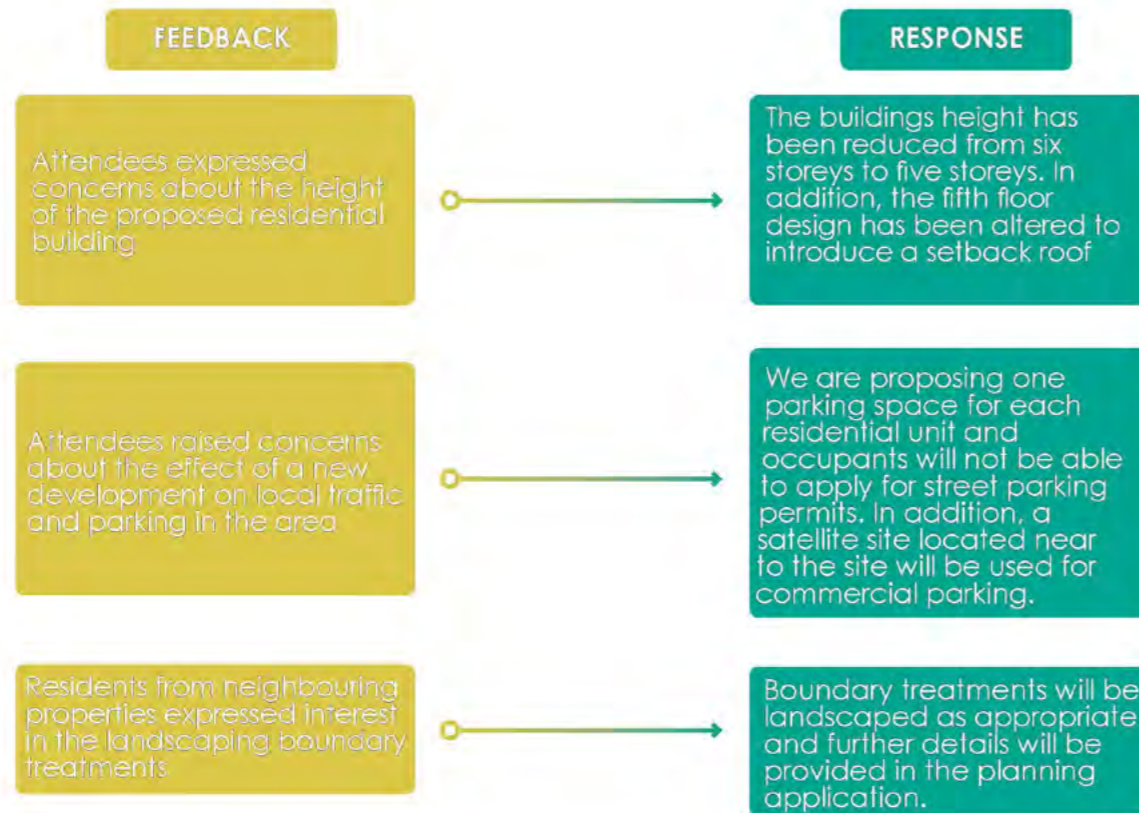
“The proposed design put forward is fairly vague at the moment but, from what I've seen, I'm a lot more supportive of the design of this scheme.”

Windmill Road

”

CHANGES TO THE SCHEME FOLLOWING FEEDBACK

Since our consultation began in March 2018, we have received feedback from the local community, stakeholder groups and statutory bodies, resulting in changes to the scheme. Below are some of the key concerns raised and the changes to the proposed development made by the project team since our initial public consultation.



PROPOSALS New housing

The development will deliver new high-quality and much-needed housing in London Borough of Richmond upon Thames.

Our proposals include the provision of 112 new residential units, including 14 houses and 98 apartments, with a mixture of:

- 39 one-bedroom apartments
- 53 two-bedroom apartments
- 6 three-bedroom apartments
- 14 three-bedroom houses.

Since our last consultation, we have reduced the height of the proposed buildings from six to five storeys. The height of the proposed buildings responds to views from neighbouring streets and Hampton Hill High Street. The new buildings will be of various heights and will rise up to five storeys at the rear of the site, where it slopes towards the railway line.

The tenure mix for the proposed residential units includes 50% affordable homes across the 112 units, of which 90% are London Affordable Rent and 70% shared ownership.

Each of our residential units will have its own parking space, located either in the new undercroft carpark or provided at ground level within the site.



CGI of residential building, as seen from Holly Road access



CGI of houses, looking towards Holly Road



CGI of residential building, as seen from Holly Road access



CGI of residential building, looking towards Holly Road

Materiality

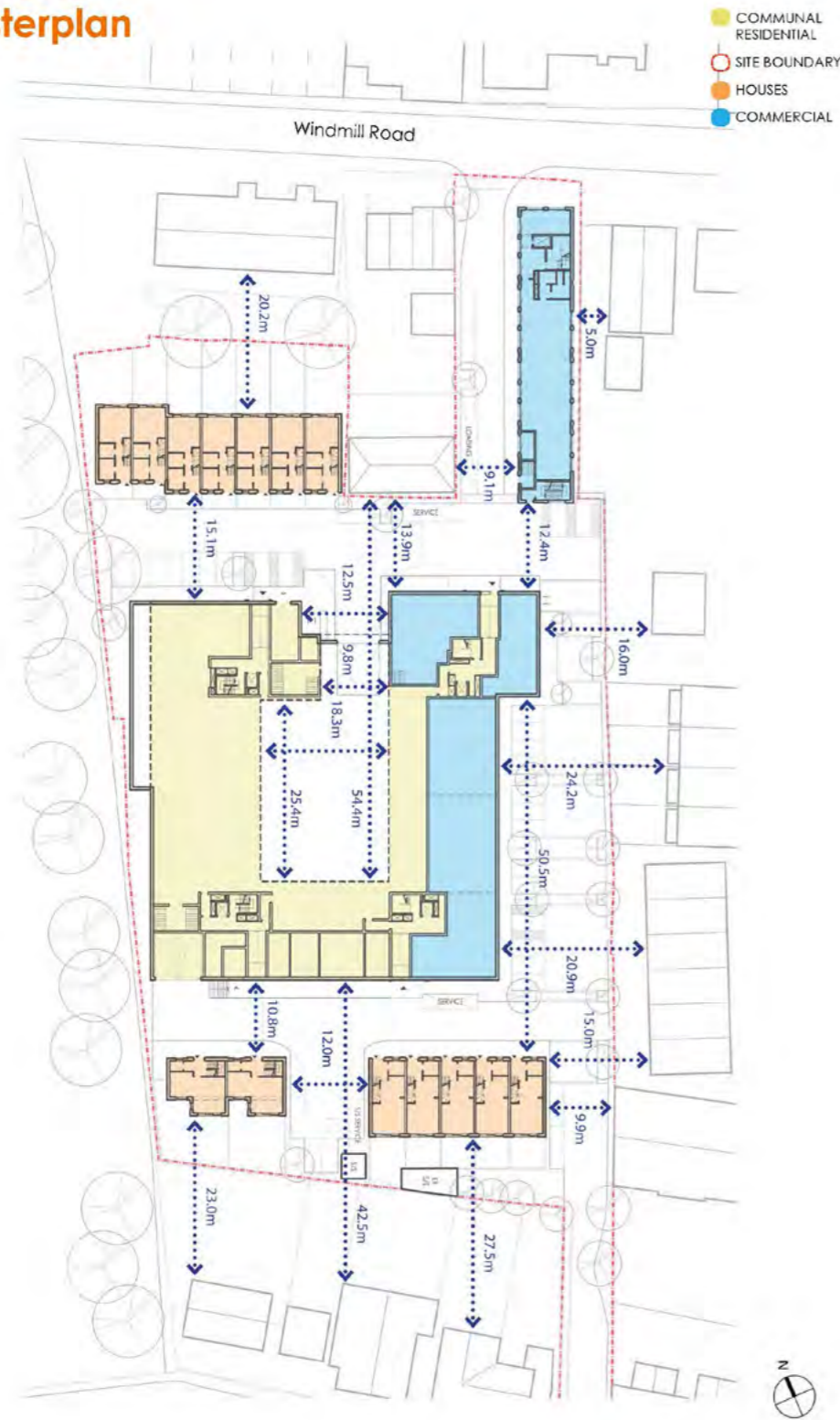
PCKO has designed a scheme that is sympathetic to the surrounding buildings and the neighbouring Hampton Hill High Street. The design and palette of materials is inspired by the local area and its historical context.

Characteristic materials and features in the area surrounding the site include red and buff stockbrick, render, clay tiles and slates and street trees.



PROPOSALS

Site masterplan



Proposed site masterplan showing the mix of uses and distances from existing and proposed buildings

LANDSCAPE

Our proposed landscaping is inspired by the surrounding area and the history of the site, in-keeping with Hampton Hill's garden culture of the 20th Century.

CHARACTER AREAS & THEIR KEY CHARACTERISTICS

Pedestrian priority

- Pavement areas and shared surfaces will be defined through the use of a variety of surface materiality.

