

Assessment of Light industrial and Storage Stock  
in Richmond upon Thames

# Appendices

Prepared by Richmond upon Thames  
Local Plan Team  
Environment Directorate

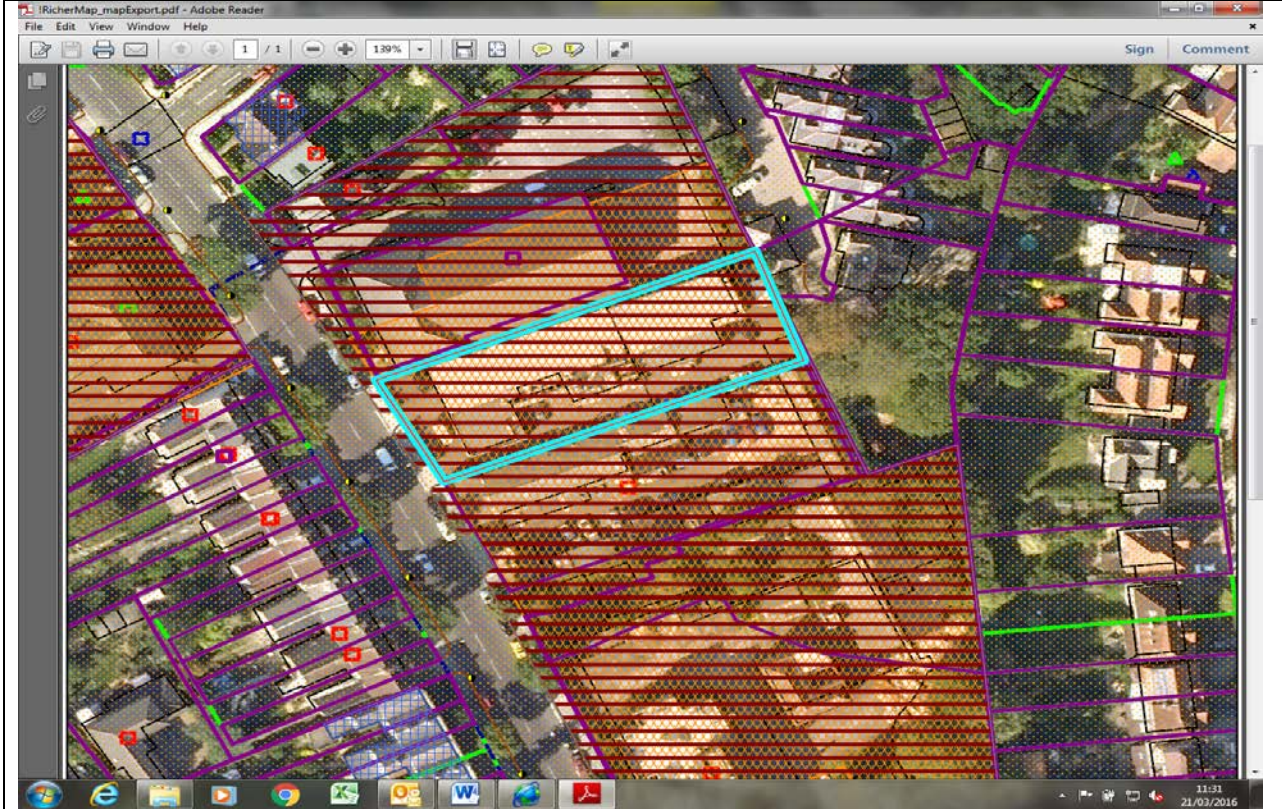
June 2016

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## Appendix 1: Cluster Assessments

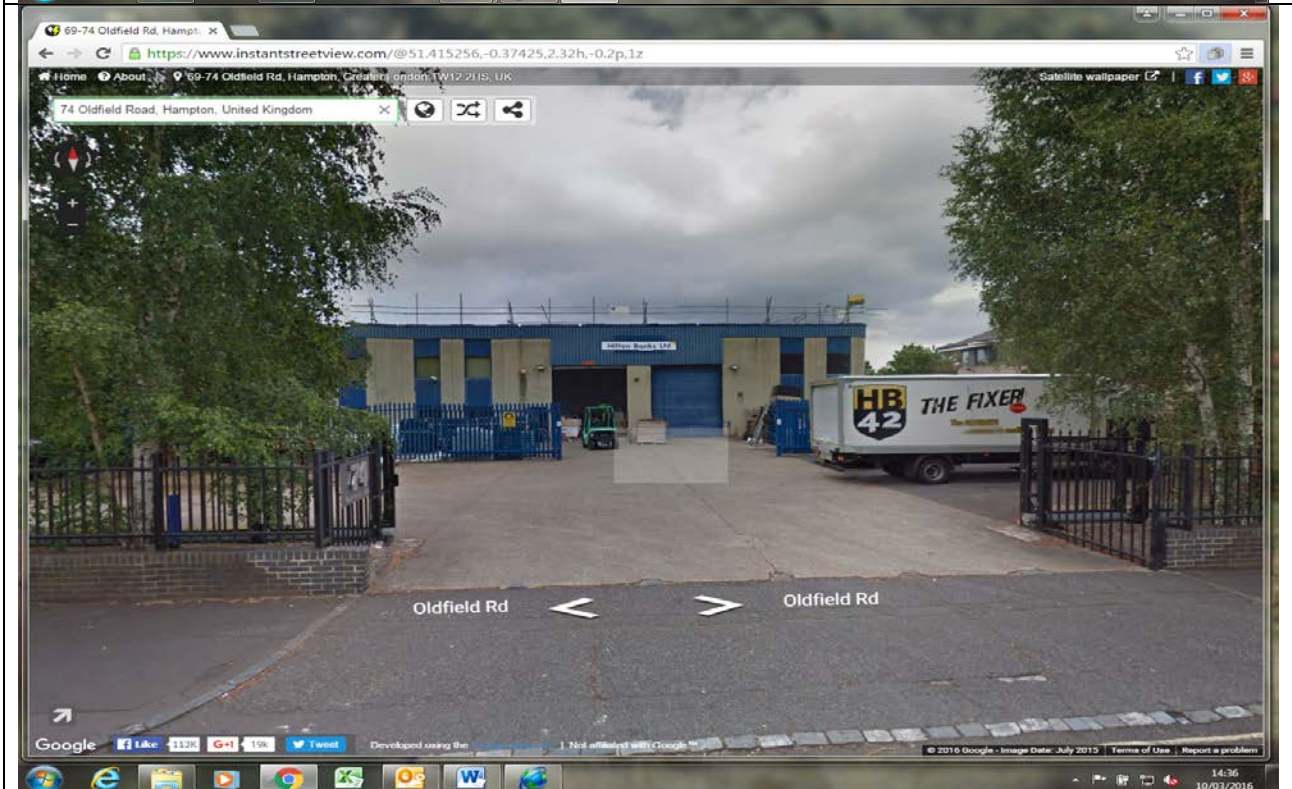
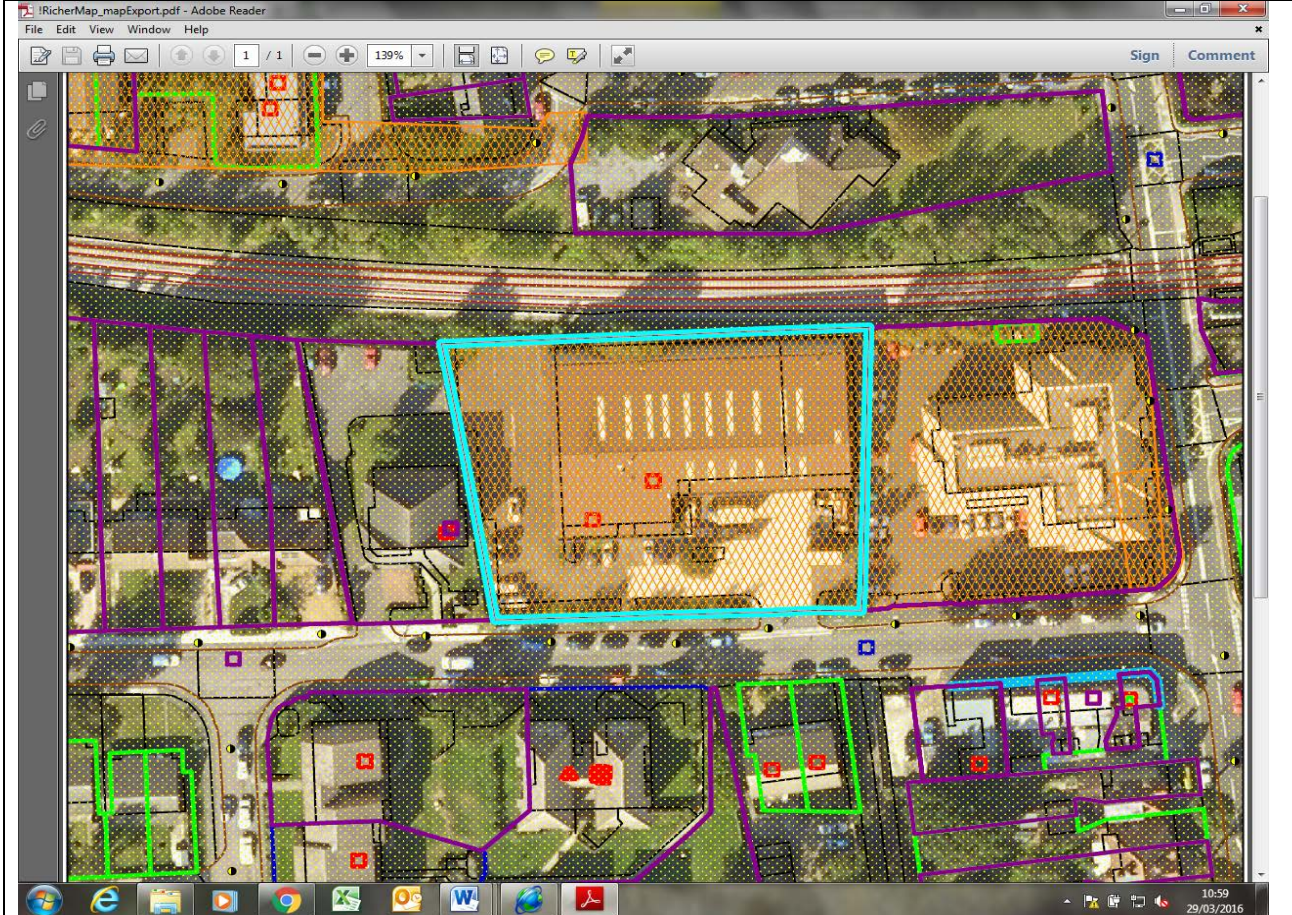
<b>The Sites</b>
50-56 Waldegrave Road, Teddington
74 Oldfield Road , Hampton
Arlington Works, St Margaret's
BYSS, 197 Lower Richmond Road, Mortlake
BYSS, Victoria Villas, Richmond
Castle Business Village, Hampton
Council Depot, Langhorn Drive, Twickenham
End of Heath Road and surrounds
Glenthams Road, Barnes
Hampton Hill Business Park, 219-221 High Street, Hampton Hill
Heathlands Industrial Estate, Heathlands Close, Twickenham
Kempton Gate Business Centre, 130 Oldfield Road , Hampton
Kingsway Business Park, Oldfield Road, Hampton
Marble Hill Depot, Marble Hill Park, Twickenham
Market Road, Richmond
Marlborough Trading Estate, 159 Mortlake Road, Kew
Mereway Road Industrial Estate, Twickenham
Mill Farm Business Park, Millfield Road, Whitton
Port Hampton, Platts Eyot, Hampton
Sandycombe Centre, 1-11 Sandycombe Road, Kew
St Clare Business Park, Holly Road, Hampton Hill
St George's Industrial Estate, The Green , Twickenham
St Margaret's Business Centre, Drummond Place, Twickenham
Swan Island, Strawberry Vale, Twickenham
Teddington Business Park, Station Road, Teddington
Townmead Road, Civic Amenity Site, Kew
Twickenham Film Studios, The Barons, St Margaret's
West Twickenham Cluster

