

APPENDIX FIVE

Meadow Hall Consultation



RHP are preparing to submit a planning application for fourteen new affordable homes on the former Meadow Hall community centre site at the end of Church Road. These new homes will provide much-needed accommodation for people in the Borough. Eight of the homes will be provided as supported living accommodation for people with learning difficulties and let on an affordable rented tenure. Six of the homes will be let on an intermediate tenure called London Living Rent. This is aimed at middle-income households like key workers.

We've been through a design process with our locally based architects Wimshurst Pelleriti to make sure we're submitting the best and most appropriate design for the area. The designs for the site have been improved following two pre-planning application meetings with the London Borough of Richmond upon Thames, and a Design Review Panel.



Meadow Hall Consultation



We have had input from several specialist consultants while designing these new homes and designed a scheme which complements the surrounding area, based on a range of surveys undertaken on site. This residential scheme will be delivered as car-free with a disabled parking bay to be provided on the road. The new homes will have plenty of cycle storage for the new residents.

RHP will submit a planning application shortly, so for the next 14 days we're holding a consultation and are open to hearing your comments on this scheme.

If you have any feedback, please email development@rhp.org.uk. We'll consider any feedback received before the planning application is made.

Once the application has been submitted, you will still have the opportunity to formally comment on the application through the planning section on the London Borough of Richmond upon Thames website:

www.richmond.gov.uk/services/planning.



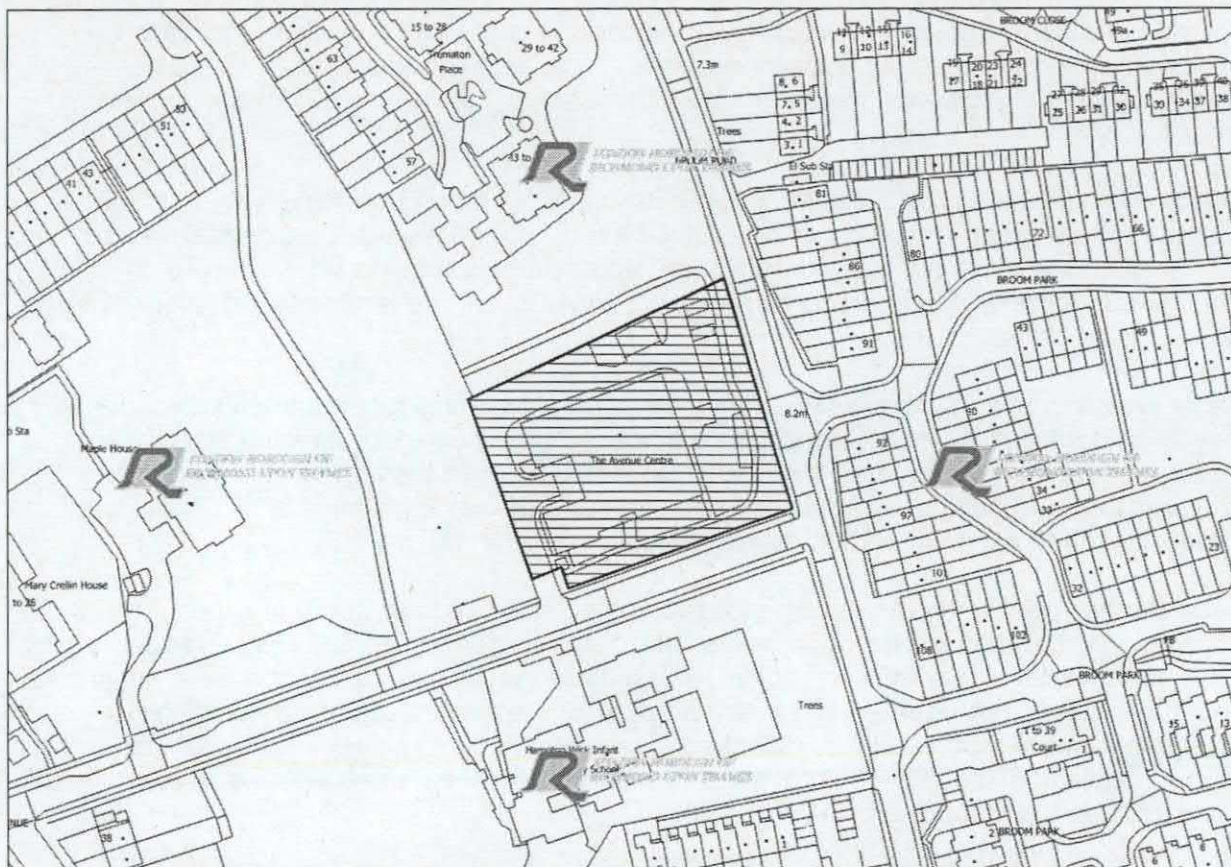


APPENDIX SIX

15/5216/FUL
THE AVENUE CENTRE, 1 NORMANSFIELD AVENUE
HAMPTON WICK

HAMPTON WICK WARD
Contact Officer:
L Thatcher

http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=15/5216/FUL



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Proposal: Redevelopment of the site to provide a care home, 4 supported living units and 15 affordable housing units, with associated onsite parking and external works. (This scheme is linked to application 15/5217/FUL - whereby the existing care home at Silver Birches, 2-6 Marchmont Road, Richmond is being relocated to The Avenue Centre site, and the affordable housing associated to The silver Birches redevelopment is being provided off site on The Avenue Centre site).

Applicant: Ms Di Manning, The London Borough of Richmond Upon Thames

Application received: 10.12.2015

Main development policies:

- Core Strategy: CP1, 2, 3, 4, 5, 7, 14, 15, 16 and 17.
- Development Management Plan: DM SD1; SD2; SD6; SD7; OS3; OS5; OS7; HD1; HD4; HO2; HO4; HO5; SI1; SI2; TP1; TP2; TP8; DC1; DC2; DC4; DC5; DC6.
- National Planning Policy Framework (NPPF)
- The London Plan 2016
- Supplementary Planning Guidance and Documents and Conservation Area Statement

SUMMARY OF APPLICATION

The site previously accommodated The Avenue Care Centre. This ceased operation in 2007 and the building was demolished in 2011. Prior to accepting a residential use, the prospect of achieving an alternative community use needs to be explored. Officers consider this has been justified as the site has been on the Council's sales / Re-Investment Programme since 2010; there is no identified gap in community provision in terms of education; and there is adequate provision of other D1 uses in the locality. In addition to such, weight is also given to the enhanced care home, and provision of supported independent living and affordable housing, thereby contributing towards meeting future local needs and providing significant community benefits.