Our soft landscaping includes:

- Planting to soften the boundaries and promote biodiversity, encouraging habitat links with the railway line verges
- A landscape tree structure of native species such as Oak and Field Maples
- Trees and planted borders to create a pleasant green route through the site and attractive views into the site from Holly Road and Windmill Road
- The new homes will have rear gardens that meet the site boundary.

Our amenity space includes:

- Amenity space and play equipment for children under five years old in the podium courtyard, which will be secured for residents
- Resting points on the accessible landscape
- Small play elements such as stepping stones and ecological engagement such as bug houses.

PLANT NURSERY IMAGES, CHARACTER INSPIRATION



PALLETS STACKING-UP



SETTING OUT - NEW ARRIVALS



UNIFORM BLOCK PLANTING



GREEN LINK



PRIVATE GARDENS

LANDSCAPE CHARACTER AREAS



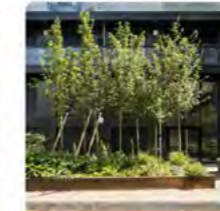
Landscape Masterplan



PODIUM - GARDEN PLAY



DOMESTIC MEWS



COMMERCIAL COURTYARD



PARKING COURT



INVITING PEDESTRIAN ROUTE

PROPOSED COMMERCIAL SPACE

The existing industrial units at the site, originally built in the 1970s and 1980s, are no longer fit for purpose. We are proposing smaller units of affordable and more flexible workspace, allowing for a range of tenants.

Since our last consultation, we have reduced the amount of commercial space we are providing on the site. We hope this can mitigate concerns about traffic and congestion from commercial vehicles.

Our updated proposals include commercial space, which will be accessed from the new Windmill Road access road. This is located near to the High Street aiding economic activity.

The new, high-quality commercial scheme reflects the growing demand for more affordable and flexible workspace. Potential uses for this space include co-working facilities where areas such as the kitchen, meeting rooms and reception areas are shared between several small businesses. The commercial space will have parking spaces

that meet London Borough of Richmond upon Thames' adopted standards. It will also provide secure cycle storage and shower facilities.



Proposed commercial space (street elevation access) from Windmill Road

TYPES OF WORKSPACE

OFFICE SPACE



Precedent imagery for office space

CHARACTERISTICS OF OFFICE SPACE

- Variety of office sizes
- Flexible workspace arrangement
- Accessibility and diversity of tenancies
- Sustainable and environmentally friendly working spaces
- Visual and acoustic privacy.

CO-WORKING SPACE



Precedent imagery for co-working space

CHARACTERISTICS OF CO-WORKING SPACES

- Shared facilities and services
- Potential to be linked to the workshop studios on the lower level
- Diversity in working spaces
- Modern industrial office decor
- Private working rooms.

WORKSHOP AND STUDIOS



Precedent imagery for workshop and studios

CHARACTERISTICS OF WORKSHOPS AND STUDIOS

- Multi-functional spaces
- High floor to ceiling heights
- Large floor area
- Flexible workspace arrangement
- Shared facilities and services
- Storage spaces provided
- Open street frontages.

TRANSPORT

TRANSPORT BASELINE CONDITIONS

THE EXISTING SITE

St Clare Business Park is currently accessed via a gated entrance located off Holly Road. The adjacent commercial site (car parts and car wash) has a separate access off Windmill Road.

The site comprises large areas of hard standing, which allows high levels of parking for cars, Light Goods Vehicles (LGV) and Heavy Goods Vehicles (HGV).

The Business Park generates car, LGV and HGV traffic on a daily basis (accessed via Holly Road) while the adjacent commercial uses also generate regular vehicle traffic.

PUBLIC TRANSPORT

The closest bus stops to the site are located on the High Street (approximately 200m) and these are served by three services resulting in up to 14 buses an hour in each direction during peak times. From here a wide variety of destinations can be reached including Heathrow, Kensington and Richmond.

The closest railway station to the site is Fulwell Station (Fare Zone 6) located within a 15-minute walk.

FUTURE TRANSPORT PROPOSALS

ACCESS AND CIRCULATION

Access to the site is proposed via two points, one from Holly Road and the second from Windmill Road. There will be no through-route for vehicles to get from Holly Road to Windmill Road, however, a new pedestrian and cycle connection will be created.

The internal site area will be landscaped to ensure a safe and pleasant environment.



Access to site from Holly Road

Landscaped walk-through route

PROPOSED SERVICING STRATEGY

Early consideration has been given to the servicing strategy of the site, ensuring that all activities are undertaken within the site footprint. The design of the site will ensure that adequate space will be provided for service vehicles to enter, turn within the site and exit in a safe manner.



Drop-off points for delivery trucks

Access for refuse vehicles

PROPOSED RESIDENTIAL PARKING

We are aware that on-street car parking in the area is at or close to capacity. Our proposals are providing the maximum number of residential car parking spaces that we can provide in line with London Borough of Richmond upon Thames's parking policy. As such, we are providing one parking space for every residential unit, bringing the total spaces to 112.

The parking will be via an undercroft car park, taking advantage of the slope of the site and additional car parking places located within the site.

By providing parking internally, we hope to minimise the developments impact on any existing parking issues in the area.

This includes standards for blue badge parking and electric charging facilities.

We are also proposing a car club space is provided within the development.

PROPOSED COMMERCIAL PARKING

There will be an additional 12 parking spaces allocated for commercial users.

Of these, 10 parking spaces will be located on a satellite site, while the remaining two commercial spaces will be for blue badge holders and will be close to the commercial buildings.

These parking spaces will be provided on the existing satellite site currently associated with St Clare Business Park. This site is currently used for parking of up to 40 vehicles, our proposals will reduce the spaces available by 30, further reducing the new developments impact on traffic congestion in the local area.



On-street car parking



Undercroft car parking



On-street car parking



Secured cycle storage areas

BENEFITS OF THE CURRENT PROPOSALS

RENEWING COMMERCIAL SPACE

Redevelopment of the site will allow for the commercial space to be brought up to modern standards and increase the site's employment potential.



GREEN LANDSCAPING

The site will be landscaped to create attractive views into the site from Holly Road and Windmill Road, with a focus on improving the site's biodiversity and sustainability.



LOCAL COMMUNITY CONTRIBUTION

Section 106 and Community Infrastructure Levy contributions by Notting Hill Genesis to London Borough of Richmond upon Thames will go towards improving local infrastructure.



AFFORDABLE HOUSING

The site would provide much-needed new housing for the local area. The new homes will be for market sale, shared-ownership and London Affordable Rent.



IMPROVING WALKING ROUTES

The re-introduction of the passage to Windmill Road, will allow pedestrians to use the site as a short cut, offering an alternative to School Road and the bustling Hampton Hill High Street. However, road-users will not be able to cut through the site.



TRANSPORT

The introduction of electric charging facilities will contribute to the global reduction of air pollution.

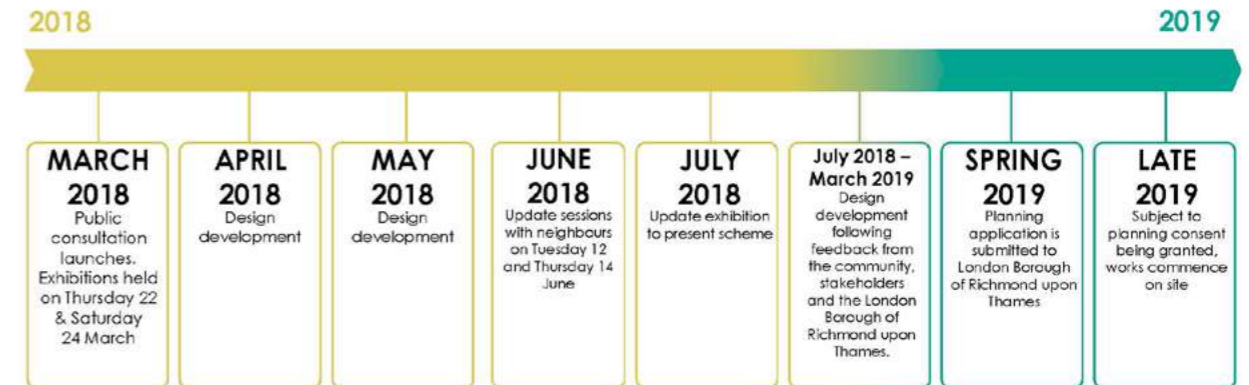
The use of bicycles will be facilitated with on-site cycle parking spaces together with secured storage areas across the site.



TIMELINE AND NEXT STEPS

We are keen to hear your views on our current proposals ahead of submitting a planning application to London Borough of Richmond upon Thames at the end of March 2019.

Please do complete a Keep-in-Touch form with your thoughts and to register for updates throughout the planning process and beyond.



CONSTRUCTION

Notting Hill Genesis will only employ construction contractors who are part of the Considerate Constructors Scheme, which ensures the impact of the building works on local communities is minimised in terms of noise, traffic, access and hours of operation.

The Considerate Constructors scheme is a national initiative set up by the construction industry to improve its image. Construction sites and companies registered with the scheme are monitored against a Code of Considerate Practice.

There will be demolition and excavation as part of the works due to the existing buildings on-site and the proposed semi basement parking.

All works will be subject to a Construction Management Plan (CMP). The CMP aims to mitigate against any disturbance and nuisance caused by construction to neighbours of the site.