Site Name	50-56 Waldegrave Road (Former Waldegrave Road Cluster)
<b>Locational Information</b>	
Site Area (sq m) buildings =sq m 1410.3 +1378.8	UPRN: 010002264296 515863: 171282 UPRN: 100023396471 515854: 171302
Floor space estimate/upper floors	Single storey



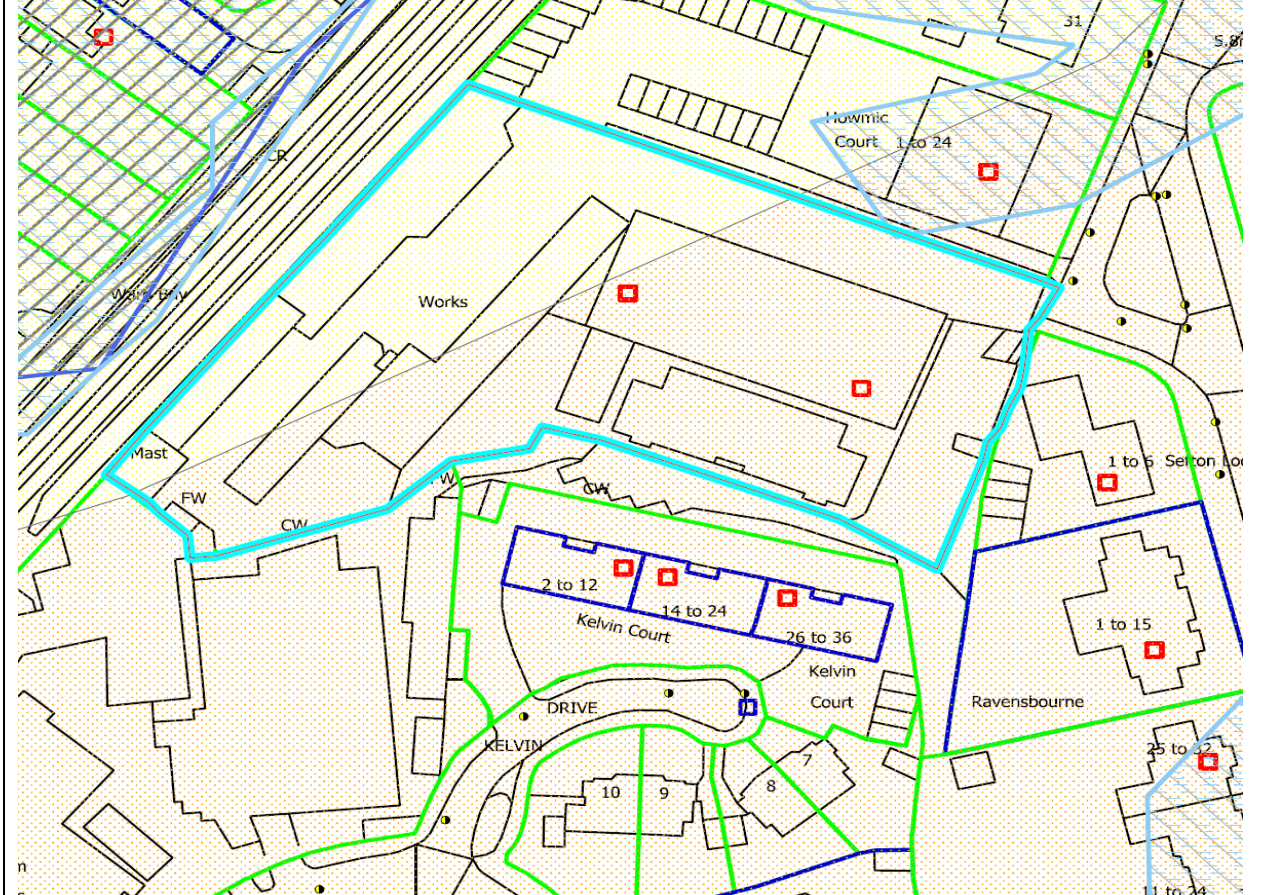
Site Address	50, 54-56 Waldegrave Road, Teddington
Site Location	On a main road A309 near town centre facilities, railway station approx. ½ mile away.
Neighbouring Uses (within 250 metres)	Offices on either side, and across the road is residential.
Building condition Quality of units/building Purpose built?	Modernised and in good repair Purpose built laboratories.
Estimated Age	1970s
Vacant buildings Marketing particulars	No n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ?	Within an area covered by Article 4 Directive for offices B1a to C3  none
Current Use(s) General Description	50 is Jacksons, servicing and Car body repair garage (B2); and 54-56 has been for over 40 years, Butterworth Laboratories, which has provided independent, contract analytical services to the global pharmaceutical and related industries B1b.
Parking provision	Ample car parking on site
Current Vehicle Movements	Unknown but probably many to car garage.
Vehicle servicing, (delivery, turning and distribution) HGV access	Adequate on main road but through narrow gate on site.
Ceiling heights, shutter doors etc.	Low
<b>Environmental Considerations</b>	
Quality of environment	Pleasant road
Contamination	LUPI
Proximity to facilities, shops and amenities	Within town centre boundary. Close to High Street
PTAL	1
Access/Highway Proximity to Strategic road network	On A309
Archaeology/Historic interest Listed/BTM /in Conservation Area	n/a
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the <b>Local Plan</b> Y/N	yes
<b>Recommendation for Article 4 Direction</b> Y/N	no

Site Name	74 Oldfield Road
<b>Locational Information</b>	
Site Area (sq m) buildings =sq m 3085	513134: 169756 UPRN 100023398111
Floor space estimate/upper floors	2 storey light industrial and storage building



Site Address	69-74 Oldfield Road, Hampton
Site Location	Next to Waitrose store and other business uses at the end of Oldfield Road
Neighbouring Uses (within 250 metres)	Railway line, retail supermarket, road and residential
Building condition Quality of units/building Purpose built?	Large 2-storey light industrial building backing onto the railway line
Estimated Age	1983
Vacant buildings Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ? none	04/2344/COU Removal of condition (a) on application 83/1041 to allow first floor offices to be used for purpose not ancillary to principal use of building
Current Use(s) General Description	Packaging and distribution of DIY supplies to hardware shops and retail warehouses. Offices on first floor
Parking provision	39 car and 2 lorry spaces
Current Vehicle Movements	unknown
Vehicle servicing, (delivery, turning and distribution) HGV access	good
Ceiling heights, shutter doors etc.	good
<b>Environmental Considerations</b>	
Quality of environment	Good
Contamination	Yes Former railway goods yard
Proximity to facilities, shops and amenities	Very good.
PTAL	1. Close to railway station.
Access/Highway Proximity to Strategic road network	Oldfield Road has a number of industrial sites along it. Proximity to Upper Sunbury Road.
Archaeology/Historic interest	
Listed/BTM /in Conservation Area	n/a
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	Low. But, offices above let separately could convert under PD and harm industrial operations
Recommendation for protection as part of the Local Plan Y/N	Yes Important larger industrial building
<b>Recommendation for Article 4 Direction Y/N</b>	No