The carehome is being relocated from Silver Birches in Richmond, which is subject to a separate planning application for its redevelopment to provide 9 private residential houses (15/5217/FUL). Part of the acceptability of the Silver Birches scheme will be subject to securing the delivery of the carehome on The Avenue Centre site, and for the delivery of 4 of the affordable homes.

The re-provision of a modern well designed care home and units for supported independent living is welcomed meeting an identified local need. The scheme exceeds the affordable housing requirements, providing 100% affordable rent. Whilst the mix departs from policy, the proposal has been developed with a local Registered Provider to address local priority needs. The quality of the accommodation meets standards.

Given the site has been vacant for a considerable period of time, there is no doubt that the proposal will alter the outlook of properties and have a visual presence. However, by reason of its acceptable siting, design, scale and suitable separating distances from residential properties, this is not deemed to either harm the character and appearance of the site and locality in general, or cause demonstrable impact on surrounding residential properties. Further, subject to conditions, the scheme will not have an unacceptable impact on the biodiversity and landscaping value of the site.

The proposal is not deemed to cause significant impact on the local highway network, and by reason of the on-site parking provision and subject to conditions (CPZ removal, Travel Plan etc.), will not cause unacceptable traffic or parking congestion.

RECOMMENDATION: PERMISSION, subject to conditions and informatives, and the completion of a Section 106 Legal Agreement.

Site:

1. The site is located in Hampton Wick, on the corner of Normansfield Avenue, at its junction with Broom Road. The east and south boundaries are screened by mature trees. The northern boundary also has dense tree coverage separating it from the Trematon Place residential development. The site is more exposed to the west. Existing vehicular and pedestrian access is from Normansfield Avenue. The site lies within the Normansfield Conservation Area and is adjacent to an 'Other Site of Nature Importance' and an 'Other Open Land of Townscape Importance.'
2. The site originally formed part of Normansfield hospital and grounds, which have now been divided and redeveloped to include new build dwellings, conversions of the hospital buildings, and a public element of parkland.
3. The site is the former Avenue Day Centre, which catered for visitors with learning difficulties. Following its closure in 2007 (due to declining use) and subsequent vandalism,

the buildings were demolished leaving only the concrete floor slab, tarmac and broken ground



Planning history:

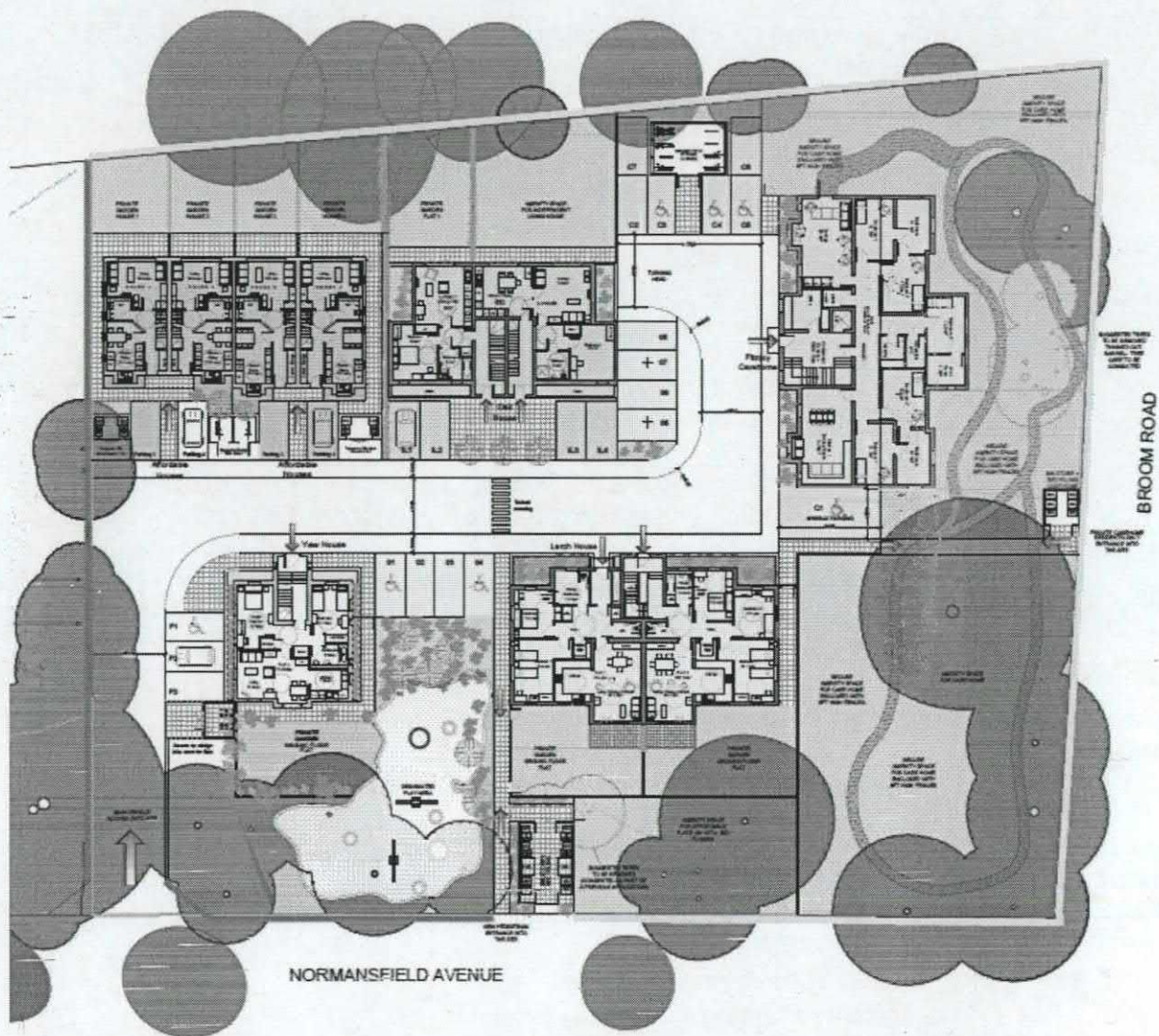
4. The most pertinent planning history at the site is summarised below:

REF	DESCRIPTION
11/2454/CAC	Conservation Area Consent granted in October 2011: <ul style="list-style-type: none"> • Demolition of existing derelict day centre building.
06/0123/FUL	Planning permission granted in April 2006: <ul style="list-style-type: none"> • Erection of new resource centre for people with learning disabilities (to replace existing building), doctors surgery and six residential apartments, together with new access, car parking, cycle storage and retained landscaping
06/0124/CAC	Conservation Area Consent granted in April 2006: <ul style="list-style-type: none"> • Demolition of existing building and all outbuildings
05/0259/FUL	Scheme withdrawn in January 2006: <ul style="list-style-type: none"> • Demolition of existing Avenue Centre and erection of purpose built learning disabilities centre, including social service office space. Purpose built doctors surgery for 6 no. GP's, including enhanced services space and a pharmacy (approx. 10msq retail). Erection of 10 apartments (2x1bed, 1 x 2 bed and 7x3bed)

Proposal:

5. A mixed residential scheme is proposed, incorporating flats, houses, independent living units and a care home. This scheme has been drawn up and is intrinsically linked to the Silver Birches care home in Marchmont Road, Richmond. The Silver Birches carehome site is proposed to be redeveloped for private residential houses (15/5217/FUL). The existing community facility at Silver Birches is being re-provided on this site in the form of a care home and independent living units. To maximise the amount and importantly the delivery of affordable housing, the affordable housing contribution that Silver Birches redevelopment generates is being transferred to this site.
6. The site will have the following configuration:

Block A (Purple shade)	Affordable houses <ul style="list-style-type: none">• Four 3bed (two 5 person and two 6 person)
Block B (Oak House) (Orange shade)	Independent living <ul style="list-style-type: none">• One 5bed house• Three 1bed flats (2 person)
Block C (Fitzroy care home) (Pink Shade)	Two 5bed dwellings with shared family room
Block D (Larch House) (Blue Shade)	Affordable flats (2 fully accessible wheelchair units) <ul style="list-style-type: none">• One three bed flat• Five 2bed flats (Inc. four 4person)• Two 1bed flats (2 person)
Block E (Yew House) (Yellow shade)	Affordable flats <ul style="list-style-type: none">• Three 2bed flats (4 person)



7. External works include:

- Widened access off Normansfield Avenue, with new internal access road
- Onsite parking
- Refuse and cycle stores
- Play space with associated equipment.

Material representations - consultees:

Environment Agency	No objections, subject to conditions
Public Health	The proposal has considered the impact on health and there is enough healthcare provision in the area to be responsive to the increase in number of residents.
English Heritage	This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
Policy	The proposed use, including re-provision of the care home, supported independent living and affordable housing, will contribute towards meeting

	<p>future local needs and offer significant community benefits, albeit within a residential context. This approach therefore satisfies Policy DMS12.</p> <p>In principle welcome mix of supported and affordable housing to meet local needs, provided the viability case is satisfactory and delivery of affordable housing is secured by legal agreement.</p>
Education	<p>No comments except:</p> <p>The expansions of Hampton Wick Infant and St John the Baptist Junior School should be able to cater for any increased demand for primary places as a result of this development and there is considerable space capacity in the secondary sector within the western half of the borough.</p>
Ecology	<p>No objections, subject to the following conditions to secure ecological provision, protection and to complement the adjacent SNCI:</p> <ul style="list-style-type: none"> • Adopt recommendation 5.2 of Badger Survey • Removal of the fox den and rabbit warrens • Adoption of recommendations within the ecology report
Environmental Health	<p>No in principal objections subject to the following conditions:</p> <ul style="list-style-type: none"> • Mechanical Services Noise Control • Construction / Demolition Method Statement (CMS)
Council's Arboricultural Officer	<p>No principle objections, subject to the following conditions:</p> <ul style="list-style-type: none"> • Work in accordance with submitted Arboricultural details • Pre-Start Meeting • Site Monitoring Evidence • Tree Planting Scheme • Landscaping condition
Urban Design	<p>The boundary tree planting is important to the overall character of the Normansfield Conservation Area and the proposed layout avoids impinging on this as far as possible.</p> <p>The proposed scale relates to that of surrounding developments.</p> <p>Materials: concern over use of white bricks throughout (in addition to stonework)- sounds rather 'industrial park' in character- picking up on more typical locally used brickwork would help integrate the development into the site and landscape. Slate roofing appropriate.</p> <p>The revision to the boundary treatment, to incorporate both fencing and railings is acceptable.</p> <p>Materials, fenestration, landscape should be conditioned.</p>
Transport Planner	<p>No objections, subject to conditions:</p> <ol style="list-style-type: none"> 1. S106 to remove access to resident parking permits. 2. Preference for refuse vehicle to enter site to collect refuse as locations of refuse store closest to the road are difficult particularly on

	<p>Normansfield Avenue. Residents must not walk more than 30.0m to deposit refuse. – If cannot be catered for, a Refuse Management Plan condition required</p> <ol style="list-style-type: none"> 3. Fire tender turning on site is tight – may need hydrant 4. CMS. 5. Details of cycle storage <p>Applicants advice:</p> <ul style="list-style-type: none"> • The internal access road will not be adopted as public highway.
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Material representations -neighbours:

8. One letter of support
9. One general observation:
 - Tenure of the affordable housing
10. Four letters of objections have been received:

Land use	<ul style="list-style-type: none"> • Density • Only 25% of the proposal provides care for people with learning difficulties • Care home space constrained • Mix of units – should have more houses than flats
Highway	<ul style="list-style-type: none"> • Parking not adequate • Parking provision and layout • Use of disabled parking spaces • Size of disabled parking bays • No visitor bays • Need parking restrictions • Need mini-roundabout at junction of Normansfield Avenue and Kingston Road • Need extension of double yellow line on the junction of Broom Road and Normansfield Avenue • Cycle provision • Impact on on-street parking
Design	<ul style="list-style-type: none"> • Size • Height • Overdevelopment • Visual amenity • Scheme does not restore visual amenity
Residential standards	<ul style="list-style-type: none"> • Lack of gardens • There should be more space for the care homes
Unneighbourly	<ul style="list-style-type: none"> • Overlooking / loss of privacy • Noise • Noise from bin store and collection / services • Need evergreen trees to provide privacy to adjoining residents
Construction	<ul style="list-style-type: none"> • Dust and dirt disturbance

	<ul style="list-style-type: none"> • Construction plant and vehicles • Hours of construction • Construction parking • Traffic generation and highway safety
Trees / Ecology	<ul style="list-style-type: none"> • Need strict preservation of trees • Loss of trees and landscaping – impact on visual amenity • Should have replacement planting • Lack of replanting • Ecological survey out of date
Other matters	<ul style="list-style-type: none"> • Consultation • The consultation process and navigating the website is unclear, inconsistent and unacceptable.

The Teddington Society: Whilst not an objection, the Society are questioning whether the scheme provides enough parking.