CONTACT US

If you have any further questions, please contact:

Priya Shah
Comm Comm UK

020 7125 0421
priyas@commcommuk.com
Comm Comm UK, 25 Frith Street, London, W1D 5LB

You can find out more about the scheme and sign-up for updates by visiting our website:

www.stclarehh.co.uk



YOUR OPINION MATTERS TO US



Please complete a Keep-in-Touch form

ELEVATIONS BOOKLET



PROPOSED LONG ELEVATION ALONG ACCESS ROAD



PROPOSED SHORT ELEVATION WITH ADJACENT LIBRARY FRONTAGE

SITE ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

Appendix S - Sign-In Sheet March 2019 (Redacted)



H

St Clare Business Park, Holly Road, Update Session – Sign In Sheet

Name	Address	Email for updates
[Redacted]	St James's Ave Holly Road	[Redacted]
[Redacted]	St James's Ave. #4 Holly Road	[Redacted]
[Redacted]	WOLSEY RD.	[Redacted]
[Redacted]	CRAMMER COURT Seymour Rd.	[Redacted]
[Redacted]	School Rd	[Redacted]
[Redacted]	Vincent Row, #4	[Redacted]
[Redacted]	[Redacted] School Rd.	[Redacted]
[Redacted]	Bradford Meadows	[Redacted]

Wednesday 13
~~Saturday~~ March 2019

St Clare Business Park, Holly Road, Update Session – Sign In Sheet

Name	Address	Email for updates
[Redacted]	Bradford Meadows	[Redacted]
[Redacted]		
[Redacted]		
[Redacted]		
[Redacted]		
[Redacted]		
[Redacted]		
[Redacted]		
[Redacted]		

Wednesday 13
~~Saturday~~ March 2019



KEEP IN TOUCH

Notting Hill Genesis welcomes your feedback on the proposed redevelopment of St Clare Business Park. Please complete this form with your comments.

Name: [Redacted] Phone No.: [Redacted]
 Email: [Redacted]
 Address: [Redacted] Postcode: [Redacted]

Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.
 YES, I would like to receive updates NO, I would not like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?
 MARCH 2018 JUNE 2018 BOTH I HAVE NOT PREVIOUSLY ATTENDED

Your comments: WE ARE HERE TO HOLLY ROAD

Contact us
 For more information please contact Priya Shah via email at priyas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB

The information you supply will be used by the Notting Hill Genesis for administrative purposes within the terms of The General Data Protection Regulation (GDPR) (EU) 2016/679.




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 YES, I would like to receive updates NO, I would not like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?
 MARCH 2018 JUNE 2018 BOTH I HAVE NOT PREVIOUSLY ATTENDED

Your comments: After spending 10 minutes looking at the marketing material my initial impression is that the development has many benefits and will stimulate local economy. My main concern is the height of the buildings changing the character of the village if visible from high street and other roads.

Contact us
 For more information please contact Priya Shah via email at priyas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB

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 YES, I would like to receive updates NO, I would not like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?
 MARCH 2018 JUNE 2018 BOTH I HAVE NOT PREVIOUSLY ATTENDED

Your comments: Encouraging proposals - and look forward to its progression. One Comment: The provision of a meeting room for residents & the local community would be a good reward to everyone!

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Please indicate if you would like to subscribe to our email mailing list to receive updates regarding the redevelopment of St Clare Business Park.
 YES, I would like to receive updates NO, I would not like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?
 MARCH 2018 JUNE 2018 BOTH I HAVE NOT PREVIOUSLY ATTENDED

Your comments: In my view, the commercial element should be separated from the residential use in the main block. More consideration should be given to the nature of the commercial use and its configuration. Separate units are more likely to be of interest in this area. Clarification on how much commercial to be built would be helpful. The local plan indicates a preference to access the site from the High Street. The residential element is much needed in L & B Richmond.

Contact us
 For more information please contact Priya Shah via email at priyas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB

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 YES, I would like to receive updates NO, I would not like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?
 MARCH 2018 JUNE 2018 BOTH I HAVE NOT PREVIOUSLY ATTENDED

Your comments: CONTEXT - Notting Hampton Hill Family & Friends on Regbars helping one day to move to Hampton Hill - Big blocks of flats lack originality, creativity & Sustainability: green walls, Green Roofs - very disappointing in terms of Design & Architectural Hampton Hill deserves better, However Hampton Hill Social/Mix & Match is a good one - More financing is needed

Contact us
 For more information please contact Priya Shah via email at priyas@commcommuk.com or telephone 020 7125 0421 or post to Comm Comm UK, 25 Frith Street, London, W1D 5LB

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ST CLARE BUSINESS PARK

CGI of proposed St Clare Business Park from Windmill Road



INTRODUCTION



Notting Hill Genesis is one of London's largest housing associations and registered provider of social housing; we manage more than 65,000 homes in London and the South East. Our primary purpose is to provide homes for lower-income households in and around London. More than half of our homes are general needs properties, charged at social or affordable rent levels. In addition, we provide:

- Shared ownership
- Private market sale and market rent
- Student accommodation
- Temporary housing
- Extra care and supported accommodation for older people and other vulnerable groups
- Office space and retail units.



Our Mission of St Clare

St Clare, Notting Hill Genesis, is committed to providing high quality, affordable housing that meets the needs of local people in the London Borough of Richmond. Our new development will provide a chance for local residents to get on the property ladder and make buying their home more affordable. The London Affordable Rented Homes will provide local residents, who are on the Council's waiting list, with a new and modern home.

We will maintain a long-term presence at St Clare, managing the new homes, commercial buildings and landscaped spaces in-between.

Our scheme will be one of the largest developments of affordable housing in the London Borough of Richmond upon Thames in the last 10 years.



HISTORY OF THE SITE

St Clare Business Park was a former naval site with part of it being a gravel pit. It was then developed into a plant nursery in 1943, which existed on the site up until the Second World War. Following the War, the site was redeveloped into a builders' yard from 1961 to the 1990s where it was then developed into its current form as an industrial business park.

The site is currently occupied by offices and light industrial units. The buildings are currently under-occupied. At present, the industrial buildings extend to the boundaries with neighbouring properties. The site is comprised of large areas of hardstanding, which allows high levels of parking for cars, Light Goods Vehicles (LGV) and Heavy Goods Vehicles (HGV).

The site was designated as a Locally Important Industrial Land and Business Park (Policy LP42). There is no specific proposal for its redevelopment in the Local Plan, however, its poor condition was identified during the consultation on the Hampton Hill Village Planning SPD.



HAMPTON HILL LOCAL CONTEXT

The site is located to the west of Hampton Hill High Street, a conservation area, and is bounded by Holly Road to the south, Windmill Road to the north and the Shepperton branch Railway line to the west.

Hampton Hill is an attractive village in Richmond with a vibrant High Street. The site is located a short walk from Fulwell train station, which is within London's Fare Zone 6 and is well-connected with Central London as well as the wider metropolitan area. Additionally, there are several bus routes nearby, along the High Street and Park Road. This location makes the site well served by fast and frequent public transport.

KEY TO SITE ANALYSIS	CHARACTER AREAS
✳ Existing substation	Amenity Area
— Existing urban/suburban boundary	Residential Area
➔ Potential new site entrance	Commercial Area
↔ 20m min. distance to existing houses to be provided	Backland Development
— Site boundary	
— Established tree-lined buffer	
— Existing site entrance	
➤ Views to amenity areas	
🚉 Train Station	
🚏 Bus	
⋯⋯⋯ River	
— Vibrant High Street	



Characteristics and constraints map



OUR PROPOSAL

Our proposals include:

- 112 new homes (50% affordable)
- 1280sqm (NIA) flexible commercial space (B1 a-c use)
- Podium garden and play space
- High quality design
- 112 residential parking spaces
- 200+ residential cycle spaces
- New pedestrian and vehicular access from Windmill Road

The proposals have evolved through discussions with the local community and planning officers. The architectural treatments for the proposed development on St Clare Business Park take its reference and inspiration from the surrounding local context and buildings located within the conservation area.

The commercial building on Windmill Road takes its design inspiration and cues from the adjacent Library Building. The brick detailing and window proportions have been used to provide continuity across the two buildings whilst applied in a contemporary way. The use of the same red brick, type further reinforces the connection between the two buildings and creates a high-quality entrance to the development from the north.

The central apartment building is influenced by the buildings referenced in the Hampton Hill Conservation Area.

The architectural approach for the houses follows the similar principles to the surrounding 2/3 storey houses on Windmill and Holly road. Local yellow stock brick has been proposed to the external elevations with decorative stone surrounds and detailing completing the composition.

Similar components and details are common through all three building types to ensure that the development has its own character and distinctiveness whilst still complementing and respecting the local vernacular.