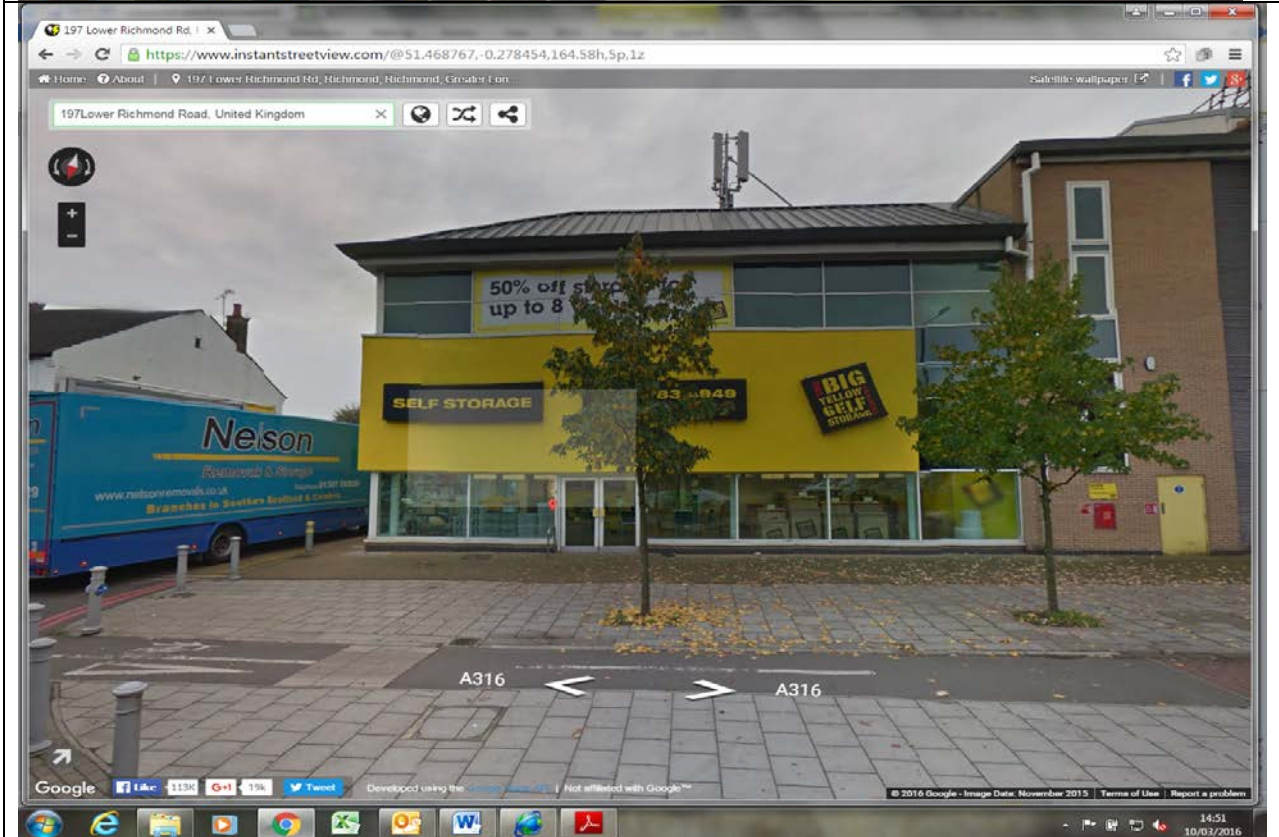
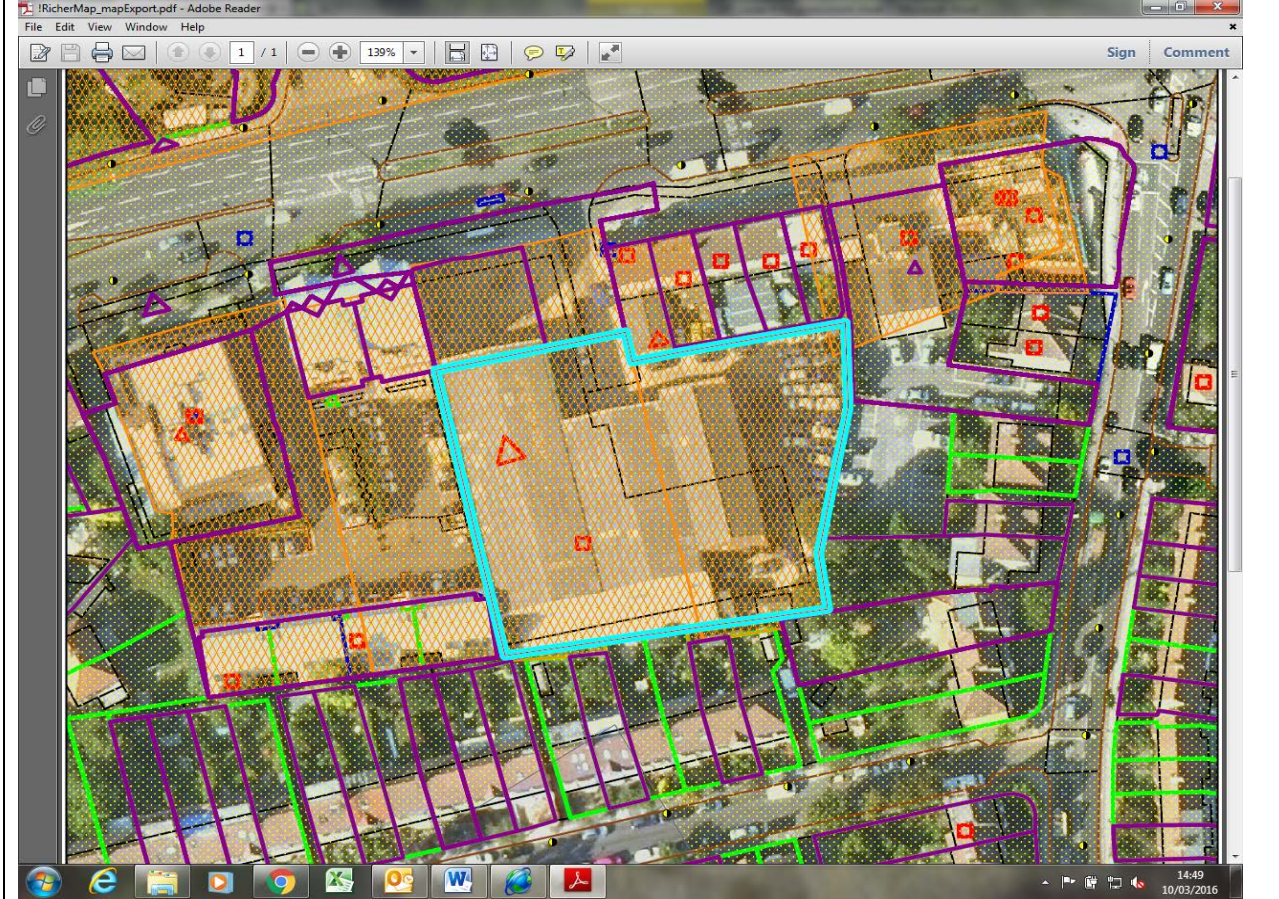
Site Name	Arlington Works
Locational Information	
Site Area (sq m)= 5170.4 sqm buildings =sq m	Arlington Works <b>UPRN</b> 100023391265 E 516983 : N 174389
Floor space estimate/upper floors	Mostly single storey.



Site Address	Arlington Works, 23-27 Arlington Road, St Margaret's, Twickenham	
Site Location	On edge of St Margaret's centre	
Neighbouring Uses (within 250 metres)	Railway line, film studios and residential	
Building condition Quality of units/building Purpose built?	Sheds, oil storage tanks	
Estimated Age	Some sheds from WW2	
Vacant buildings Marketing particulars	Seem occupied n/a	
Planning history /Status/ Prior notifications/Approvals?	15/1520/FUL Installation of awning above third floor windows/doors on south eastern elevation (The Barons frontage) and the installation of cable balustrade between castle effect parapet to third floor of the Admin building.	
Any enforcement cases ? Case closed 2014	13/0607/EN/UCU	Some of the main administration building has been converted into residential accommodation
	05/0418/EN/UBW	Telephone mast
Current Use(s) General Description	Sharpe's Oils. Works, waste oil refinery, open storage tanks and sheds	
Parking provision	On site	
Current Vehicle Movements	few	
Vehicle servicing, (delivery, turning and distribution) HGV access	Narrow entrance for HGV.	
Ceiling heights, shutter doors etc.	n/a	
<b>Environmental Considerations</b>		
Quality of environment	Set amongst pleasant tree lined residential streets	
Contamination	Yes. LUPI.	
Proximity to facilities, shops and amenities	In St Margaret's AMU,	
PTAL	2	
Access/Highway Proximity to Strategic road network	100m to A316.	
Archaeology/Historic interest Listed/BTM /in Conservation Area	In Conservation Area, BTM	
Ecology/HRA		
Flood Risk/Water Protection		
Greenbelt/MOL No		
<b>Sustainability of provision</b>		
Risk from Conversion through Prior Approval	Low	
Recommendation for protection as part of the <b>Local Plan</b> Y/N	Yes, as part of the 2015 West London Waste Plan. See WLWP Policy 2: Safeguarding and Protection of Existing and Allocated Waste Sites. Sharpes Recycle Oil Ltd, Oil reclamation facility. Site is an existing waste site and counted against apportionment	
Recommendation for Article 4 Direction Y/N	no	

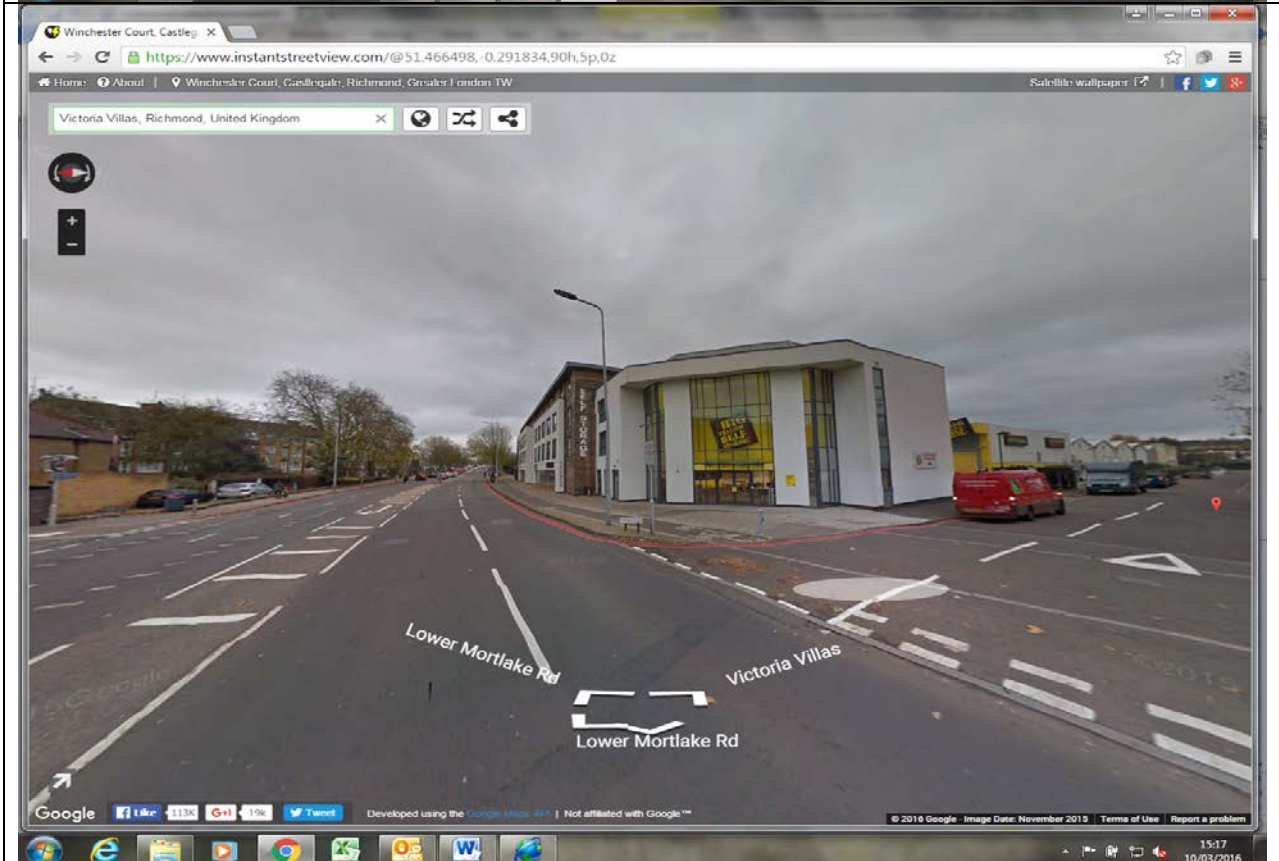
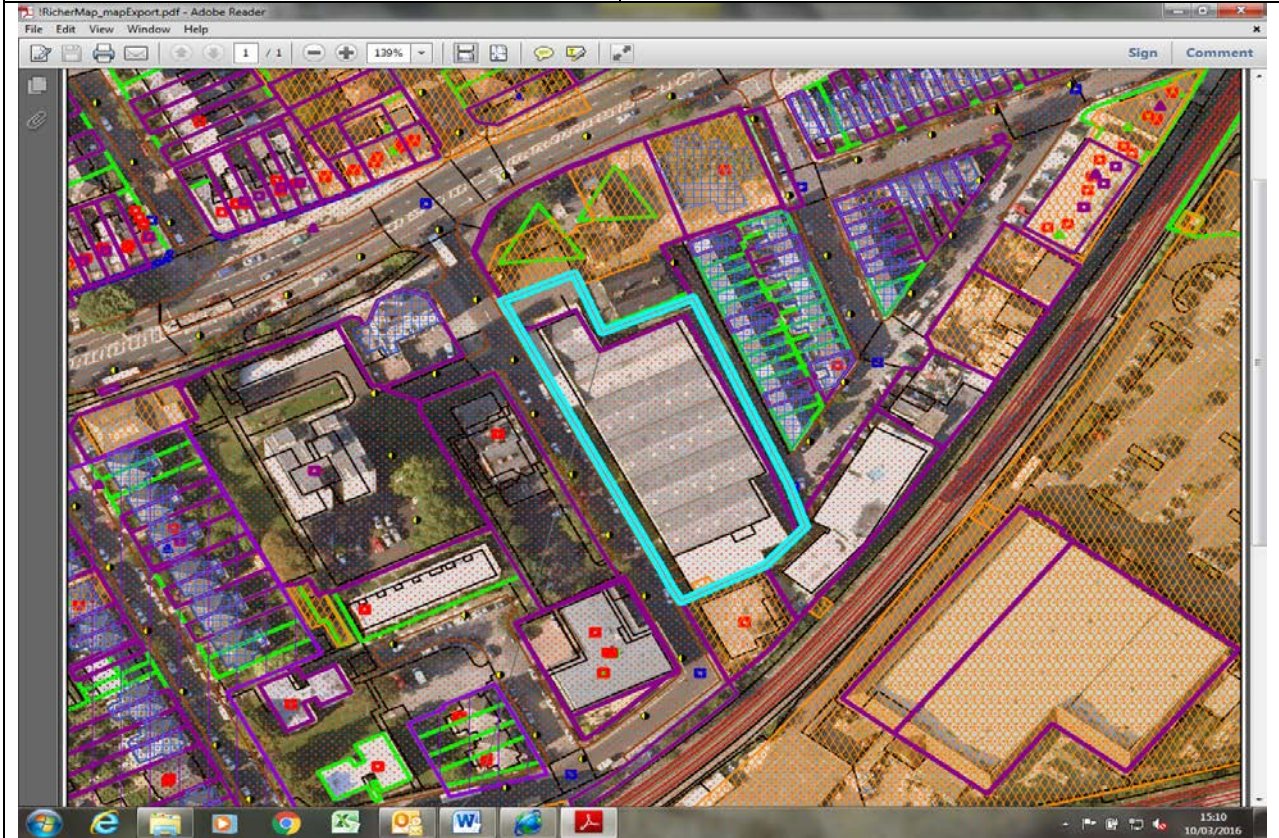