Amendments:

12. Amendments have been made to the scheme, some of which include:

- Updated ecology report
- Enlarged play space
- Yew House – horizontal detailing to break up massing of the building
- Fitzroy care home – amended roof design
- Affordable houses – increased height of parapet, so mansards appear less conspicuous
- Boundary treatment – additional railings
- Site layout – amendments to bike store and incorporation of raised crossing.

13. These amendments generated the following representations:

- General observation – reason for the delay in the decision; still too cramped; obvious adverse repercussions; Council should sell site and buy larger elsewhere
- Two letters of objection
 - Recommendations of the Preliminary Ecological Appraisal not reflected in scheme
 - Tree report out of date
 - Will the loss of landscaping be compensated?
 - Who will be responsible for the landscaping?
 - No mention of green roofs, lighting, hedge-hog gaps – who will implement these?
 - The dense built up is at odds with the sentiment of the Ecological appraisal.
 - Inaccuracies in the drawings

14. The scheme was amended further as the mini-bus space was insufficient in size, and therefore relocated to space C1. Given the minor alterations, and the scheme not altering the parking provision, this was not subject to amended notification.

15. Any further letters of representation will be reported to the Planning Committee.

Professional comments:

Land use- Loss of community use:

16. Whilst the previous use, The Avenue Care Centre, ceased operation in 2007 and the building was demolished in 2011, prior to accepting residential on this site, the loss of the sites community use needs to be justified.

17. Policies CP16, CP17 and DM SI 2 resist the loss of social infrastructure unless it can be shown that the facilities are no longer needed or that the service could be adequately re-provided in a different way or elsewhere in a convenient alternative location; and no alternative social infrastructure uses / developments are suitable. To address such policies, the following justification has been provided:

- Despite previous proposals to reinstate a community use on the site, this has not reached implementation.
- Hampton Wick Infant School expressed an interest in the site. However, a background paper on Education Needs Assessment (September 2013) found that there was no identified gap in provision, apart from a shortfall in Ham. Therefore, The Avenue Centre site was therefore not needed to facilitate the expansion of school services.
- The applicants examined the availability and provision of existing D1 uses in the Hampton Wick area (and within a walking distance of approx. 10 minutes (or 1km)), which has identified the site is not required to supplement D1 uses and the area is well provided of such uses and services:
 - *Crèches, Day Nurseries and Day Centres:* There are numerous services available in the area including Bushy Park Day Nursery; the Pre-School Centre; and the Hampton Wick Infants School
 - *Education:* There are various education and training services available in the Hampton Wick area for all age groups, including, St. John the Baptist Junior School, Sacred Heart Primary School, the Dots n' Dashes Centre and Teddington Secondary School.
 - *Museums and Galleries:* There are two facilities, namely The Langdon Down Museum of Learning Disability and the Normansfield Theatre.
 - *Libraries:* The area already benefits from Hampton Wick Community Library.
 - *Public Halls:* There are a number of public halls and community centres which serve the Hampton Wick Area.
 - *Worship/Religious Services:* The Hampton Wick area has a wide variety of places of worship which adequately serve the religious needs of several religious denominations in the locality.
 - *Medical/Health Services:* Hampton Wick GP surgery lies approx. 350m from the site. The applicants have confirmed at the time of writing the Planning Statement, the surgery was welcoming new patients, which suggests that it is running below capacity. Further, a study carried out by the NHS London Health Urban Development Unit on Richmond GP Services (May 2015) found that GP services in the Hampton Wick area, specifically the Hampton Wick Surgery, are fit for purpose and providing adequate services to the community, acting at target or above with regard to floor space deficiency. There are also private practitioners in the area which offer a wide variety of dental, pharmaceutical and holistic health services around physical and mental well-being.
- The site has been on the Council's Sales/Re-Investment Programme since 2010. The 2010-2013 Programme indicated that a community centre/day centre is no longer required and proposes it for residential redevelopment, subject to planning, and specifically mentions accommodation for people with learning difficulties as possibly appropriate.

18. In light of the above, and taking into consideration the site history; long terms vacancy, and the existing social infrastructure provision in the locality, it is evident that the site is not required for social infrastructure provision. In addition, the scheme includes the provision of an enhanced care home, supported independent living and affordable housing, thereby contributing towards meeting future local needs and offering significant community

benefits, albeit within a residential context. Weight is given to such benefit. This approach therefore satisfies Policy DMS12.

Provision of the care home and supported living units

19. Policies CP17 and DM SI1 support the provision of new or improved facilities for health and social care and other facilities, where it provides for an identified need; and meets other relevant policies. Similarly, policy DM H05 supports new accommodation which meets an identified local need.
20. The re-provision of the care home and units for supported independent living is welcomed, meets an identified local need and provides an opportunity to deliver modern, well designed residential care accommodation. Further, Adult & Community Services have been involved to ensure the proposals reflect their requirements.

Affordable housing:

21. There is an identified need across the borough for the provision of additional affordable housing:
 - Richmond has one of the highest average housing prices in the UK.
 - The position for first time buyers is particularly challenging, with an average household income of £75,000 to £80,000 is required to purchase a flat in the borough.
 - Affordable housing plays a key role in maintaining independence for those who need it, preventing homelessness and giving vulnerable households the life skills necessary to live independently.
 - While Richmond Housing Partnership and the other housing associations own and manage housing stock within the Borough, Evidence Base for Tenancy Strategy (October 2012 – para. 170) identifies that there are 12 households waiting for every property that becomes available for re-let within the borough. New completions can make a significant difference to the supply of affordable homes available for letting in any one year and discussions with providers indicates that developments on housing association or Council owned sites provide the best means of securing larger accommodation and maintaining delivery.
22. Accordingly, Policy CP.15 Affordable Housing expects sites capable of 10 or more units, 50% of all new units to be affordable, with a tenure mix of 40% housing for social rent and 10% intermediate housing. Further, the affordable housing should reflect the need for larger social rented family units and the Sub-Regional Investment Framework requirements. A scheme in isolation of this size generates an on-site affordable housing provision of 7.5 units (50% of 15 units).
23. The scheme has been developed with Richmond Housing Partnership (RHP) and the Council's Housing Team. As a result RHP proposes 100% affordable rent, to provide four units (generated by the private housing scheme at Marchmont Road (ref: 15/2517/FUL), and a further 11 affordable housing units for this scheme. A scheme providing 100% affordable housing is welcomed, and exceeds the requirements outlined in policy. Whilst the mix departs from policy, the proposal has been developed with a local Registered Provider to address local priority needs. Given the siting of the site (not within a town centre) the mix of 1, 2 and 3 bed properties is appropriate.