CGI of proposed terraced homes



MARCH 2019

- 45 attendees from the local community
- A table was set up to provide information about the proposed development and to answer any questions
- Positive comments were received about how the proposed development would be integrated into the local area and how it would fit in with the local context
- Some residents were concerned about height of the proposed development and how it would fit in with the local context
- Traffic along Holly Road is also discussed as a current issue in the local area



CONSULTATION TIMELINE

Engagement to date



MARCH 2018

- 105 attendees from the local community
- Overall, the majority of attendees were in support of the principle of redevelopment of the site
- Parking and footpaths were raised most frequently with attendees noting current congestion in the local area and how additional cycle parking spaces per home would be helpful
- Concern was also raised in relation to the height of the development and how it would fit in with the local context
- Residents were also concerned about impact on local amenities due to an increase in population

JUNE 2018

- 43 attendees from the surrounding area
- Many attendees noted that it is a primary school catchment area
- Attendees are pleased that the evening and day use would be separated by more appropriate commercial space
- Traffic remained a key concern and traffic calming measures were discussed
- Parking remained a high priority for all
- Attendees noted the difference in height to the existing buildings in the area
- Residential treatment and landscaping was discussed with neighbouring properties



KEY ISSUES (HEIGHT AND MASSING)

Height and massing

- Comments were received from the local community in regard to the height of the proposed residential building noting that it did not fit in with the local context
- The building height has been reduced from six storeys to five storeys. In addition, the fifth-floor design has been altered to introduce a self-back roof which reduces the eastern elevation to four storeys



JANUARY 2018

Scheme presented in 12 January 2018 pre-app, 5th storeys in height.

MAY 2018

Scheme presented in 22 May 2018 pre-app following March 2018 consultation, Five storeys in height.

Red wireframe indicates October 2018 design vs current proposal. Eastern elevation reduced to four storeys and self-back roof introduced following daylight/sunlight analysis and feedback from consultation events.



KEY ISSUES (TRAFFIC AND PARKING)

Car parking has understandably been raised as a concern by the local community and we are aware on-street car parking in the area is at or close to capacity. We do not want to add to the existing problem but look to support solutions. We are proposing that all expected car parking demand from the site is provided for internally. As well as car parking, we are promoting a variety of sustainable transport modes.



Access to the site will be from two points: one on Windmill Road and a second on Holly Road. There will be no through-roads from Windmill Road to Holly Road. A new pedestrian and cycle route will be created. Our transport consultant has undertaken a transport assessment for the site, a summary of the expected vehicle movements and access is highlighted as follows:

Windmill Road

- A new access will be created, including a raised pedestrian path
- Increase in 13 two-way movements during peak AM
- Increase in 8 two-way movements during peak PM

Holly Road

- Due to restricted width of access, no large vehicles will be able to utilise this access point
- No change in two-way movements during peak AM
- No change in two-way movements during peak PM

We currently anticipate that 50% of the overall car movements will access the site from Holly Road and 50% will access from Windmill Road. Non-residential, commercial or servicing vehicular movements will be made from Windmill Road only. This will relieve pressure on Holly Road as large vehicles frequently access the current business park from Holly Road.

PROVIDING MUCH-NEEDED NEW HOMES

London's population is expected to grow over the next two decades and the Mayor of London has set housing targets for all boroughs to meet this need.

There is demonstrable demand for affordable housing across London Borough of Richmond upon Thames. Redevelopment of this site gives a prime opportunity to contribute to the borough's housing targets.

London Borough of Richmond upon Thames' Local Plan Policy (New Housing) states that the Borough's target is 3,150 homes between 2015 and 2025, of which 650-700 homes should be delivered in Teddington and the Hamptons. From 2019-2025, this target is set to increase as outlined in the draft London Plan, which states that London Borough of Richmond upon Thames' housing target is 6,110 new homes or 811 new homes per year.



KEY ISSUES (LANDSCAPE AND BOUNDARY TREATMENTS)



Boundary treatments

- Residents from neighbouring properties expressed interest in the landscaping boundary treatments
- Boundary treatments have been developed and include the retention of existing brick walls, new secure boundaries, fencing and planted boundaries.
- Trees have been added to the external landscape and carefully located to provide an element of screening to neighbouring properties.



AFFORDABLE HOMES

At St Clare, Notting Hill Genesis is committed to providing high-quality affordable homes that meet the needs of local people in the form of London Affordable Rent and Shared Ownership properties.

Affordable housing is a key priority and all opportunities to maximise affordable housing through a range of measures will be pursued. London Borough of Richmond upon Thames has been acknowledged to have one of the highest average house prices in the UK and a continuing need for affordable housing.

Notting Hill Genesis has sought to gain an understanding of local income levels as these (along with the price/rent data) to help determine levels of affordability and also provide an indication of the potential for intermediate housing.

- Our proposals include:**
- 112** 112 new residential units, including 14 houses and 98 apartments.
 - A mixture of one-, two- and three-bedroom properties
 - 56** 56 high-quality affordable homes, of which 33% will be London Affordable Rent and 70% Shared Ownership.
 - Each of the homes will have its own parking space, located either in the new undercroft car park or provided at ground level within the site.
 - Our scheme will be one of the largest developments of affordable housing in Richmond in the last 10 years. This compares to 2017-2018, when just 58 affordable homes were built across the Borough.

Shared Ownership
Our Shared Ownership homes will provide a chance for local residents to get on the property ladder and make buying their first home more affordable. We are committed to making two thirds of the Shared Ownership homes available to London Borough of Richmond upon Thames applicants earning a maximum of £47,000 per year; this will open up the possibility of home ownership to a range of working households.

London Affordable Rent
Our low cost London Affordable Rent homes follow rents introduced by the Mayor of London in 2016. Rents are set at target rent caps and the formula for rent caps increases by Consumer Price Index + 1% annually, these benchmark rents are applied across London. The rents are affordable to tenants who receive housing benefits.

London Affordable Rent 2019/2020 benchmark rents	
Bedrooms	Benchmark Rents (Weekly)
One Bedroom	£155.13
Two Bedroom	£164.24
Three Bedroom	£173.37

COMMERCIAL SPACE

The existing industrial units at the site, originally built in the 1970s and 1980s, are no longer fit for purpose. We are proposing smaller units of more flexible workspace, allowing for a range of tenants.

The commercial space will be designed to accommodate businesses suitable for a location surrounded by residential homes, such as offices, research and development and light industrial or workshops.

The new, high-quality commercial scheme reflects the growing demand for more and flexible workspace.

- 1280sqm (NIA) high quality flexible workspace
- B1 (a-c) use class
- 12 commercial parking spaces
- 14 commercial cycle spaces.



CGI of Commercial Space from Windmill Road

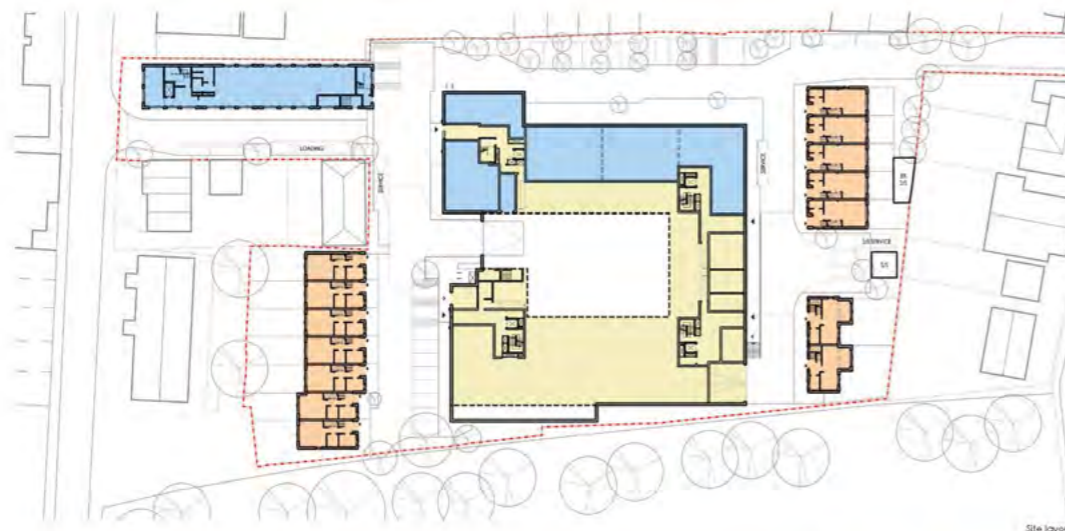
LANDSCAPING AND PLAYSACE

Play provision

- 224sqm podium garden and under 5 years playspace area
- Individual gardens to townhouse
- Play space suitable for ages 5+ and 12+ available in nearby Holly Road recreation area and Bushey park, both within a short walking distance
- Incidental play features to be built within the landscape for residents and visitors
- Pedestrian link created through site
- New trees and planting
- New boundary walls created and existing walls retained where possible.

Podium sketch

MASTERPLAN



Site layout

SUSTAINABILITY

We are aiming for a BREEAM Excellent rating for the commercial unit[s] to ensure it meets best practice standards. Planting features, trees and lighting will ensure the site's green features are sustainable, encourage biodiversity and are easily maintained. We will be applying a zero-carbon standard to the residential units. This is a 35% reduction of target regulated emissions with a payment to the Council's carbon offset fund to cover the remaining 65% reduction.



Precedent images of sustainable measures

NEXT STEPS



Contact
Catherine Steel | catherine@commcommuk.com



ST CLARE BUSINESS PARK

NOTTING HILL GENESIS FAQ, JUNE 2019

Dear Neighbour

As you may be aware, Notting Hill Genesis is developing proposals to deliver new homes and commercial space on the St Clare Business Park site.