Site Name	197 Lower Richmond Road
Locational Information	
Site Area (sq m) 2927.8 buildings =sq m	100023411131 519689: 175768
Floor space estimate/upper floors	Mezzanine floor in two storey building.



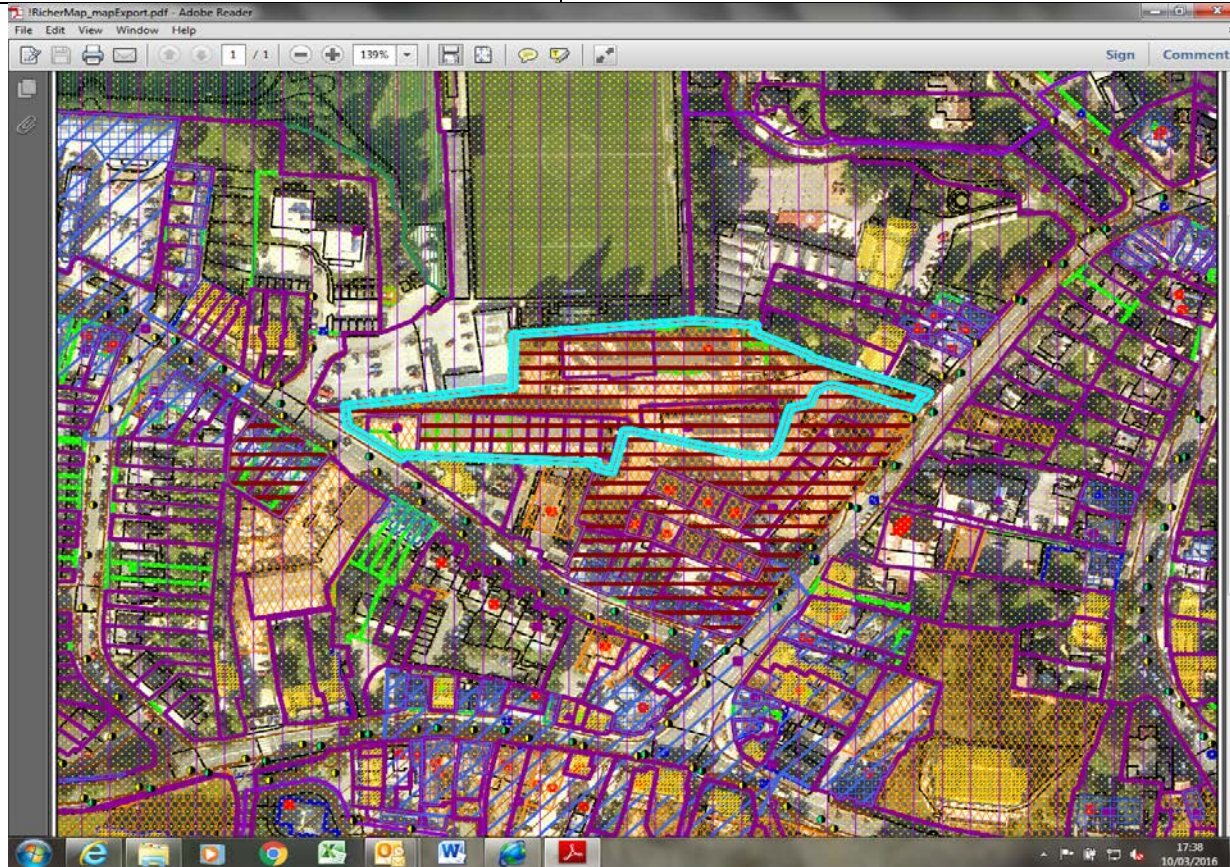
Site Address	197-201 Lower Richmond Road, Mortlake
Site Location	Facing the A316
Neighbouring Uses (within 250 metres)	Residential
Building condition Quality of units/building Purpose built?	Purpose built modern storage building.
Estimated Age	2007
Vacant buildings	n/a
Marketing particulars	
Planning history /Status/ Prior notifications/Approvals?	Demolition of existing buildings and erection of a self-storage warehouse (Use B8), access arrangements and boundary treatment and ancillary works. granted permission 05-Mar-2007 06/3737/FUL
Any enforcement cases?	14/0509/EN/USD Mobile mast. Case closed 2014.
Current Use(s) General Description	B8 Big Yellow Self storage
Parking provision	On site car parking
Current Vehicle Movements	Not clear
Vehicle servicing, (delivery, turning and distribution) HGV access	HGV access (though in photo illegally parked vans don't make it easy!)
Ceiling heights, shutter doors etc.	good
<b>Environmental Considerations</b>	
Quality of environment	Busy strategic road and red route
Contamination	LUPI . Clay fire kilns 1930, works until 1950s. Former petrol filling station
Proximity to facilities, shops and amenities	Local parade within 100m
PTAL	1. Bus stop just outside
Access/Highway Proximity to Strategic road network	Yards as facing A316.
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	
Ecology/HRA	
Flood Risk/Water Protection	Zone 3a
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	Low-medium
Recommendation for protection as part of the Local Plan Y/N	Yes through designation in the Local Plan
Recommendation for Article 4 Direction Y/N	no

Site Name	Victoria Villas, Richmond
<b>Locational Information</b>	
Site Area (sq m) 3535.8 buildings =sq m	1000249277 518808: 175490
Floor space estimate/upper floors	Mezzanine



