

**REF: R00896/AE/GT**

**BY EMAIL ONLY: [thomas.faherty@richmondandwandsworth.gov.uk](mailto:thomas.faherty@richmondandwandsworth.gov.uk)**

Thomas Faherty  
Senior Planning Officer  
Development Management (Richmond North)  
Richmond and Wandsworth Councils

5<sup>th</sup> June 2024

Dear Thomas

**74 OLDFIELD ROAD, HAMPTON  
PLANNING APPLICATION LPA REF. 24/0865/FUL  
RESPONSE TO CONSULTEE COMMENTS – SUMMARY OF AMENDED SUPPORTING  
REPORTS**

This letter has been prepared in response to the London Borough of Richmond upon Thames Internal and Statutory Consultee comments, regarding full planning application ref. 24/0865/FUL for: *“Demolition of existing buildings and redevelopment of site a two-storey self-storage facility (Use Class B8) and business centre (Use Class E(g)(i)) with an additional floor at basement level. Associated car and cycle parking, and landscaping.”*

For ease, a summary of key amendments/ changes to the submission and provision of additional information is outlined in the table below:

<b>Statutory Consultee</b>	<b>Document</b>	<b>Comment</b>	<b>Revision</b>
<b>Policy Officer</b>	Planning Statement & Proposed Ground Floor.	Clarification regarding Business Centre use & operation.	Letter confirming Business Centre use and operation sent 20 <sup>th</sup> May 2024.
<b>Flood consultant</b>	Basement Impact Assessment (BIA) & Drainage Strategy.	Need to provide two sets of borehole data information from the past 12-months & basement flood mitigation measures.  Updated drainage layout required with	Revised BIA sent including additional bore hole data sent 23 <sup>rd</sup> May 2024.  Amended drainage layout currently being prepared for issue.

		all SuDS elements as proposed & justification for the use of a pump.	
<b>Energy &amp; sustainability</b>	Energy & Sustainability Statement.	It should be demonstrated that the risk of overheating has been minimised in line with Cooling Hierarchy.	<p>Revised Energy Statement and Sustainability Statement including information regarding energy hierarchy sent 23<sup>rd</sup> May 2024.</p> <p>Further comments received – advising further steps within the cooling hierarchy should be addressed/ maximised.</p> <p>Email response addressing this point sent 5<sup>th</sup> June 2024.</p>
<b>Highways Officer</b>	Transport Statement/ Proposed Site Layout.	<p>Need to require tracking diagrams for each car parking space.</p> <p>Car parking spaces need to accommodate van of 6m in length and HGV vehicle.</p>	<p>Email sent 10<sup>th</sup> May 2024 clarifying Shurgard premises do not allow HGV on site, thus no spaces are required.</p> <p>Revised proposed site layout (<b>Drawing no.23053GA_D_002D replacing 23053GA_D_002B</b>) with slanted car parking spaces and 6 metre van spaces and accompanying tracking diagrams (<b>Drawing no. 2305220-ACE-XX-00-</b></p>

			<b>DR-C-0511</b> ) sent 23 <sup>rd</sup> May 2024.
<b>Tree Officer</b>	Aboricultural Impact Assessment (AIA).	<p>Further information required regarding the development in relation to trees for both construction phase and final relationship i.e., updated AIA, Tree Protection Plan (TPP) &amp; Method Statement should be provided.</p> <p>Root Protection Area (RPA) shapes should be polygons and car parking spaces should not cover any existing RPA. Plans should provide greater detail regarding existing/proposed surfaces.</p>	<p>Revised proposed site layout (<b>Drawing no.23053GA_D_002D replacing 23053GA_D_002B</b>) with slanted car parking spaces sent 23<sup>rd</sup> May 2024.</p> <p>Existing site plan with polygons to signify RPA and existing surface details (<b>Drawing no.23053GA_10_006</b>) sent 28<sup>th</sup> May 2024.</p> <p>Updated AIA, TPP &amp; Method Statement will be issued following confirmation from the Planning Officer that the revised parking layout/ tracking diagrams meet requirements.</p>
<b>Network Rail</b>	N/A	Need information re. the type of piling that will be used near the railway track, given the possibility for vibrations.	Email sent 3 <sup>rd</sup> June 2024 confirming secant piled wall on the building boundary line will be used.

In addition to the comments listed above, the Applicant received feedback from the Council's Design Officer on Friday 31<sup>st</sup> May 2024 regarding the proposed developments height, scale, and massing. The Applicant aims to separately respond to all comments in relation to the design of the scheme, with a meeting due to take place between the Applicant and Council on Thursday 6<sup>th</sup> May.

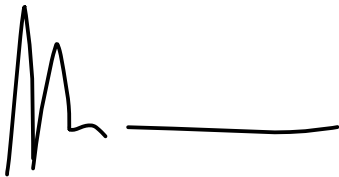
## Conclusion

I trust this provides clarity in response to all Internal and Statutory Consultee feedback and comments raised throughout the consultee period regarding the proposed Self-Storage facility and Business Centre and its operation at 74 Oldfield Road, Hampton, TW12 2HR.

I hope to have the opportunity to meet with you to discuss all additional information and revisions submitted, in addition to any other queries regarding the proposed Self-Storage facility and Business Centre associated with full planning application ref. 24/0865/FUL. Should you have any further comment, feedback, or queries in response to the application, please do not hesitate to contact Georgia Tuttle ([Georgia.tuttle@rokplanning.co.uk](mailto:Georgia.tuttle@rokplanning.co.uk)) or myself at this office.

I look forward to hearing from you.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.

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**Director**  
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**For and on behalf of ROK Planning**