We are writing to share some FAQs about Notting Hill Genesis and the proposals, which have been raised over the last few months.

The scheme provides an opportunity to regenerate the existing office, storage and car repairs site to better complement the surrounding locality, including the neighbouring Hampton Hill High Street Conservation Area. It is also an opportunity to provide better accommodation for residential and employment use, in energy efficient buildings, which will stand the test of time.

Notting Hill Genesis is one of London's largest housing associations and will manage the

properties. We are an experienced, effective and accessible provider of a wide range of safe, good quality, affordable homes and commercial buildings.

If you would like to sign-up up to receive email updates as we move forward, please complete the form on our project website. Alternatively, do not hesitate to get in contact with Catherine on the details below if you have any further queries.

With best wishes

Notting Hill Genesis and the Project Team for St Clare Business Park

CONTACT:

Catherine Street

catherines@commcommuk.com | 020 7125 0421

www.stclarenhh.co.uk



June 2019

Notting Hill Genesis - FAQ

Our Mission at St Clare

At St Clare, Notting Hill Genesis is committed to providing high-quality affordable homes that meet the needs of local people in the form of London Affordable Rent and Shared Ownership properties.

Our Shared Ownership homes will provide a chance for local residents to get on the property ladder and make buying their first home more affordable.

The London Affordable Rented homes will provide Richmond residents, who are on the Council's waiting list, with a low cost rented home.

What types of properties do you offer?

Notting Hill Genesis provides a range of home ownership and rental options

Market Sale

New homes, which are priced at local market values.

Shared Ownership

Buy a share in a property - from 25% to 75% of the full market value and pay a lower-than market rent on the remainder.

London Affordable Rent

Low rents on a secure basis to those on lower incomes who cannot afford to rent privately.

Help to Buy

Helps house hunters to purchase a property with as little as a 5% deposit.

Fully Accessible

Built, adapted or modified for wheelchair users.

Who is Notting Hill Genesis?

Notting Hill Genesis is one of London's largest housing associations and registered provider of social housing; we manage more than 65,000 homes in London and the South East. Our primary purpose is to provide homes for lower-income households in and around London. More than half of our homes are general needs properties, charged at social or affordable rent levels.

We will maintain a long-term presence at St Clare, managing the new homes, commercial buildings and landscaped spaces in-between.

How much will a new home cost?

Our new homes are priced by an independent, RICS (Royal Institute of Chartered Surveyors) registered surveyor, so you can expect the purchase price to be similar to comparable new homes in the area.

Who can I contact?

Throughout the planning process as well as during the build, we are keen to liaise with all our neighbours. If you have any queries, please do not hesitate to contact us on the details below.

Once completed, a property management and housing officer will be assigned to the development and they will be responsible for the ongoing management and maintenance of the building and residents.

Contact:

Catherine Street
catherines@commcommuk.com
020 7125 0421

Our Proposals at St Clare

Our proposals include 112 new homes, including 14 houses and 98 apartments, with a mixture of one, two and three-bedroom properties.

We are proposing 50% of the homes to be affordable housing, of which 30% will be London Affordable Rent and 70% Shared Ownership. We are also proposing new units of flexible workspace, allowing for a range of commercial tenants.

Q. Why are you introducing residential to this site?

London's population is expected to grow over the next two decades and the Mayor of London has set ambitious housing targets for all boroughs to meet this need. The draft London Plan (2019-2029) sets targets for London Borough of Richmond upon Thames to deliver 8,110 new homes in this period or 811 new homes per year. This represents a 231% increase above Richmond's previous targets. Redevelopment of this site provides a prime opportunity to contribute to the Borough's housing targets while improving what is a poor-quality site.

The commercial space will be accessed from the new Windmill Road access road. This is located near to the High Street aiding economic activity. Potential uses for this space include co-working facilities where areas such as kitchens, meeting rooms and reception areas can be shared between several small businesses.

Q. Where will the commercial space be located?

Q. What materials will you be using?

We will predominately be using brick throughout the site. The design and palette of materials will take inspiration from the local area, its historical context and nearby modern developments.

The team is aiming for a BREEAM Excellent rating for the commercial unit(s) to ensure it meets best practice standards. Planting features, trees and lighting will ensure the site's green features are sustainable, encourage biodiversity and are easily maintained. We will be applying a zero-carbon standard to the residential units. This is a 35% reduction of target regulated emissions with a payment to the Council's carbon offset fund to cover the remaining 65%.

Q. How sustainable will the development be?

Q. What landscaping is proposed for the site?

The landscape will be designed to create a green pedestrian priority environment that will provide a welcoming entrance and complement the built development. The landscape design identity will be inspired by the site's history as a plant nursery, in-keeping with Hampton Hill's garden culture of the 20th Century. There will be a range of boundary treatments across the site, including the retention of existing brick walls, new secure boundaries, fencing and planted boundaries.

The scheme will feature an element of external lighting to contribute to the safe use of the paths and vehicular access for those on foot or in vehicles. The lighting used will be downward facing and with a minimum directional spread of light, this will ensure that the illumination will not have a detrimental impact on any neighbouring properties. Lighting positions will be designed for safety and will have regard for both existing and new residents.

Q. What sort of light will come from the site?



FAQ - JUNE 2019

Q. How tall are the new buildings?

The height of the proposed buildings responds to views from neighbouring streets and Hampton Hill High Street. The tallest height (five storeys) is located in the centre of the site and along the western boundary with the railway line. Three storey townhouses are located along the southern and northern boundaries, adjoining the gardens on Holly Road and Windmill Road. A three storey commercial building also fronts onto Windmill Road.

The proposed height and massing has been robustly tested with regard to the sunlight/daylight impact on adjoining properties. This report, once finalised, will be submitted with the planning application.

Q. What is the impact on sunlight and daylight?

Q. How many metres are the buildings away from neighbouring Properties?

The new buildings have been designed to work with the existing locality. The proposed height of the buildings along Holly Road and Windmill Road is three storeys. Made up of seven townhouses. We have developed the homes to ensure gardens are located in-between existing residential homes and the new development. This has allowed us to set back the development away from the boundary line. All properties will exceed the 20 metres separating distance between neighbouring windows, including to neighbouring Penny Farthing Mews.

Locating the height towards the rear of the site ensures that views from Holly Road, Windmill Road and the High Street will be minimised. In line with the requirements of planning policy, CGI views will be submitted with the planning application.

Q. Have you looked into surrounding views?

Q. How will security be addressed in the scheme and the surrounding area?

Notting Hill Genesis works closely with the local police force to implement the Secured by Design Initiative. The scheme has been designed to utilise proven crime prevention techniques in the layout and landscaping. This includes the creation of defensible space and increasing natural surveillance within the site.

Section 106 and Community Infrastructure Levy payments will be made to support improvements in the area, including schools, highways and other services.

Q. How will local services cope with the increased population?

Q. Have ecological surveys been undertaken?

An ecological survey and a full bat survey have been undertaken at the site. Low levels of common and pipistrelle bat activity were recorded, however, no roosting activity was observed. We have implemented a number of recommendations from the ecology report, including retention of existing trees and vegetation, wildlife friendly landscaping and bat boxes. The full ecological report and bat survey results will be included in the planning application submission to London Borough of Richmond upon Thames.

FAQ - JUNE 2019



Transport and Parking

We are aware that on-street car parking in the area is at or close to capacity. We do not want to add to the existing problem but look to support solutions. We are proposing that all expected car parking demand from the site is provided for internally. As well as car parking, we are promoting a variety of sustainable transport modes.

What car parking is provided?

A total of 127 car parking bays will be provided across the site, including 10 disabled bays. 112 of the spaces will be allocated to each home (one per dwelling in line with the new draft London Plan), 12 spaces for the commercial units, one allocated as a car club bay and two visitor spaces. There will also be approximately 200 cycle parking spaces.

What will the impact be on the surrounding roads?

Our transport consultant, Curtins, has undertaken a transport assessment for the site. To calculate the trip generation, we use the Trip Rate Information Computer System (TRICS). This methodology calculates trips to and from the site on the basis that the existing site is fully operational. At present, the site is approximately 70% in operation. This is a recognised approach in planning, as the site could return to full operation without the need for planning permission.

The development proposals are expected to result in no change in private vehicles using the main Holly Road access during both the AM and PM peak.

The Windmill Road access is expected to experience an increase of 13 two-way movements during the AM peak and eight during the PM peak.

How will the site be accessed?

Access to the site will be from two points, one on Windmill Road and a second on Holly Road. There will be no through-route for vehicles to get from Holly Road to Windmill Road. However, a new pedestrian and cycle connection will be created.

Holly Road

- The access on Holly Road will utilise the existing access for St Clare Business Park
- The proposed width of the Holly Road access road entrance is approximately 5.4m, which will allow for two cars to enter and exit Holly Road access simultaneously
- A safe pedestrian footpath will also be created alongside the access road
- The width of the access road will be narrowed in the centre to 3.2m. This will encourage vehicles to travel at low speeds and give way to oncoming vehicles, which will enable safe pedestrian and cyclist access
- Due to the restricted width of the access, no large vehicles will be able to utilise this access point.