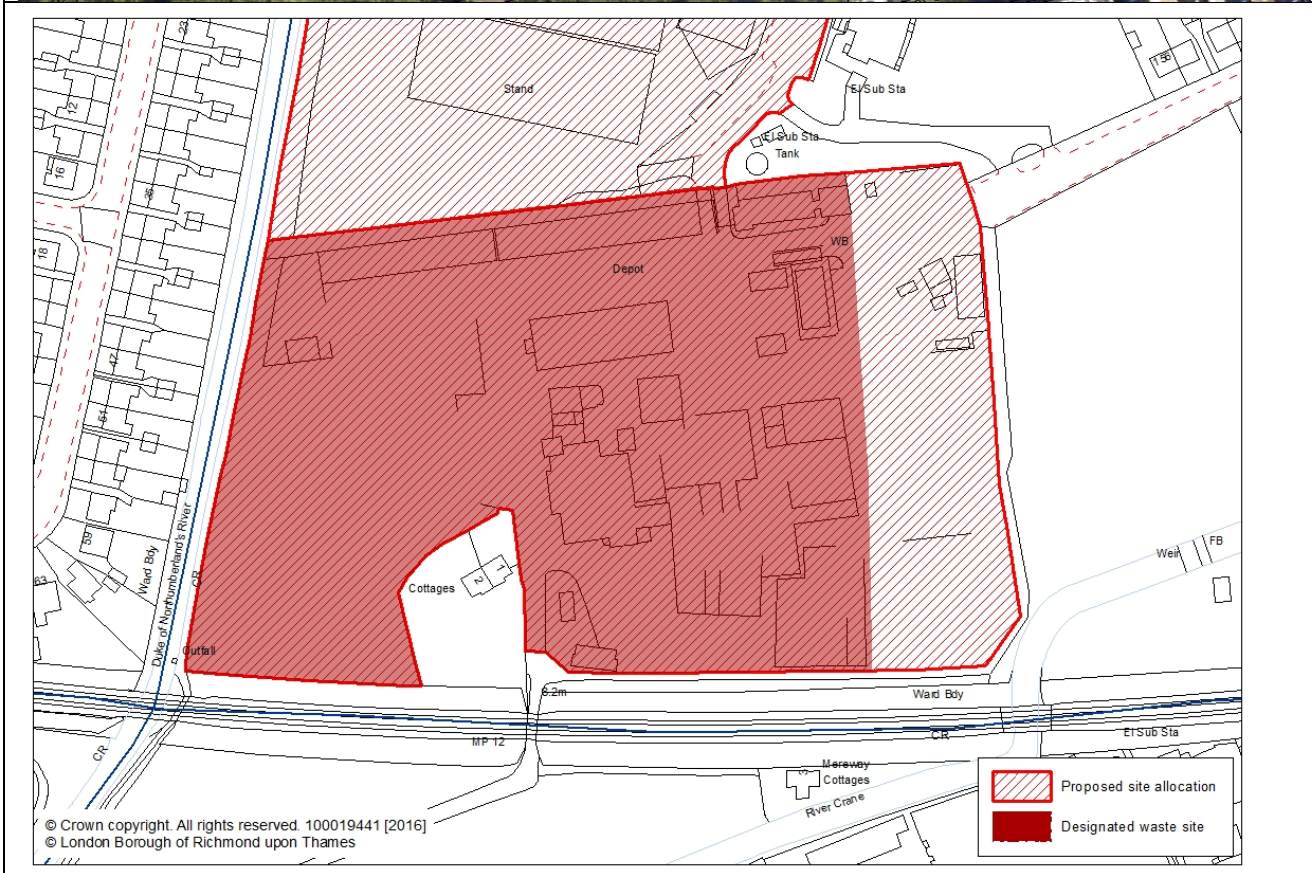
Site Address	Victoria Villas , Richmond
Site Location	Just set back from A316.
Neighbouring Uses (within 250 metres)	Premier Inn, hotel; retail kitchen showroom, The Crown, public house; Offices converted under prior approval to flats and residential dwellings.
Building condition Quality of units/building Purpose built?	Modern reception on older storage shed
Estimated Age	Extension and mezzanine built in 2000. External alterations in 2011.
Vacant buildings	n/a
Marketing particulars	
Planning history /Status/ Prior notifications/Approvals?	11/0046/FUL Proposed external alterations to the existing Big Yellow Self Storage warehouse and erection of fencing and pedestrian access
Any enforcement cases ? yes 24 hour access; and large advertising sign.	Cases closed in 2005
Current Use(s) General Description	Big Yellow self-storage, B8
Parking provision	Several spaces in car park by entrance or on the road.
Current Vehicle Movements	Unclear but not busy on date of visit
Vehicle servicing, (delivery, turning and distribution) HGV access	good
Ceiling heights, shutter doors etc.	good
<b>Environmental Considerations</b>	
Quality of environment	Urban environment on busy strategic route A 316.
Contamination	LUPI
Proximity to facilities, shops and amenities	Lower Mortlake Road shops on opposite side of A316.
PTAL	low
Access/Highway Proximity to Strategic road network	Excellent access to A316.
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	Yes, mention in Local Plan
Recommendation for Article 4 Direction Y/N	n

Site Name	Castle Business Village
<b>Locational Information</b>	
Site Area (sq m) 6063.3 sqm buildings =sq m	<b>UPRN</b> 100023573359 E 513938 : N 169638
Floor space estimate/upper floors	2 & 3 storey buildings



Site Address	36 Station Road, Hampton
Site Location	Next door to Mount Mews : offices lost to C3 through Prior Approval.
Neighbouring Uses (within 250 metres)	Football pitch, car park, roads, and residential
Building condition Quality of units/building Purpose built?	Purpose built offices, Some large detached office buildings and a terrace of small mews type offices.
Estimated Age	2001
Vacant buildings Marketing particulars	None
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ?	<p>Prior apps</p> <p>13/3507/P3JP A                      Conversion of Unit 1 from B1 office use to C3 residential 4flats</p> <p>Installation of air conditioning units and a satellite dish fronting a highway in Conservation Area.                      Case Closed 17-Jun-2016</p> <p>Additional storey on top of existing building                      Case Closed 22-Aug-2014</p> <p>Air Conditioning Units                      Case Closed 24-Oct-2002</p>
Current Use(s) General Description	offices
Parking provision	On site
Current Vehicle Movements	low
Vehicle servicing, (delivery, turning and distribution) HGV access	Narrow entrance for HGV.
Ceiling heights, shutter doors etc.	various
<b>Environmental Considerations</b>	
Quality of environment	Pleasant tree lined streets
Contamination	Yes. LUPI.
Proximity to facilities, shops and amenities	Close to Hampton Village
PTAL	1
Access/Highway Proximity to Strategic road network	good
Archaeology/Historic interest Listed/BTM /in Conservation Area	In Conservation Area
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	Very High
Recommendation for protection as part of the Local Plan Y/N	Yes. <b>Key Employment Site</b>
<b>Recommendation for Article 4 Direction Y/N</b>	Already has Art 4 for B1a. N not for B8/B2

Site Name	Council Depot Twickenham Site TW9 draft site allocations plan
<b>Locational Information</b>	
Site Area (sq m) 29,375.3 sqm buildings =sq m	<b>UPRN 010002251928</b> 515161: 173521
Floor space estimate/upper floors	

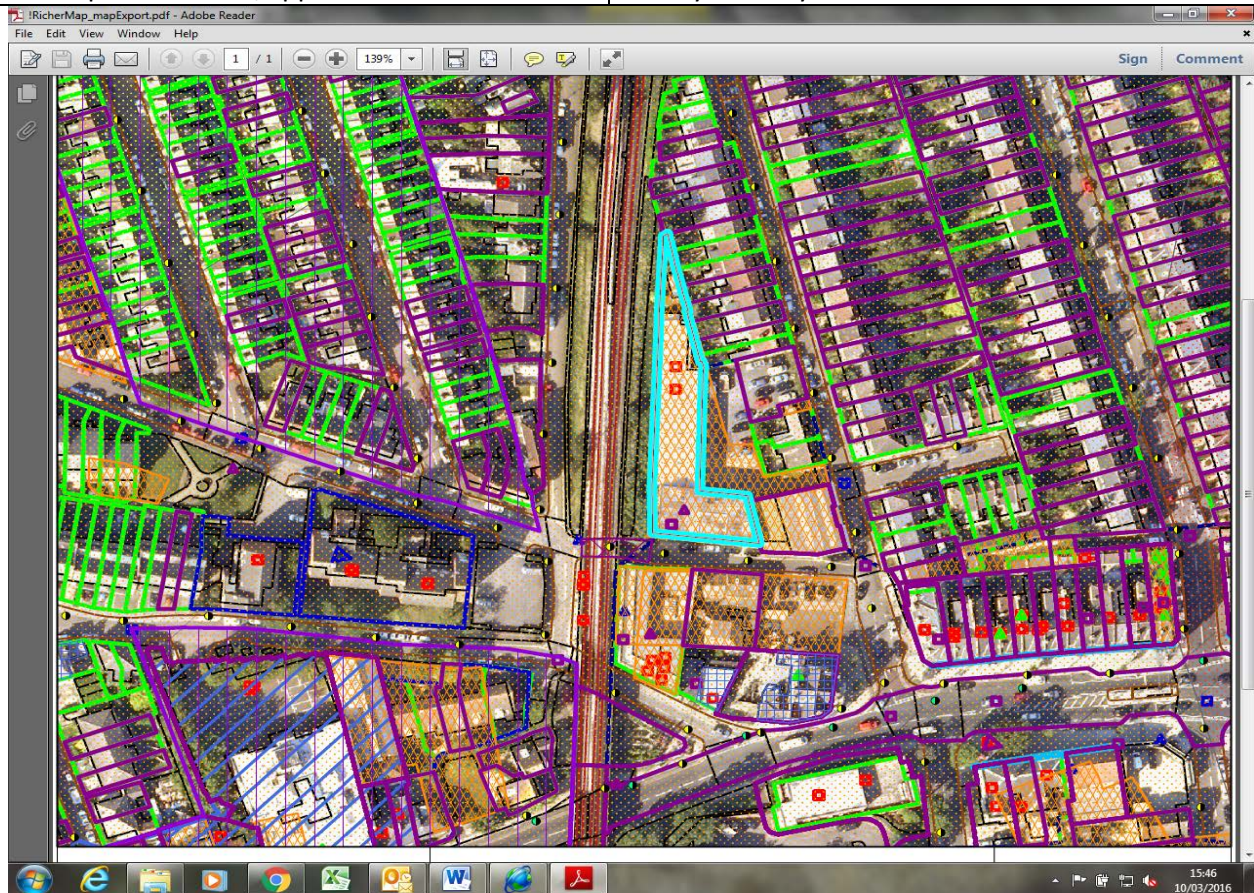


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Site Address	Langhorn Drive , Twickenham
Site Location	Workshops, stores, offices, open storage and waste transfer site
Neighbouring Uses (within 250 metres)	Rugby club, railway line, playing field, River Crane, OSNI
Building condition Quality of units/building Purpose built?	Number of porta cabins and a BTM  no
Estimated Age	
Vacant buildings Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases? n/a	Identified in WLWP. and London Plan as waste management site, next to POS, OSNI and MOL. 99/2377 Temporary Permission For Portacabins Relocated Within The Depot 95/2766/FUL Renewal Of Planning Permission 89/1503 Dated 16.10.89 For The Continued Use Of Social Services Temporary Demountable Building Employed As A Workshop To Repair And Store Disabled Aids
Current Use(s) General Description	Depot, open storage, waste uses, sign shop, Hard standing with a number of porta cabins
Parking provision	ample
Current Vehicle Movements	many
Vehicle servicing, (delivery, turning and distribution) HGV access	Adequate access for large HGVs
Ceiling heights, shutter doors etc.	n/a
<b>Environmental Considerations</b>	
Quality of environment	Surroundings are open space and green infrastructure. Noise and pollution on A316 to north.
Contamination	Yes Gunpowder manufacture, fever hospital and sewage works.
Proximity to facilities, shops and amenities	1mile or so to shops and facilities
PTAL	1a very poor.
Access/Highway Proximity to Strategic road network	Within 200m to main road A316. A second road goes past residential and playing fields
Archaeology/Historic interest	
Listed/BTM /in Conservation Area	BTM in middle of the site.
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	Yes. Safeguarded Waste Site in the West London Waste Plan
Recommendation for Article 4 Direction Y/N	N



Site Name	End of Heath Road Cluster, Twickenham
<b>Locational Information</b>	
Site Area (sq m) B2/B8 316.9+864.3+340.5 buildings =sq m [482.1 B1 Korus House, 193.5 A1]	<b>UPRN</b> 100023393097, 100023392481 515575: 173207
Floor space estimate/upper floors	Mostly 2-storey