Residential Standards

24. New dwellings must provide adequate internal space and appropriate external private and/or communal amenity space to meet the development needs (policy DM HO4):
 - From 1 October 2015, 90% of new housing is expected to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% is expected to meet Building Regulation Requirement M4(3) 'wheelchair user dwellings';
 - Developments should meet the Nationally Described Internal Space Standards;

- In terms of external space, policy DM HO4 requires 70m² for 3beds or more, and a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1m² should be provided for each additional occupant. Such spaces should be private, usable, functional and safe; easily accessible from living areas; well orientated; sufficient size to meet the needs of the likely number of occupiers; and accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.
25. *Internal space:* The dwellings provide sufficient flexible internal space, acceptable circulation levels and have been designed to accord with Greater London Housing Design Guide (2010) and the national space standards. Further, the scheme provides two wheelchair compliant (and Wheelchair Housing Design) flats at ground floor in Larch House (Flats 1 and 2). The provision to higher standards will be secured via condition. The Noise Assessment demonstrates that through standard wall construction and thermal double glazed units, internal sound levels would meet guidelines.
26. With respect to the care home, these residents have acute learning needs requiring the highest level of care and staffing levels. The building is designed to function as two separate 5 bed houses. The internal layout has been arranged to provide communal living, but also offer residents more independence, and the size of the rooms are designed to comply with CQC requirements. The building also has its own generous, secure private garden for residents.
27. With respect to quality of living accommodation, SPG suggests 20m between main habitable windows and 13.5m where principal windows facing onto a wall. However, developments are not necessarily precluded where standards are not met, as each site must be considered on a site by site basis. In this instance:
- Fitzroy House is approx. 14m from the flank wall of Oak House
 - Oak House and the Affordable houses have broadly the same rear building lines
 - There is only 13.5m between habitable rooms in Oak and Larch House
 - There is only 15m between the affordable houses and Yew House
- Whilst the internal distances between the affordable houses and Oak and Yew House are not ideal, given this concerns only front elevation windows, and is similar to other relationships in sub-urban streets, on balance this is accepted.
28. *Amenity space:* All units, apart from the four affordable houses meet the external space standards. These houses are adjacent to the north boundary and incorporate private gardens of approximately 45m², rather than the required 70m². Concern is expressed regarding the shortfall, especially given they are north facing and partially below tree canopies. However, these spaces are still easily accessible, private, and given the provision of a play area within the site, and the close proximity to Broom Road recreation ground, a refusal on such ground is not deemed warranted.
29. The flats incorporate private balconies, meeting the requirements of policy DM DC6, whereby they are sufficient size, primarily located adjacent to living space; well orientated; and can incorporate screening (secured via condition).
30. *Play space:* Residential developments that accommodate ten or more children should provide suitable play spaces, based on 10sqm per child in addition to general amenity space. As set out in CP17 and DM OS7, play space should be within a safe and convenient walking distance, and contain safe equipment, be easily accessible and overlooked by family houses where possible, enclosed by fencing or railings. This should meet the London Plan SPG 'Providing for children and young people's play and informal recreation'. Applying the London Plan play space calculator, 184m² of play space is

required, and this has been provided. In addition the site is within close proximity to Broom Park recreation ground, which has access to a play area, large sports field, and beach volleyball courts.

Siting and design

31. Strategically, policy CP7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. This is reflected in policy DM DC1, which requires development to be of a high architectural and urban design quality that is inclusive, respect local character, and connect with and contribute positively to its surroundings based on a thorough understanding for the site and its context. In assessing such, the Council has regard to scale, height, massing, proportions, form, layout, access, space between buildings, detailing and materials. This is reflected in the London Plan.
32. With respect to mixed use schemes, developments should take account of any potential impacts of the juxtaposition of uses, and make the best use of land by sharing facilities, such as parking, entrance ways and amenity space, (DM DC2).
33. The site forms part of the former Normansfield Hospital site, and is within Conservation Area 59 (Normansfield Teddington). Therefore the development should conserve and enhance the character and appearance of the area (policy DM HD1). Further, any possible visual impact on the character and openness of the adjacent Other Open Land of Townscape Importance should be considered.(DM OS3).
34. The conservation area (CA) statement identifies one of the main problems and pressures is, development harming the balance of the remainder of the landscape setting, and the obstruction or spoiling of views, skylines and landmarks.
35. The surrounding area has a varied character. Trematon Place, to the north, accommodates three storey buildings with pitched roofs within parkland setting behind black railings. To the east of Broom Road are the three storey terrace townhouses of Broom Park, set behind a walled boundary. To the south of the site are the recently remodelled school buildings of Hampton Wick Infant & Nursery School. West of the site, is a three storey residential development, Maple House. Langdon Park is a four storey residential development. The former hospital buildings have a Victorian electric style, with curved / vaulted roofs.
36. Currently the site is vacant, unsightly and overgrown. The schemes layout has been designed to reflect the surrounding urban grain by siting buildings along an access road surrounded by landscaped gardens. The scale of the proposed buildings respects those in the locality, and siting of these off the east and south boundaries, allowing for the retention of mature trees and additional landscaping. Consequently, the development will not appear overly intrusive in the streetscene, and maintain the character of developments within parkland settings. By reason of the varied style of architectural within the locality, the design approach is acceptable. The proposed units are well proportioned; elevations are broken up with detailing, setbacks, and balconies. Further, the scheme incorporates a unified aesthetic approach to the elevations, to establish a sense of place, but also to ensure that the care home does not 'stand out' from the other surrounding residential development.
37. The area supports a mix of materials, including brick, render and timber cladding. Consequently, the choice of materials will not appear at odds. However, conditions securing final details are recommended:
 - Elevations: Mix of self-coloured render and smooth facing brickwork
 - Roofs: Slate and flat roofs either single ply or liquid applied membrane.

- Windows: Composite metal double glazed window units
- Doors: Composite metal double glazed doors and hard wood entrance doors
- Boundary treatment: New timber fencing and railings.
- Vehicle access and hard standing: Permeable paving to all areas
- Lighting: Way finding lighting to internal access road / common areas / play area and entrance to accommodation.

38. The site currently has a dilapidated fence on the east and south boundaries. Officers did request the boundary treatment to consist of railings to reflect that at Trematon Place. Unfortunately, the applicants advised that the care home operators require close boarded fences for security and safety reasons. However, have agreed to incorporate railings along the west boundary and to Normansfield Avenue up to the point of the pedestrian passage. By reason of the mixed boundary character in the vicinity, this is accepted.

Highways and parking

39. It is necessary to consider the impact of any new development on the existing wider and local transport network for all modes, how it links with the network, impacts on highway safety, and parking.