Windmill Road

- A new access will be created on Windmill Road, measuring approximately 5m in width
- The access will also include a raised path to facilitate safe pedestrian movement
- All large vehicles will be required to utilise this access for the whole of the site.

We currently anticipate that approximately 50% of the overall car movements will access the site from Holly Road and 50% will access from Windmill Road.



From: Squarespace <no-reply@squarespace.info>
Sent: 29 March 2018 19:33
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Windmill Road
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I attended the presentation at Hampton Hill cricket club on 22nd March. Firstly I am pleased with the ideas for affordable housing and commercial space.
 On a personal level I am concerned about the increase in traffic and parking requirements in an already congested area.
 Socially I am concerned that the affordable housing really is delivered and that adequate provision is made in local schools, doctors surgeries etc.
 Environmentally I would hope that the new buildings would be adequately insulated and include solar power generation. I am not interested in payments to some toothless government scheme.
 Please keep as many mature trees as possible with awareness of the birds, insects and green spaces we have lost.
 We heard conflicting ideas about access. Residential access from Holly Road and commercial access from Windmill Road seems like a good idea, but not everyone at the presentation seemed to know about it. I hope you'll all be singing from the same sheet by June.
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 31 March 2018 17:51
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Holly Road, Hampton Hill, Middx [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Thank you for your recent consultation in Hampton Hill. As discussed, my husband [REDACTED] and I would like to reinforce our concerns:

- 1) What will happen to the current boundary wall to No 24 Holly Road? Electricity cables for lighting to the entrance of St Clare Business Park are laid in our garden.
- 2) Please can you keep all existing trees on St Clare site which are located behind properties on Holly Road and by Holly Road entrance to site.
- 3) We are very concerned about the number of homes being proposed which will result in even MORE vehicular traffic on Holly Road which is already struggling with what traffic there currently is. The demand on our local schools means current local residents now have an even lesser chance of getting into their preferred schools. Hampton Hill Medical Centre is already struggling to cope with the currently number of patients on their books.
- 4) The percentage of social housing is a huge concern. We believe more shared ownership would attract families who have a genuine interest in looking after their homes and where they live.
- 5) We are very concerned about the potential 6 floor apartment block and the future lack of privacy in our gardens. No other property in Hampton Hill is this height!

We look forward to hearing from you and appreciate being kept up to date with developments for the site.

Kind regards, [REDACTED]
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 03 April 2018 21:58
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] School Road Avenue. Hampton Hill. [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I am all in favour of providing housing to all who need it but when I went to the meeting no one was able to tell me how many of the properties would be affordable housing, or how many parking spaces there would be. Holly Road is a narrow road with cars parked all down both sides of it almost all day and night. It would be ridiculous to increase in any way any traffic going down that road, I can only suggest a one way system to avoid cars backing up all the time as you cannot pass another car. The small bridge going over the railway is narrow and one lane. I understood at the meeting that within a Victorian 2 storey area the plan is for 5 storey accommodation to be built. This would be an ugly view for all of us who live locally. The council want to keep Hampton Hill a village this will not be the case with these tall buildings. Parking is a nightmare around here 5 days out of 7 I cannot park near my house and have had to park 3 streets away at times. The situation is the same in Holly Road, School Road and Wolsey Road. Parking spaces may not make you money but they help the neighbourhood. I got very little information from the meetings, it seemed a box was being ticked by holding the meeting with no real information being imparted. I think 114 dwellings is far too many for that small space and no wonder you want to build to 5 storeys. What additional facilities are being provided, doctors, schools etc. We can already wait up to 4 weeks for a doctors appointment as it is. [REDACTED]
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 12 April 2018 16:32
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Holly Road, Hampton Hill, Middlesex, [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: [REDACTED] (the current boundary is a blank facade of a building) so please keep me updated with progress.

My particular concerns are:

- the proposed type/height of the new boundary,
 - the proposed height of the terrace mews and apartment block behind my property (5 storeys seems very high!)
 - the potential impact of demolition and building work on my property (particularly on the relatively new patio and shed at the bottom of the garden where the boundary is).
- (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 28 April 2018 05:41
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Holly Road
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Please keep me updated on all proposals.
(Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 02 June 2018 10:43
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Bresham Road Hampton [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I am writing as Chair of the Friends of Bushy and Home Parks. One of our major concerns with any developments around the perimeter and beyond of Bushy Park (and Home Park) is that the historic sight lines are not compromised. This can happen if building is proposed that is high rise or is destroying a view that has existed for many years. Also we are concerned about light pollution affecting the park and its natural wildlife (e.g. the bat population). I would appreciate your confirmation that the tallest part of the Hampton Hill development is five stories and that is to the rear of the site, near the railway. If the development is taller than this we shall be raising objections. Also your confirmation that light pollution is strictly controlled is sought, please.
[REDACTED]
Receive updates: I would like to receive updates
(Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 06 June 2018 13:58
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] St James's Avenue
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Please keep me updated throughout the planning process and beyond.
Receive updates: I would like to receive updates
(Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 18 June 2018 14:04
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Windmill Road, Hampton Hill, Middlesex, [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I was unable to attend last week's update meetings regarding St Clare's, but would like to strongly express my concerns about the scale of the entire development, and the strain it will put on the local roads. As a resident of Windmill Road, we already struggle with a shortage of parking for our own vehicles near our houses and often have to park many streets away from our homes. The additional housing, with limited parking being offered related to the accommodation and offices that may be developed, will massively add to this existing issue. Further plans threatened by the local council to put double yellow lines down some of the local roads will also impact this.
I understand it was also not made clear at the follow up meetings the exact breakdown of the affordable housing so it would be useful to have this point clarified as part of your online updates.
I also understand that the 5 storey development is now going to be 4 stories high, but that will still impact a view from my loft extension windows, so I am not happy to hear that the height has not been adjusted even further.
Thank you for your attention.
Receive updates: I would like to receive updates
(Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 25 July 2018 19:57
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] GRENVILLE MEWS
Contact Number: [REDACTED]
Email Address: [REDACTED]

Message: Hi,
 Has there been any consideration to the provision of a new railway station to serve Hampton Hill? The adjacent land to the ST Clare HH development, almost certainly owned by Network Rail, would appear to be of sufficient size to provide 2 platforms and access could be part of your development. That would make your development extremely attractive to potential buyers, business or residential.

Yours faithfully, [REDACTED]
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 22 September 2018 20:46
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] The Gatehouse, Hampton Hill, Middlesex, [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I wish to be updated on the development of this site
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 24 September 2018 16:43
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] High Street
Contact Number: [REDACTED]
Email Address: [REDACTED]

Message: Please advise me of updates, especially if a planning application is made.
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 24 September 2018 16:44
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Cross Street Hampton Hill
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: I'd like to receive future updates from us regarding the proposed redevelopment of St Clare Business Park.
 Thank you.
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 29 October 2018 11:39
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: Grenville Mews
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Please could you let me know if there have been any further updates on this proposal at St Claire's Business Park, Holly Road. Hampton Hill.

I am asking on behalf of the Hampton Hill Association of which I am a member and the Distribution Manager of the HHA magazine.

Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 13 November 2018 12:26
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Richmond Road, Twickenham [REDACTED]
Contact Number: 02088316351
Email Address: [REDACTED]
Message: The Council along with the ward councillors for Hampton Hill are having a public meeting on the 4th Dec to encourage residents to talk about any concerns/opportunities in their local area. I attended your Summer exhibition and wondered whether it would be possible to have an update on the next public exhibition plans and perhaps your timeline for the planning application,
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 28 November 2018 08:37
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: Windmill Road
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Please add me to the mailing list
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 14 December 2018 08:39
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Edward Road Hampton Hill, [REDACTED]
Contact Number: [REDACTED]
Email Address: [REDACTED]
Message: Hello,

I would be keen to find out more about how I can get on the scheme for this. I am a single parent, who has been paying private rental (with assistance) for over 10 years now and at 45, really want to get on the housing ladder! I live in Hampton Hill and my son goes to school here and I have my friends / father local, so it would be ideal to stay in the area. The rent I have to pay monthly cripples me and I am looking to find a solution as soon as possible.

Please can you advise me on how to register for the scheme? When we can see plans and what is the criteria for being successful?

Many thanks for your help,

Kind regards

[REDACTED]
Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 17 December 2018 20:08
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] ST. JAMES'S AVENUE
Contact Number: [REDACTED]
Email Address: [REDACTED]

Message: I can't believe you think this is viable to put so many residential units in a space which has two narrow double parked roads next to it. It will cause traffic chaos and in all the goodwill in the world parking will be an issue. It is totally unsuitable to have so many residential properties there. I guess you all think its a great idea as you don't see how congested the surrounding area already has become. Are you building schools ? Extra roads ? Extra parking facilities for every flat/house ? I hope this is turned down by the council

Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 17 April 2019 20:32
To: Priya Shah
Subject: Form Submission - New Form

Name: [REDACTED]
Email Address: [REDACTED]
Address: [REDACTED] Holly Rod

Comments: Please sign me up for updates please, I have been at the consultation this evening.