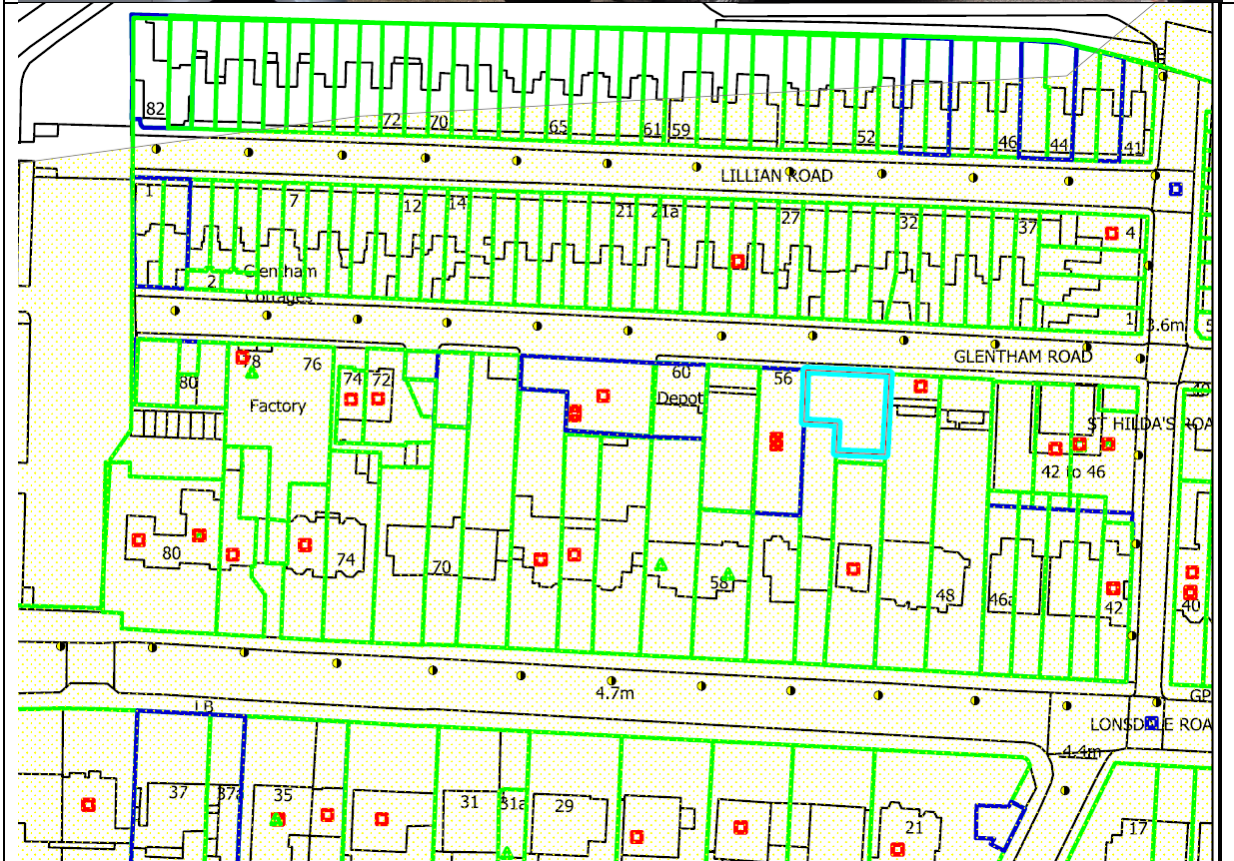
Site Address	Electroline House, 15 Lion Road, SW Motors & R Payne Print Services 3-5 Edwin Road, Electrical appliance Warehouse 11-13 Lion Road, Percy Chapman 2 Colne Road = retail, [Korus House 6-8 Colne Road = offices] [166 Heath Road =Tescos]
Site Location	North side of the End of Heath Road, part of Lion Road including offices, stores, vehicle repairs, print services, wholesale warehouse, and storage in railway arches
Neighbouring Uses (within 250 metres)	Railway line, roads and residential
Building condition Quality of units/building Purpose built?	Old brick buildings and railway arches
Estimated Age	1900
Vacant buildings Marketing particulars	None N/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ? none	Electroline House  Refurbishment Of Existing Warehouse Units, Demolition And Rebuilding Of 97/1397 New Industrial Unit Fronting Edwin Road And Formation Of New Site Access To Edwin Road. Use Of Site For B1 Purposes.  11-13 Lion Road  Erection Of A Single Storey Extension Over Existing Open 91/1296/FUL Yard And Change Of Use To Class B8 (storage & Distribution).
Current Use(s) General Description	Offices of Blue bird carers, electrical goods warehouse, vehicle repairers, printers, storage.
Parking provision	Electroline House has its own on site open parking, or parking is on-street and in Tesco car park.
Current Vehicle Movements	few
Vehicle servicing, (delivery, turning and distribution) HGV access	Narrow side roads
Ceiling heights, shutter doors etc.	Adequate
<b>Environmental Considerations</b>	
Quality of environment	Scruffy, older premises offering cheaper light industrial, offices and storage and distribution.
Contamination	LUPI
Proximity to facilities, shops and amenities	Shopping and other facilities are part of the cluster
PTAL	1? But near the bus routes on Heath Road
Access/Highway Proximity to Strategic road network	Good
Archaeology/Historic interest Listed/BTM /in Conservation Area	n/a

Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the <b>Local Plan</b> Y/N	Yes as a cluster of mixed commercial uses.
<b>Recommendation for Article 4 Direction</b> Y/N	<b>N</b>

Additional Photographs:



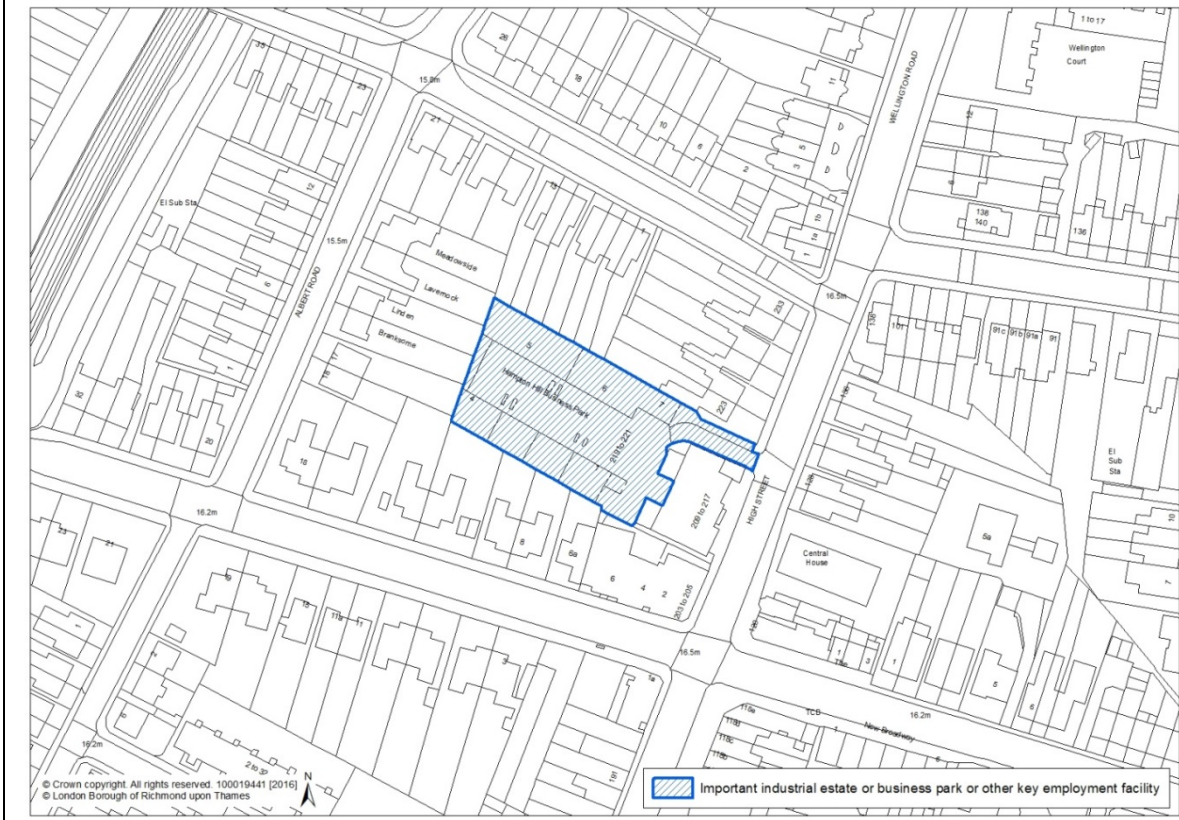
Site Name	Glenthams Road , Barnes
Locational Information	
Site Area (sq m)approx. 1412.7 buildings =sq m	Easting 522470; Northing 177883 <b>UPRN 100023309390 = no. 76</b> <b>UPRN 100023308928 = no. 48</b>
Floor space estimate/upper floors	2 storeys



Site Address	42 to 82 Glenthams Road
Site Location	Set amongst residential back streets.
Neighbouring Uses (within 250 metres)	Single aspect street facing the rear of back gardens of houses fronting Lillian Road
Building condition Quality of units/building Purpose built?	Old fashioned brick factory and works buildings Character industrial premises, in need of restoration
Estimated Age	Some 1930s, 1960s?
Vacant buildings	76-78, 80-82
Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?  Mostly offices gone to residential through Prior Approval  Any enforcement cases ? No. 56 = 15/0027/EN/BCN non compliance with S106	Prior Approval B1 office to C3 granted on all the existing offices, 42= 15/5365/GPD15 Change of use of building from B1(a) offices to C3 residential (2 no. self-contained flats). 46 = 16/1505/GPD15 Change of use from B1(a) offices to two self-contained flats (C3 use). <u>Except No 48 = 16/0432/FUL</u> Demolition of existing building and erection of three storey building plus basement to provide B1 use at basement, ground floor and first floor, and one 2 bedroom apartment above at second floor level. 52-54 15/1932/P3JPA Change of use from Office (B1a) to a single class C3 dwelling house. Permission for new house to rear of 70 Lonsdale Road i.e. in the garden fronting Glenthams Road. 64-66 still offices. 76 = Industrial? & offices 80-82 14/2371/P3JPA Change of use from B1(a) offices to three dwellings.
Current Use(s) General Description	<ul style="list-style-type: none"> <li>• Mostly residential in former employment use buildings.</li> <li>• Offices</li> <li>• Workshop</li> <li>• residential</li> <li>• back gardens of houses on Lonsdale Road</li> </ul>
Parking provision	On road
Current Vehicle Movements	Glenthams Road is a cul de sac.
Vehicle servicing, (delivery, turning and distribution) HGV access	The road is too narrow to turn a normal vehicle around in one go. Adequate for cars and vans 3 point turn.
Ceiling heights, shutter doors etc.	Adequate
<b>Environmental Considerations</b>	
Quality of environment	Site is enclosed by residential streets with no room for expansion. Interesting character former industrial brick buildings.
Contamination	?
Proximity to facilities, shops and amenities	Good, close to Barnes centre, AMU and local shops. 10 minutes from Hammersmith