40. Policy GP5 recognises the need for travel will be reduced by the provision of employment, shops and services at the most appropriate level locally. Further, it advises that outside Richmond and Twickenham town centres, developments should have regard to maximum parking standards.

41. Policy DM TP2 advises that the impact of new development on the transport network will be assessed against policy and transport standards. With respect to the latter, policy DM TP8 sets out the maximum parking standards, and these standards are expected to be met, unless it can be shown that in proposing levels of parking there would be no adverse impact on the area in terms of streetscene or on-street parking.

Local Highway Network

42. In terms of the existing highway network, the site is accessible from the eastern end of Normansfield Avenue immediately west of the priority 'T' junction with Broom Road / Lower Teddington Road. Normansfield Avenue is a single carriageway and has footway provision on both sides. There are 'keep clear' road markings immediately outside of the site access due to the existence of a nursery and primary school on the southern side of Normansfield Avenue, and traffic calming measures. There are a limited number of on-street parking bays on the northern side of the road. Normansfield Avenue is also located within a CPZ Zone 'X' which operates between Monday – Saturday for the period 08:30 – 18:30.

43. Whilst the site has a low PTAL rating of '2' (approx. 1km to the north-east of Kingston town centre, 400 metres north of Hampton Wick centre and 1.7 kilometres to the south-east of Teddington), the site is accessible by sustainable modes of travel, with employment, education, retail and leisure facilities available by sustainable means:

- **Walking:** Site users will be able to walk to Hampton Wick, Teddington and Kingston, with surrounding roads having wide footways.
- **Cycling:** Broom Road and Lower Teddington Road are both designated cycling routes, offering convenient routes to access Hampton Wick, Kingston and Teddington.
- **Buses:** The closest bus stops are located on Upper Teddington Road, approximately 410-500m from the site.
- **Rail:** Hampton Wick station is only approx. 760m sw of the site. Kingston and Teddington stations are located 1.4 km and 1.8 km from the site, respectively.

Access to the site

44. It is proposed to retain the existing vehicular access point, located at the south-west corner, which will afford sufficient visibility. An internal road will go through the middle of the site and form a turning head outside the care home facility. There are separate pedestrian access points.

Car Parking Provision.

45. The scheme generates the following onsite parking:

	Standard	Provision on site
Registered provider development	1 space per dwelling	<ul style="list-style-type: none">• 1 space per house• Oak House – 1 space per unit• Larch House – 1 space per flat• Yew House – 1 space per dwelling
Registered care homes	1 space per 5 residents plus 0.5 spaces per unit of staff accommodation (3 spaces required)	<ul style="list-style-type: none">• 7 provided (including 3 disabled parking spaces and 1 mini bus).

46. To facilitate electric vehicle charging on-site the London Plan requires that one in five spaces are provided with an electric charging point. The scheme provides three parking spaces, which will be conditioned.
47. Whilst the scheme over-provides on-site parking for the care home, this is required owing to the needs of the residents, who have acute care needs demanding the highest staffing and visitor levels, and the requirement for a mini-bus space. Whilst the tandem parking is not ideal, these will be used by staff, and the manager of the care home will ensure these operate smoothly.
48. The applicants have also agreed to a Grampian condition removing car parking permits in the CPZ (as this is currently over-subscribed), to ensure there is no unacceptable pressure placed on the local highway.

Cycle Parking

49. The scheme meets the cycle storage standards:

	Standard	Provision on site
Registered provider development	1 space per dwelling	4 in communal store – Oak House 4 spaces in secure store – Yew House 8 in communal store – Larch House Houses (within sheds or secure shelter in front garden)
Registered care homes	0.5 spaces per unit of staff accommodation	2 in communal store

Delivery and Servicing Arrangements

50. There are two refuse collection points located at the site, together with two further bin stores. It is currently unclear as to whether deliveries will be made onsite or adjacent to the site. Therefore a Refuse Management Plan condition is recommended. Site deliveries will be undertaken from the internal road.

Trip generation

51. The site is currently vacant and not been occupied in recent years. Therefore for the purpose of this application, it has been assumed that the site generated trips similar to that of other day care centres. The proposed land uses generate the following trip generation:

Care home	<p>It is anticipated that the trips generated at its current location (Marchmont Road) will remain similar once relocated and is therefore based on the current staff travel data provided by 'Fitzroy'.</p> <p>The care home has advised 19 staff will be employed, and typically over any 24 hour period, approximately 14 staff (74%) would arrive by car with a further five staff (26%) arriving by alternative travel modes.</p> <p>It is anticipated that four of the five staff for each of the daytime shifts will travel by vehicle with three out of the four staff for the nightshift. During the Am peak the care home could contribute 1 additional vehicle trip and 4 additional trips during the PM peak. Over the course of the day the care would generate 38 two way staff vehicle trips.</p> <p>There are approximately 20 two-way vehicle movements per day on average associated with visitors and deliveries, spread out throughout the day, with approximately two trips per hour between.</p> <p>In summary, the Care Home is anticipated to generate a total of 3 vehicle trips during the AM peak and 6 trips during the PM peak, with 48 vehicle trips generated daily.</p>
Independent living units	<p>Utilising the TRICS database, the analysis highlights only one trip would be generated in the AM and PM peak, with a low volume of eight two-way trips across the 12 hour period from this portion of the site.</p>
Affordable residential units	<p>Applying TRICS only six and seven two-way vehicular trips would be generated from the residential portion of the site in the AM and PM peak, respectively. Circa 60 movements would be generated over the 12 hour daily period.</p>

52. In summary, the anticipated level of vehicular trips is not considered to be significant in terms of impact on the local highway network, with the cumulative vehicle trip generation for the total development indicating only 8-12 two-way vehicular trips generated during the AM and PM peak, respectively. Circa 99 vehicle trips will be generated across the 12 hour period, distributed as 50 arrivals and 49 departures.

Travel Plan

53. Notwithstanding the above a Travel Plan for the Care Home has been developed, containing a package of measures to promote more sustainable travel choices and single occupancy car trips. This will be conditioned.

Traffic and parking summary:

54. Taking into account the details provided, and onsite car parking provision, subject to conditions (CPZ permit removal), the development is not deemed to have an unacceptable adverse impact on the operation of the local highway or transport networks, or parking

congestion. The scheme incorporates a framework Construction Method Statement. Whilst the full document will be conditions, this provides the following details, and a full CMS will be conditioned:

- There will be 24hour emerge contact details
- Contract numbers will be displayed at the site entrance
- The scheme will comply with the Control of Pollution Act 1074.
- A Construction Logistics Plan will be developed
- Specific measures will be adopted to minimise the risk associated with young children.
- The construction will provide for wheel washing.