Receive updates: I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: March 2018, March 2019
 (Sent via [St Clare Business Park](#))

From: Squarespace <no-reply@squarespace.info>
Sent: 21 February 2019 18:58
To: Vivien Moseley <vivienm@commcommuk.com>
Subject: Form Submission - New Form

Name: [REDACTED]
Address: [REDACTED] Edward Road
Contact Number: [REDACTED]
Email Address: [REDACTED]

Message: Hi there, please could you advise me where you are with the planning for St Clares? As I understood it, planning was going to go through in January. I look forward to hearing from you

Kind regards

Receive updates: I would like to receive updates
 (Sent via [St Clare Business Park](#))

● Squarespace
 Form Submission - Keep In Touch
 To: Benjamin Davies,
 Reply-To: [REDACTED]

17 April 2019 at 20:34

S

Name: [REDACTED]
Email: [REDACTED]
Address: [REDACTED] Holly Road, Hampton Hill, Middlesex [REDACTED] United Kingdom

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: March 2019

Your Comments:

(Sent via [St Clare Business Park](#))

Squarespace

Form Submission - Keep In Touch

17 April 2019 at 20:36

S

To: Benjamin Davies,

Reply-To: [REDACTED]

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Holly Road, Hampton Hill, Hampton, Middlesex [REDACTED] United Kingdom

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: June 2018

Your Comments:

(Sent via [St Clare Business Park](#))

Squarespace

Form Submission - Keep In Touch

Inbox - ...mmuk.com 1 May 2019 at 10:52

S

To: Kirsten Sinclair,

Reply-To: [REDACTED]

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Holly Road, HAMPTON, Middlesex [REDACTED] UK

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: March 2018

Your Comments: I have serious concerns with regard to the access via Holly Road. The current access is not in regular use at the moment and yet I have had my car hit twice in the past few months by a vehicle turning out of this access road and then they have driven away leaving my scratched and damaged car. If this access would remain, then there would be increased vehicle traffic at this access point and certainly a lot more delivery vehicles and I am extremely worried about additional damage caused to vehicles on Holly Road about this. You need to review the road width and turning circle requirements and you will see how tight that turn can be.

(Sent via [St Clare Business Park](#))

Squarespace

Form Submission - New Form

7 May 2019 at 14:14

S

To: Kirsten Sinclair

Name: [REDACTED]

Email Address: [REDACTED]

Address: [REDACTED]

Comments: Hello just making an inquiry. I'm looking for D1 educational use within Hampton hill and wondered if this may be an option within your new development. I am looking to expand due to demand my growing preschool in Hampton hill high street. Many thanks in advance for your time.

Receive updates: I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

(Sent via [St Clare Business Park](#))

Squarespace

Form Submission - Keep In Touch

Inbox - ...mmuk.com 7 May 2019 at 14:07

S

To: Kirsten Sinclair,

Reply-To: [REDACTED]

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Hammond close, Hampton, Hampton, Middx [REDACTED] Uk

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

Your Comments:

(Sent via [St Clare Business Park](#))

Squarespace

Inbox - ...mmuk.com 17 June 2019 at 11:56

S

Form Submission - Keep In Touch

To: Kirsten Sinclair,

Reply-To: [REDACTED]

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Turner Avenue, Twickenham, Middx [REDACTED]

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: March 2018, June 2018

Your Comments:

(Sent via [St Clare Business Park](#))**Squarespace**

Inbox - ...mmuk.com 19 June 2019 at 16:17

S

Form Submission - Keep In Touch

To: Kirsten Sinclair,

Reply-To: [REDACTED]

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Library Mews, Hampton Hill, London, Middx [REDACTED] England

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

Your Comments: Please keep me updated as the development affects my property. Thanks

(Sent via [St Clare Business Park](#))**Squarespace**

28 June 2019 at 14:47

S

Form Submission - New Form

To: Kirsten Sinclair

Name: [REDACTED]

Email Address: [REDACTED]

Address: [REDACTED] Midtown, 20 Procter Street, Holborn, London, [REDACTED]

Comments: Hi there. I've been pushed in your direction by a number of the local council Cllrs. They are aware of the development you are leading and are keen (as you will be aware) that sufficient provision is made for EV charging.

I run Connected Kerb Limited, a London based start-up in the EV charging space, deploying Smart, environmentally friendly (80% recycled materials), low cost charging points to streets and long stay car parks in the UK. We recently won the Mayor of London's innovation award and, as a result, are now deploying the system in a number of locations in London and around the UK.

I'd love to understand what your plans are for EV charging provisions in the development and whether there's an opportunity for us to collaborate.

Connected Kerb Limited

Receive updates: I do not wish to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

(Sent via [St Clare Business Park](#))**Squarespace**

28 July 2019 at 09:45

S

Form Submission - New Form

To: Kirsten Sinclair

Name: [REDACTED]

Email Address: [REDACTED]

Address: [REDACTED] Edward Road

Comments: Hello,

I was wondering whether the plans have been submitted and when construction is due to start?

Receive updates: I do not wish to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: March 2019

(Sent via [St Clare Business Park](#))

Squarespace

14 August 2019 at 21:15



Form Submission - Keep In Touch

To: Kirsten Sinclair

Name: [Redacted]

Email: [Redacted]

Address: [Redacted] Windmill Road, Hampton Hill, Middlesex [Redacted] England

Please indicate if you wish to receive future updates from us regarding the project: Yes, I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

Your Comments: What is the current state of proposals. Has an application for planning been submitted to the council

(Sent via [St Clare Business Park](#))

Squarespace

28 August 2019 at 14:08



Form Submission - New Form

To: Kirsten Sinclair

Name: [Redacted]

Email Address: [Redacted]

Address: [Redacted] Trident Court

Comments: Hi, I wanted to find out about the waste management at the business park, have you guys got one provider for all the waste collections across the businesses? I know it can be an issue having multiple HGV's on an industrial estate, as well as the pollution caused the noise is a factor. Could we quote for the work across the business park and offer a community buying scheme, this will aim to reduce the carbon footprint of the business park and all the business money on their waste collections.

Kind regards,

[Redacted]

Receive updates: I would like to receive updates

Have you previously attended one of our consultation events for the redevelopment of St Clare Business Park?: I have not previously attended

(Sent via [St Clare Business Park](#))

Appendix Y - St Clare Online Exhibition



Proposed view of St Clare Business Park from Windmill Road

ST CLARE BUSINESS PARK

UPDATE NEWSLETTER SEPTEMBER 2019

Notting Hill Genesis is developing proposals to deliver new homes and commercial space at St Clare Business Park.

Over the past few months, we have been finalising the design of the proposals and will be submitting a planning application shortly to London Borough of Richmond upon Thames.

This Update Newsletter has information on the final proposals as well as an update on the project timeline and next steps.

You can find more information about Notting Hill Genesis, its mission at St Clare and the proposals by visiting our website – www.stclarenhh.co.uk and viewing the Online Exhibition.

You can also sign-up for email updates about the scheme during the planning process and beyond.

Catherine Street

catherines@commcommuk.com

020 7125 0421

www.stclarenhh.co.uk

www.stclarenhh.co.uk



Our Proposals



Proposed view of townhouses from within St Clare

Our proposals include 112 new homes, of which 50% will be affordable, including Shared Ownership and London Affordable Rent and 50% will be for Market Sale. You can find more about the mix of homes proposed at St Clare at www.stclarenhh.co.uk.

As well as new much-needed homes, we will also deliver:

- 1,280sqm/13,778sqft of flexible commercial space
- 224sqm podium garden and under 5 years' play space
- Play features throughout the landscape
- New trees and planting
- High-quality design throughout the site
- 124 car parking spaces and car club capacity
- Electric vehicle charging provision
- 240 cycle spaces
- New pedestrian and vehicular access from Windmill Road
- Pedestrian link through the site for the community.

Parking and Transport

Car parking has been raised as a concern by the local community and we are aware on-street car parking in this area is very challenging. We do not want to add to the existing problems and are keen to help find solutions. We are proposing one car parking space for each new home, in addition to spaces for the commercial units. As well as car parking, we are promoting a variety of sustainable transport modes, including a car club bay, cycling, public transport and walking. To find out more about our transport strategy, please visit www.stclarenhh.co.uk.

Over the past few months, we have been developing the design of the proposals in response to concerns that have been raised by members of the local community.



Proposed view from Windmill Road, with new commercial space to left alongside new access road

- The new commercial building has been designed with office, research and light industry in mind, which will better complement the residential area
- We have changed the brickwork tone and palette, using a red brick that takes reference and inspiration from the local context and surrounding area.



Proposed view from Holy Road access road looking towards the new apartment building

- We have further developed the entrances from Windmill Road and Holy Road to include raised pavements to create a safe pedestrian route into and around the site
- Additional trees and planting have been included to the eastern boundary, which will enhance the pedestrian walking route through the site as well as provide a natural screen to Penny Farthing Mews and High Street properties.



Proposed view from within St Clare looking towards Holy Road

- The new homes have been designed using a yellow brick following similar design principles to neighbouring homes on Holy Road and Windmill Road
- We have updated the balcony designs to increase privacy between properties.



Proposed view of townhouses from within St Clare

- We have introduced smaller windows to the rear of the townhouses, which look back onto Holy Road and Windmill Road
- New decorative stone and additional detailing has been incorporated to the design of both the apartments and townhouses.

