

# Kingston Bridge House, Church Grove, Hampton Wick KT1 4AG

## Members Briefing 6.12.2023

On Wednesday 6 December members of the planning committee will discuss our proposals for Kingston Bridge House in Hampton Wick. We propose to refurbish and redesign the derelict and dilapidated student accommodation building into 70 new homes. The application is recommended for approval.

Crucially, our proposed development does not alter the height and massing of the existing structure. The proposal has seen a significant level of support from the local community.

In addition to providing new social rent affordable housing - with early and late stage reviews to ensure the maximum possible quantum of affordable - there will be significant improvements to biodiversity, landscaping and access.

The images below show comparisons of the existing building with computer-generated images of how the new building will look.



*Existing*



*Proposed*



*Existing*



*Proposed*

## Project Benefits

- ◇ Derelict, hazardous, and unneeded student accommodation revitalised into much-needed family flats of various sizes.
- ◇ Low carbon heating through the use of Air Source Heat Pumps.
- ◇ 181% Biodiversity net gain due to the inclusion of a green biodiversity roof.
- ◇ High quality refurbishment and transformation of the existing structure using materials complementary to the surrounding conservation area and heritage assets.
- ◇ Significant improvements to the biodiversity and landscaping of the site and surrounding area, including the planting of 16 new trees.



Existing



Proposed

## Local Support and Comments

This proposal received significant local support, with 53 letters of support and only 12 objections. Below, you can see some of the comments made by local residents:

- ◇ *“More homes are needed”*
- ◇ *“I feel that it is incredibly important that it is revitalised into something useful, such as housing rather than unneeded commercial”*
- ◇ *“The houses are much needed amenity for the local area with the shortage of suitable living accommodation in the area”*
- ◇ *“Creating more new homes will help the local businesses, and most of them are family businesses”*
- ◇ *“We need homes! This development would improve the appearance of this very shabby corner”*
- ◇ *“We believe that the residential block will help increase our customers and revenue”*
- ◇ *“Would like to support because more customers for local traders”*
- ◇ *“We believe that the residential block will help increase our customers and revenue”*
- ◇ *“Considering the block won’t be increased in size and parking permits won’t be issued, I have no problem with the development”*

This correspondence has been sent on behalf of the applicant, Westcombe Developments Limited. Please direct any questions to Emer Costello, London Borough of Richmond upon Thames. All images have been sourced from the committee report produced by the London Borough of Richmond upon Thames or directly from the applicant, Westcombe Developments Limited.