Residential amenity

57. Policy DM DC5, seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. To protect privacy, there should normally be a minimum distance of 20m between main facing windows of habitable rooms. In addition the Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining properties or land are protected from overshadowing in accordance with established standards.
58. As previously outlined, the site is vacant, and therefore any development will have a visual impact on surrounding residents and occupiers. However, officers need to establish whether the proposed relationship is reasonable, and does not unduly compromise residents level of amenities.
59. Trematon Place adjoins the sites north boundary. The nearest residential properties are sited 40m off this boundary, with these benefiting from spacious gardens. The scheme proposes three blocks adjacent to this north boundary, two storeys with roof accommodation. Given the developments siting off the boundary (approximately 8-12m) and the overall distance between residential properties, and the significant natural screening between, the scheme is not deemed to unduly harm their amenities in terms of light, visual impact or loss of privacy.
60. Broom Park, on the east side of Broom Road, is a three storey residential development. Properties and gardens within. The proposed care home and Larch House (both 2-3 storeys) will not doubt alter the outlook of these properties, however, this in itself is not a reason for refusal. Broom Park gardens and properties are 10-20m respectively to the developments east boundary. The care home and Larch House is sited approx. 9-23m off the east boundary. By reason of such separating distances, the scheme will not appear overly intrusive or cause unacceptable loss of light or overlooking.
61. Hampton Wick Infant and Nursery School is sited to the south. Given the distances between these sites, and the residential properties to the west, this is not raising unacceptable unneighbourly impacts.
62. The scheme will not doubt increase activity and associated noise. However, given the proposed road is centrally located, the residential character of the immediate area, the site being located on the corner of two roads, this is not deemed to be unreasonable.

Trees and landscaping

63. The abundance of trees in the borough is a great asset to its environment, softening the hardness of buildings and streets, adding life, colour and character to the urban landscape. Policy DM DC4 thereby seeks to protect the boroughs trees and landscape, and there will be a presumption against unacceptable loss of trees, unless there is suitable mitigation.

64. An Arboricultural Impact Appraisal has been submitted. The existing tree stock is generally confined to the boundary, outside the area of the construction. However, some maintenance works to thin and raise the crowns will be required to allow additional light into the site and to enable the development to be read as part of the urban landscape rather than as an isolated community. In addition to maintenance works, the scheme does unfortunately result in the removal, including:

- 1 category B group
- 2 category C groups
- 4 category C individual trees
- 2 category C – part of groups

Whilst this is regrettable, given the majority of these are lower quality, the retention of a number of trees which will buffer any impact, and the scheme incorporating space for new landscaping (which will be conditioned), the scheme is not deemed to have a significant impact on the visual amenity and character of the site and immediate area.

65. With respect to tree protection, the scheme proposes protective fencing and ground protection. With the implementation of such, it is deemed the retained trees can be successfully retained.

66. The submission has been reviewed by the Council's Arboricultural Officer who raises no principle objections subject to conditions concerning pre-start meetings, site monitoring, and replacement tree planting and landscaping.

Impact on health services:

67. A further study carried out by the NHS London Health Urban Development Unit on Richmond GP Services (May 2015) found that GP services in the Hampton Wick area, specifically the Hampton Wick Surgery, are fit for purpose and providing adequate services to the community, acting at target or above with regard to floor space deficiency. The applicants Health Impact Assessment concludes, the scheme will not have an unduly detrimental effect on the level of medical and healthcare services within the vicinity of the development site. Public Health Colleague's raise no objection.

Flooding

68. Development is guided to areas of lower risk (DM SD6). Furthermore, all developments are required to follow the drainage hierarchy and must utilise Sustainable Drainage Systems wherever practicable (DM SD7). A Flood Risk Assessment has been submitted, confirming that the scheme is within Flood Zone 1, does not have any localised drainage issues; and results in a net decrease in impermeable area. Environment Agency raise no objection, subject to conditions.

Ecology

69. Policies CP4 and DM OS 5 advise that the Boroughs biodiversity will be safeguarded and enhanced, and therefore all new development will be expected to preserve and where possible enhance existing habitats. Furthermore, all development will be required to incorporate new biodiversity features and habitats into the design of buildings themselves as well as in appropriate design and landscaping schemes of new developments with the aim of attracting wildlife and promoting biodiversity where possible. The above is reflected in the London Plan

70. A Preliminary Ecological Appraisal and Badger survey Report have been submitted.

71. The Badger survey was carried out in May 2016, on site and within 30m radius of the site (where accessible). This found:

- a. No evidence or signs of badgers
- b. No setts or other badger field signs
- c. One single mammal borrow – however, this was not in use; and mammal burrows approx. 10m from the northern boundary

As the development may potentially impact badgers, the following recommendations are made:

- 1. Prior to commencement, a walk over survey should be carried out and on adjacent land
- 2. Excavations should not be left open overnight, or mammal ladders be provided.

72. The Primary Ecological Appraisal consisted of:

- a. Desk Study
- b. Phase 1 Habitat Survey (25 May 2016)
- c. Protected Species assessment
- d. Evaluation of the sites importance.

This advised that the site is not in, or adjacent to, a statutory designated area of nature conservation. However, the closest non-statutory SINC is The Copse at Hampton Wick and Normansfield Hospital Land, which is a wooded nature reserve adjoining the western boarder or the development site. By reason of this area being separated off by either a road or vegetation, which will be protected, this habitat has a suitable buffer to ensure there is no unacceptable risk to these SINCS.

73. It is appreciated there are habitats of wildlife value in the scattered trees access the site. The surveys have found the semi-mature and mature trees contain no suitable features for these to support roosting bats, however, the woodland and trees have high potential to support bird species and foraging and community bats. On the basis of the above a number of recommendations are suggested:

- Woodland should be retained, protected and enhanced. The development should work on the principle of 'no-net-loss' of vegetation – therefore any loss of vegetation should be compensated through soft landscaping and green roofs
- SUDS should be considered
- Bats:
 - Re-survey is commencement is after 18 months of the date of the initial survey.
 - Woodland strips, scrub and scattered trees should not be illuminated / have sensitive lighting schemes
 - New bat roosting opportunities
- Birds:
 - Trees should only be removed between September and February or checked prior to felling
 - New bird roosting opportunities
- Hedgehogs:
 - Habitats will be impacted, therefore ground cover clearance should be undertaken outside hibernation period (November – March)
- Use of good horticultural practices
- Biodiverse green roofs
- Provide habitats for stag beetle and invertebrates

74. The above has been reviewed by the Council's ecologist, who confirms no objection subject to conditions applied to secure ecological provision, protection and to complement the adjacent SNCI