PTAL	1
Access/Highway Proximity to Strategic road network	Access to the site is from residential roads
Archaeology/Historic interest Listed/BTM /in Conservation Area	Past industrial land use. Essential oils distillery; vehicle garage; carriage and motor body builders. In Conservation Area.
Ecology/HRA	The site is greater than 1km from an internationally/nationally designated site.
Flood Risk/Water Protection	The site is located within a Flood Zone 2.
Greenbelt/MOL No	The site is not in or near the London Greenbelt. There is River Thames MOL nearby
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	This area has been mostly lost from industrial and office. 2, buildings are now vacant.
Recommendation for protection as part of the Local Plan Y/N	No. Designate 42-46 as a Key Office Area (KOA) in emerging Local Plan
Recommendation for Article 4 Direction Y/N	No

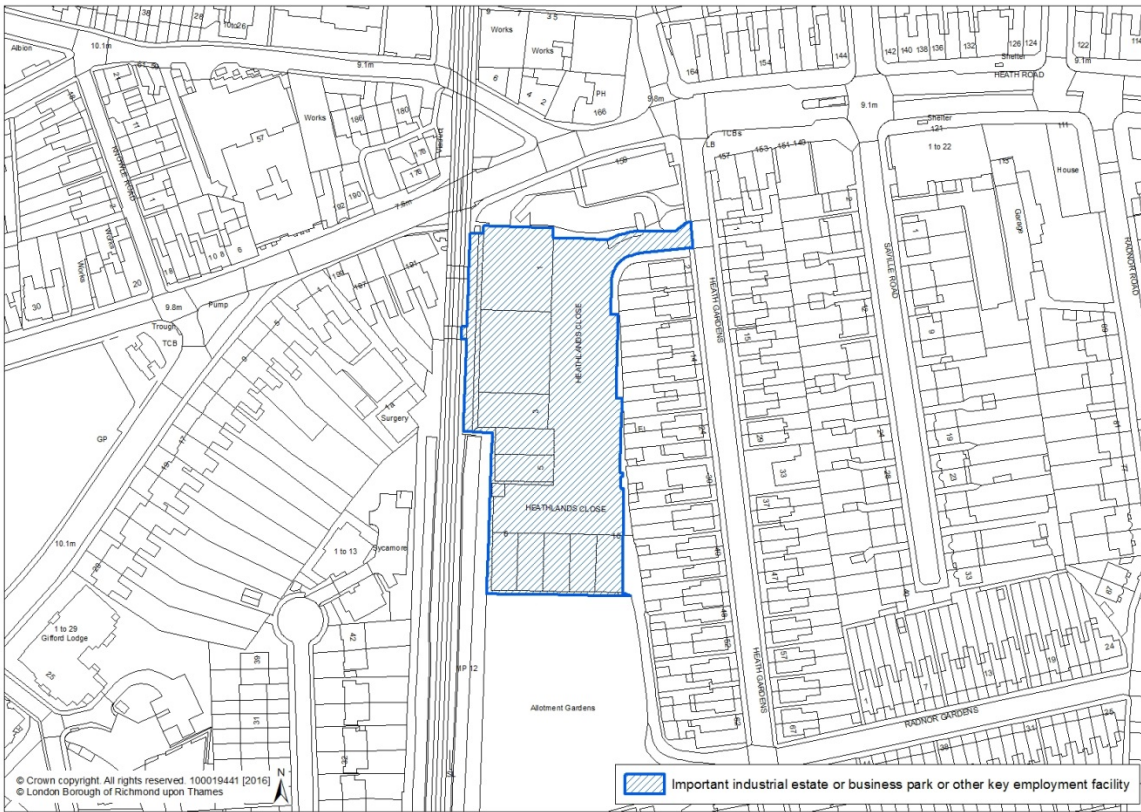
Site Name	Hampton Hill Business Park
<b>Locational Information</b>	
Site Area (sq m) 5227+ buildings =sq m	Easting 514481; Northing 171356 <b>UPRN 100070711946</b>
Floor space estimate/upper floors	All units are 2-storey.



Site Address	219-221 High Street, Hampton Hill
Site Location	Along a short drive, site sits behind office block facing the High Street
Neighbouring Uses (within 250 metres)	Residential back gardens and a large office building, Wellington House facing the High Street.
Building condition Quality of units/building Purpose built?	Good quality, purpose built units with parking to their front
Estimated Age	1990s
Vacant buildings	None
Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?	In AMU and covered by Article 4 Direction for offices to Residential
Any enforcement cases ? no	
Current Use(s) General Description	<ul style="list-style-type: none"> <li>Offices</li> </ul> 7 x two storey office units to rear of large office building at 209 to 217 High Street.
Parking provision	20?
Current Vehicle Movements	Infrequent. There is a driveway into a car park, with many cars parked on site.
Vehicle servicing, (delivery, turning and distribution) HGV access	Narrow. 1 van turning head
Ceiling heights, shutter doors etc.	Adequate for cars, and vans
<b>Environmental Considerations</b>	
Quality of environment	Site is enclosed on 3 sides by residential gardens. Reasonably well maintained, landscaped and block paved car parking area in front of the units. Shared roadway.
Contamination	Possibly
Proximity to facilities, shops and amenities	Good, close to Hampton Hill shops and amenities. 20 minutes from Bushy Park
PTAL	1
Access/Highway Proximity to Strategic road network	Access to the site is from the High Street via a narrow driveway.
Archaeology/Historic interest Listed/BTM /in Conservation Area	Land Use past industrial: builders' yard.
Ecology/HRA	The site is within 1km from an internationally/nationally designated site.
Flood Risk/Water Protection	The site is located outside the floodzone
Greenbelt/MOL No	The site is not in or near the London Greenbelt. There is SSSI Bushy Park nearby.
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	High. Easily convertible apart from lack of amenity space
Recommendation for protection as part of the Local Plan Y/N	Yes <b>Key Office Area</b>
Recommendation for Article 4 Direction Y/N	No. Is covered by art. 4 Offices to Residential
	<b>The site should be retained for office uses.</b>



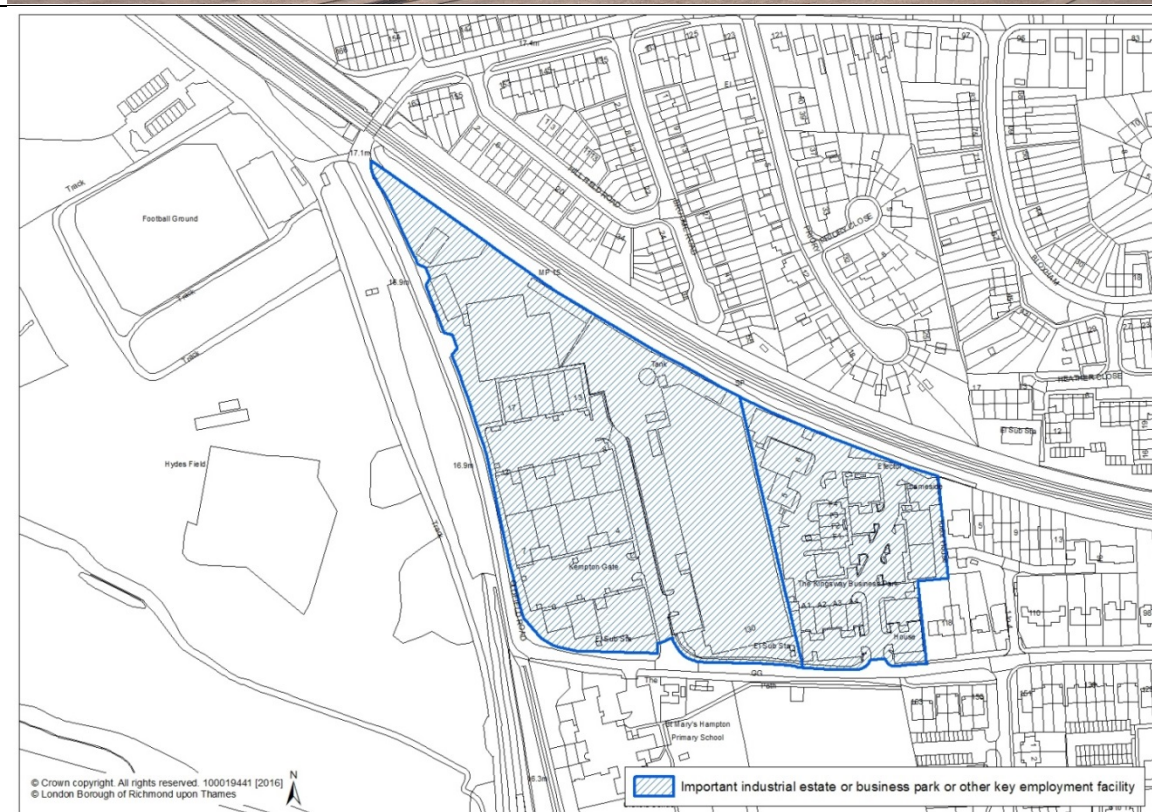
Site Name	Heathlands Close, Twickenham
Locational Information	
Site Area (sq m) 5227+ buildings =sq m	Easting 519465; Northing 176671 <b>UPRN 100070711946</b>
Floor space estimate/upper floors	Upper floor (often serving as offices) plus some have mezzanine in storage area.



Site Address	Heathland Industrial Estate, Heathlands Close, off Heath Gardens, Twickenham
Site Location	Half a mile from Twickenham town centre, situated between railway line to the west, Heath Road to North and Heath Gardens to East.
Neighbouring Uses (within 250 metres)	Residential street on one side. Main road, shops and other commercial uses over the road to the north. Site immediately to north at 159 Heath Road is currently under construction. Railway arches and railway line runs along one side. At south behind the buildings are allotments?
Building condition Quality of units/building Purpose built?	10 x Purpose built workshop/sheds made of brick and steel. Good quality
Estimated Age	1980s?
Vacant buildings	None
Marketing particulars	n/a
159 Heath Road, on northern edge of estate	Demolition of existing office building with two residential units and erection of a part single, part three, part four storey building providing ground floor commercial uses 13/4019/FUL (A1(non-food retail), A2, B1, D1 & D2) and 21 No. 1 and 2 bedroom flats (6 social rent affordable units and 15 private sale units) with associated access, parking and landscaping.
Current Use(s) General Description	In the Area of Mixed Use. TAAP boundary <ul style="list-style-type: none"> <li>• Ancillary Offices</li> <li>• Warehouses and storage</li> <li>• Workshops and light industry</li> <li>• Retail for DIY, plumbing and builders', trade and wholesale</li> </ul>
Parking provision	Excellent, over 40 spaces
Current Vehicle Movements	Light Trade vans and employees and visitors cars
Vehicle servicing, (delivery, turning and distribution) HGV access	Large car park with space for HGV turning
Ceiling heights, shutter doors etc.	High doors. About one third of each shed is ancillary office.
<b>Environmental Considerations</b>	
Quality of environment	Purpose built sheds with loads of parking.
Contamination	Likely as PILU
Proximity to facilities, shops and amenities	Good, close to local shops and cafes and Twickenham Town Centre.
PTAL	1
Access/Highway Proximity to Strategic road network	Access to the site is off the residential road, Heath Gardens. Turning is close to the main road Heath Road, which leads to strategic road network.
Archaeology/Historic interest Listed/BTM /in Conservation Area	Past industrial land use.
<b>Sustainability of provision</b>	

Risk from Conversion through Prior Approval	Low (but now that 159 converted, may be issues) Unsuitable for residential and such use would impact on operations
Recommendation for protection as part of the Local Plan Y/N	Y
	The site should be retained for employment uses.
Recommendation for Article 4 Direction Y/N	No
	Edge of town industrial and storage.