Project Timeline and Next Steps



Construction

Notting Hill Genesis will only employ construction contractors who are part of the Considerate Constructors Scheme, which ensures the impact of the building works on local communities is minimised in terms of noise, traffic, access and hours of operation. The Considerate Constructors scheme is a national initiative set up by the construction industry.

There will be demolition and excavation as part of the works due to the existing buildings on-site and the proposed undercroft parking. All works will be subject to a Construction Management Plan. The Construction Management Plan aims to mitigate against any disturbance and nuisance caused by construction to neighbours of the site. Notting Hill Genesis will be working to a strict Construction Management Plan, which the community will be consulted on before works start on-site. The Construction Management Plan will also need to be approved by London Borough of Richmond upon Thames.



Catherine Street

catherines@commcommuk.com

020 7125 0421

www.stclarenhh.co.uk

Community Liaison Group

Throughout the planning process as well as during the build, we are keen to liaise with all our neighbours.

While the application is being considered by London Borough of Richmond upon Thames and other consultees, we want to start talking to the local community about what would happen next. We recognise that construction can be disruptive and the effects can be best managed when the process has been informed by the local community.

We are keen to establish a Community Liaison Group, made up of representatives of the local community, residents and businesses. This will allow for ongoing dialogue between Notting Hill Genesis and the local community during the construction process and beyond. We are in an early stage of setting this up; however, if you are interested in being part of the Group or have any queries, please do get in touch.



Appendix Z - St Clare Online Exhibition

NOTTING HILL GENESIS

Notting Hill Housing and Genesis Housing Association merged in April 2018 to create a new organisation, Notting Hill Genesis.

Today, Notting Hill Genesis is one of London's largest housing associations and registered provider of social housing; we manage more than 65,000 homes in London and the South East. Our primary purpose is to provide homes for lower-income households in and around London. More than half of our homes are general needs properties, charged at social or affordable rent levels. In addition, we provide Shared Ownership, private market sale and market rent, student accommodation, temporary housing, extra care and supported accommodation for older people, office space and retail units. To find out more about our range of products click [here](#).

We are passionate and experienced at developing successful communities that will thrive for generations to come. Notting Hill Genesis organises and participates in a wide range of community and volunteer initiatives designed to build and support communities while reducing social isolation. Our 2019-2020 programme includes BBOs and social events, vegetable growing, gardening, DIY and decorating, which are all designed to support wellbeing and social cohesion.



OUR MISSION AT ST CLARE

At St Clare, Notting Hill Genesis is committed to providing high-quality affordable homes that meet the needs of local people in the form of Shared Ownership and London Affordable Rent properties.

Our **Shared Ownership** homes will provide a chance for local residents to get on the property ladder and make buying their first home more affordable. We are committed to making two thirds of the Shared Ownership homes available to London Borough of Richmond upon Thames applicants earning a maximum of £47,000 per year; this will open up the possibility of home ownership to a range of working households.

The **London Affordable Rented** homes will provide Richmond residents, who are on the Council's waiting list, with a low cost-rented home. Our low cost London Affordable Rent homes follow rents introduced by the Mayor of London in 2016. The rents are affordable to tenants who receive housing benefits. Below shows the estimated weekly rents for one, two and three bedroom homes:

London Affordable Rent 2019/2020 Benchmark Rents	
Bedrooms	Benchmark Rents (Weekly)
One Bedroom	£155.13
Two Bedroom	£164.24
Three Bedroom	£173.37

The scheme will also deliver **Market Sale** homes, priced at local values. The sale of the Market Sale homes will ensure we can deliver 50% affordable homes on-site.

We will maintain a long-term presence at St Clare, managing the new homes, commercial buildings and surrounding landscaped spaces.



Click on the images above to view the existing St Clare Business Park.



OUR PROPOSALS

Our proposals include 112 new homes, of which:

- 50% will be affordable, including Shared Ownership and London Affordable Rent
- 50% will be for Market Sale.

As well as new much-needed homes, we will also deliver flexible commercial space, podium garden, play space, new trees, landscaping, car parking, electrical charging points and cycle parking. A new pedestrian and vehicle access will be opened up on Windmill Road, creating a safe pedestrian link through the site for the community.



DESIGN APPROACH

The proposed design takes its reference and inspiration from the surrounding local context and buildings within the conservation area, which is close to the site.

Design components and details are common through all the building types to ensure that the new scheme has its own character while complementing and respecting the local context.

NEW HOMES

Of the new homes, there will be 14 townhouses and 98 apartments with a mix of one, two and three bedrooms. Use of local yellow brick is proposed for the external elevations with decorative stone and detailing. The design follows similar principles to neighbouring homes on Holly Road and Windmill Road.

Each townhouse will have its own rear garden and all of the apartments will have private balconies. Since the last consultation event, we have updated the balcony designs to increase privacy between properties and introduced smaller windows to the rear of the townhouses, which back onto Holly Road and Windmill Road.

There will be one car parking space per home provided either in the undercroft car park or within the site.

COMMERCIAL SPACE

We are proposing 1,280sqm/13,778sqft of flexible commercial space for office, research and workshop (light industry) uses. The new commercial space on Windmill Road takes its inspiration and complements the adjacent Library building. Brick detailing and windows have been developed to provide continuity with the streetscape. Following public consultation, we have altered the brickwork tone and palette to introduce use of red brick.

A new high-quality entrance will also be created on Windmill Road for both vehicle and safe pedestrian access.

LANDSCAPING AND SUSTAINABILITY

Our proposed landscaping is inspired by the surrounding area and the history of the site, in-keeping with Hampton Hill's garden culture of the 20th Century. Soft landscape and planting will be used to encourage and promote biodiversity. The site's green features will not only be sustainable but also easily maintained. Trees and planted borders have also been incorporated to create a pleasant, pedestrian priority route through the site.

We will be applying a zero-carbon standard to the residential units. This is a 35% reduction of target regulated emissions with a payment to the Council's carbon offset fund to cover the remaining 65% reduction. We are also aiming for a BREEAM Excellent rating for the commercial unit(s) to ensure it meets best practice standards.



Landscape masterplan - click on the image to enlarge

TRANSPORT AND PARKING

Car parking has been raised as a concern by the local community and we are aware on-street car parking in the area is very challenging. We do not want to add to the existing problem and are keen to help find solutions. We are proposing one car parking space for each new home, as well as spaces for the commercial units. We are also promoting a variety of sustainable transport modes, including one car club bay, cycling, public transport and walking. Below details the breakdown of car parking and cycle parking spaces.



ACCESS

Access to the site will be from two points, Holly Road and Windmill Road. We anticipate that each access will take 50% of the overall car movements.

Both access roads will include a path to facilitate safe pedestrian movement. There will be no through-route for vehicles to get from Holly Road to Windmill Road. However, a new pedestrian and cycle connection will be created through the site for the community to enjoy.

TRIP GENERATION

Our transport consultant, Curtins, has undertaken a transport assessment for the site. To calculate the trip generation, we use the Trip Rate Information Computer System (TRICS). This methodology calculates trips to and from the site on the basis that the existing site is fully operational. At present, the site is approximately 70% in operation. This is a recognised approach used in planning applications.

The development proposals are expected to result in no change in private vehicles using the main Holly Road access during both the AM and PM peak.

The Windmill Road access is expected to experience an increase of 15 two-way movements during the AM peak and eight during the PM peak.

CONSULTATION TIMELINE



Click on the images above to enlarge.

Click the images below to take you to the related consultation documents.



March 2018 - Public Consultation June 2018 - Update Sessions March 2019 - Public Consultation September 2019 - Online Exhibition

PROJECT TIMELINE



CONSTRUCTION

Notting Hill Genesis will only employ construction contractors who are part of the Considerate Constructors Scheme, which ensures the impact of the building works on local communities is minimised in terms of noise, traffic, access and hours of operation. The Considerate Constructors scheme is a national initiative set up by the construction industry.

There will be demolition and excavation as part of the works due to the existing buildings on-site and the proposed undercroft car parking. All works will be subject to a Construction Management Plan. The Construction Management Plan aims to mitigate against any disturbance and nuisance caused by construction to neighbours of the site. Notting Hill Genesis will be working to a strict Construction Management Plan, which the community will be consulted on before works start on-site. The Construction Management Plan will also need approval from London Borough of Richmond upon Thames.

COMMUNITY LIAISON GROUP

Throughout the planning process as well as during the build, we are keen to liaise with all our neighbours.

While the application is being considered by London Borough of Richmond upon Thames and other consultees, we want to start talking to the local community about what would happen next. We recognise that construction can be disruptive and the effects can be best managed when the process has been informed by the local community.

We are keen to establish a Community Liaison Group, made up of representatives of the local community, residents and businesses. This will allow for ongoing dialogue between Notting Hill Genesis and the local community during the construction process and beyond. We are in an early stage of setting this up, however, if you are interested in being part of the Group or have any queries, please do get in touch.

CONTACT US

Thank you for taking the time to read our September 2019 Online Exhibition. If you have any queries, please do get in contact with the project team.

Catherine Street
Email: callhenes@commcommuk.com
Telephone: 020 7125 0421

Or complete our online form by clicking [here](#).



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