Sustainability

75. Policy CP1 states that the Council will seek to maximise the effective use of resources including water and energy and will assist in reducing any long term adverse environmental impacts of development. Development will be required to conform to the Sustainable Construction Checklist SPG. Policies CP2 and DM SD 2 set out a hierarchy that first requires an efficient design to minimise the amount of energy uses, secondly by using low carbon technologies and finally, where feasible and viable, including a contribution from renewable sources. Developers are required to achieve a 35% reduction below Part L 2013, including 20% provided via renewable energies, to improve savings beyond those generated by energy efficiency measures. Notwithstanding the above, Policy DM SD1 notes that the aesthetic considerations of the renewable energy technologies must also be considered in any submission. The policy requirement is to meet BREEAM 'Excellent' for the care home.
76. A Sustainability Statement, Energy Assessment Report and Sustainable Construction Checklist has been prepared. These include confirmation that the scheme:
- Will meet Code for Sustainable Homes – Level 4 and Breeam Excellent.
 - Will achieve a total reduction in regulated carbon dioxide emissions of 35% over 2013 Building Regulations.
 - Will go through the hierarchy of be lean, clean and green. These include:
 - High insulation measures within the building fabric to reduce air permeability; efficient heating services, lighting and control systems; Water saving measures that would enable the development to achieve predicted average water consumption of less than 105 litres per person per day through the use of controlled dual flush toilets and restricted flow showers and taps
 - PV panels and air source heat pumps.
- On the basis of the above, the scheme will not prejudice the aims of the sustainability policies.

Conclusion:

77. The site previously accommodated The Avenue Care Centre. This ceased operation in 2007 and the building was demolished in 2011. Prior to accepting a residential use, the prospect of achieving an alternative community use needs to be explored. Officers consider this has been justified as the site has been on the Council's sales / Re-Investment Programme since 2010; there is no identified gap in community provision in terms of education; and there is adequate provision of other D1 uses in the locality. In addition to such, weight is also given to the enhanced care home, and provision of supported independent living and affordable housing, thereby contributing towards meeting future local needs and providing significant community benefits.
78. The carehome is being relocated from Silver Birches in Richmond, which is subject to a separate planning application for its redevelopment to provide 9 private residential houses (15/5217/FUL). Part of the acceptability of the Silver Birches scheme will be subject to securing the delivery of the carehome on The Avenue Centre site, and for the delivery of 4 of the affordable homes.
79. The re-provision of a modern well designed care home and units for supported independent living is welcomed meeting an identified local need. The scheme exceeds the affordable housing requirements, providing 100% affordable rent. Whilst the mix departs from policy, the proposal has been developed with a local Registered Provider to address local priority needs. The quality of the accommodation meets standards.
80. Given the site has been vacant for a considerable period of time, there is no doubt that the proposal will alter the outlook of properties and have a visual presence. However, by reason of its acceptable siting, design, scale and suitable separating distances from

residential properties, this is not deemed to either harm the character and appearance of the site and locality in general, or cause demonstrable impact on surrounding residential properties. Further, subject to conditions, the scheme will not have an unacceptable impact on the biodiversity and landscaping value of the site.

81. The proposal is not deemed to cause significant impact on the local highway network, and by reason of the on-site parking provision and subject to conditions (CPZ removal, Travel Plan etc.), will not cause unacceptable traffic or parking congestion.

RECOMMENDATION: PERMISSION, subject to the conditions and informatives, and the completion of a Section 106 Legal Agreement securing all resident units to be affordable, and their tenure and nominations.

Standard conditions:

- AT01 - Development begun within 3 years
- BD04 - Details (windows / doors / play equipment/ PV/air source heat pumps / balcony screening)
- BD12 - Details - Materials to be approved
- DV01A - Boundary enclosure
- DV11 - Use of roof restricted
- DV15 - Windows obscure glazed
 - Yew House – Ground, first & second floor bathrooms
 - Larch house – Ground, first and second floor bathrooms
 - Oak House - Ground and first floor wet rooms and bathrooms
 - Fitzroy Care Home – Ground, first and second floor bathrooms and wet rooms
 - Affordable housing – ground and first floor bathrooms and wcs
- DV30 - Refuse / recycling storage
- DV40 - Travel Plan
- DV43 - Restriction of car parking permits
- DV48 - Decision Drawings
 - General Arrangement Larch House 1443/SK15H
 - Yew House Affordable Flats 1443/SK13K (not the siting of the bin store or the size / siting of the play area)
 - Communal bin store 1443/SK19B
 - General arrangement drawing Fitzroy care home 1443/SK12V
 - The avenue Day Centre 2007/0017/001
 - Existing site photographs 1443/SK/02
 - Affordable housing GA of terrace of 4 No. 3bed houses 1443/SK11J (not the siting of the bin-stores)
 - General arrangement oak House Independent living accommodation 1443/SK14G
 - Proposed east and west facing elevations 1443/SK18D
 - Proposed north facing elevations 1443/SK17E
 - Proposed south facing elevations 1443/SK16E
 - Proposed site plan 1443/SK08S
 - Site location plan 1443/SK/01
 - Proposed site sections 1443/SK20 A
 - Topographical survey T12/0085/P/0001
 - Tree Protection Plan T12/0085/P/0001
 - Email from Dido Milne dated 16 August 2016
- PK06 - Cycle parking
- LT11 - Landscape Management - Large Scheme
- GD02A - Restriction – Alterations / extensions

APPENDIX SEVEN

Map showing 1mile radius of Meadows Hall – TW10 6LN



Link to map:

<https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B1609.34%2C51.4599561%2C-0.2966967%2C%22%23AA493E%22%2C%22%23FF7E5F%22%2C0%5D%5D>

The existing provision of D1 use has been examined within a 1 mile radius of the site, which has identified that this site is not required to supplement D1 uses. The area is well provided for such uses and services:

- **Creches, Day Nurseries and Day Centres:** There are 10 day nurseries which serve the local area.

- **Education:** There are a number of Primary and secondary Schools which cover the locality as well as an Adult Community College and the American University.
- **Museums and Galleries:** There are six heritage sites within the area including Richmond Museum.
- **Libraries:** There are two libraries within the area including Richmond Library and the Richmond Information and Reference Library in Whittaker Avenue.
- **Public Halls:** There are a couple of public halls available as well as two local Sports Centres and a variety of church hall spaces.
- **Worship / Religious Services:** There are a number of denominations represented in the area as well as the Richmond United Synagogue.
- **Medical / Health Services:** There are eight dental practices available, two of which are private. There are also nine medical centres that serve the area.