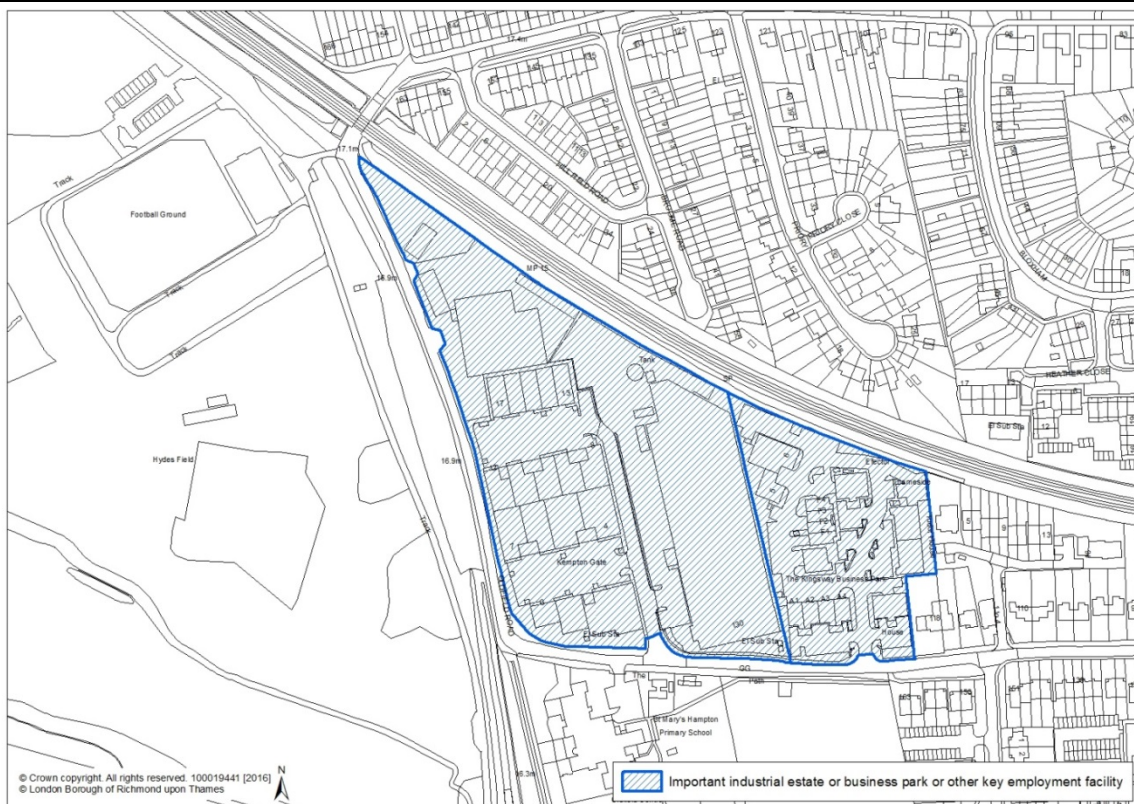
Site Name	Kempton Gate Business Centre, Hampton
<b>Locational Information</b>	
Area (sq m) 23,363.9 + 8183 Site Area 29,214	512713: 169802 <b>UPRN 010002267593</b>
Floor space estimate/upper floors Industrial storage buildings =12 x 200sqm; 4x300-500sqm and 1 of c650sqm on phase 2.	Grnd floor production 6223 sqm Production mezzanine 750 sqm First floor offices 600 sqm Second floor offices 610 sqm on Phase 1.



Site Address	Kempton Gate, 130 Oldfield Road, Hampton, Middx. And 128 Oldfield Road
Site Location	Western side of map above including the car repair garage and storage buildings in the north west and the

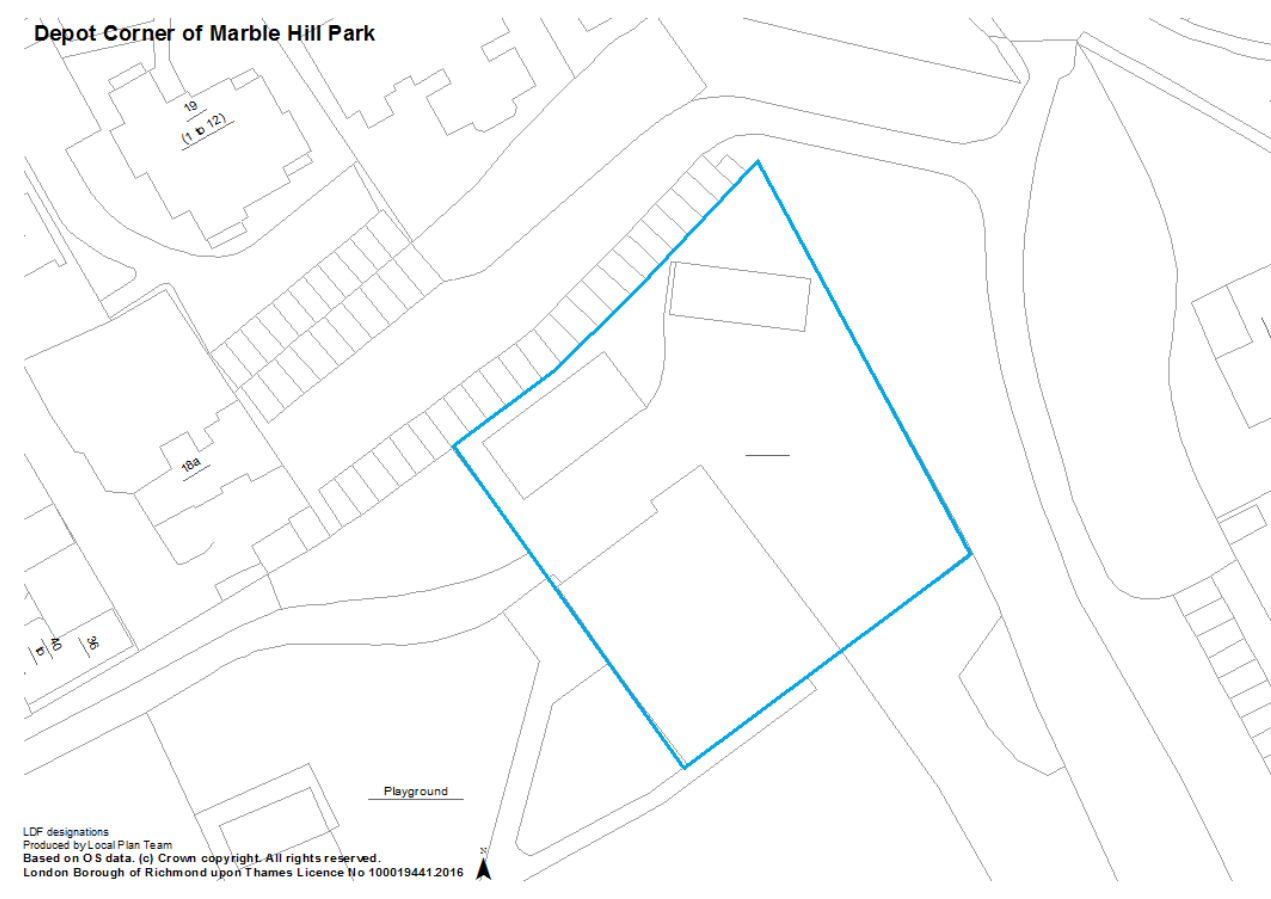
	rectangular factory in the centre.
Neighbouring Uses (within 250 metres)	Railway line, offices, green open space, school, Road
Building condition Quality of units/building Purpose built?	Good. Colour coated profiled metal cladding with microrib composite cladding. Brick elevations to Oldfield Road. Pitched roofs to a ridge height of 9m constructed in grey colour coated profiled metal cladding. 1) Purpose built factory with mezzanine and offices on upper floors. 2) Purpose built industrial units with high floor to ceiling heights, roller shutters and lifts for storage on first floors.
Estimated Age	1988 -2000, and 2006
Vacant buildings	1 at unit 10 <a href="http://www.kemptongate.co.uk">www.kemptongate.co.uk</a>
Marketing particulars	De Souza and Bonsors To Let 244-855 sqm Industrial/warehouse units
Planning history /Status/ Prior notifications/Approvals?	N0. 130. 05/1034/FUL 17x new build industrial units on former Hallite Seals Factory site. Adjacent to a new Hallite factory building. 128 Oldfield Rd. 00/1105 Construction Of Four Business Units With Access, Parking And Loading. Air conditioning at one unit. case closed in 2006
Any enforcement cases ? 1	
Current Use(s) General Description	17 light industrial B1, general industrial B2 and storage & distribution B8 units in 4 blocks. Lifts from ground to first floor Car repairs, storage and industrial
Parking provision	34 on this site and 74 on adjoining Hallite site.
Current Vehicle Movements	Few
Vehicle servicing, (delivery, turning and distribution) HGV access	There is lorry parking and turning. Lorries can reverse into loading bays in front of the units.
Ceiling heights, shutter doors etc.	Good see above.
<b>Environmental Considerations</b>	
Quality of environment	Rural setting.
Contamination	Yes. LUPI
Proximity to facilities, shops and amenities	Shops at end of Oldfield Road, Waitrose supermarket and railway station.
PTAL	1.
Access/Highway Proximity to Strategic road network	some distance to Upper Sunbury Road
Archaeology/Historic interest	No
Listed/BTM /in Conservation Area	no
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	Near GB
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	Yes. Important local industrial estate
Recommendation for Article 4 Direction Y/N	No

Site Name	Kingsway Business Park
<b>Locational Information</b>	
Site Area (sq m) 11,224.5 buildings =sq m	512831: 169785 <b>UPRN 100023684975</b>
Floor space estimate/upper floors	6 x2-storey brick built office blocks



Site Address	Oldfield Road, Hampton
Site Location	Next to Kempton Gate Business Park on east side of Map above.

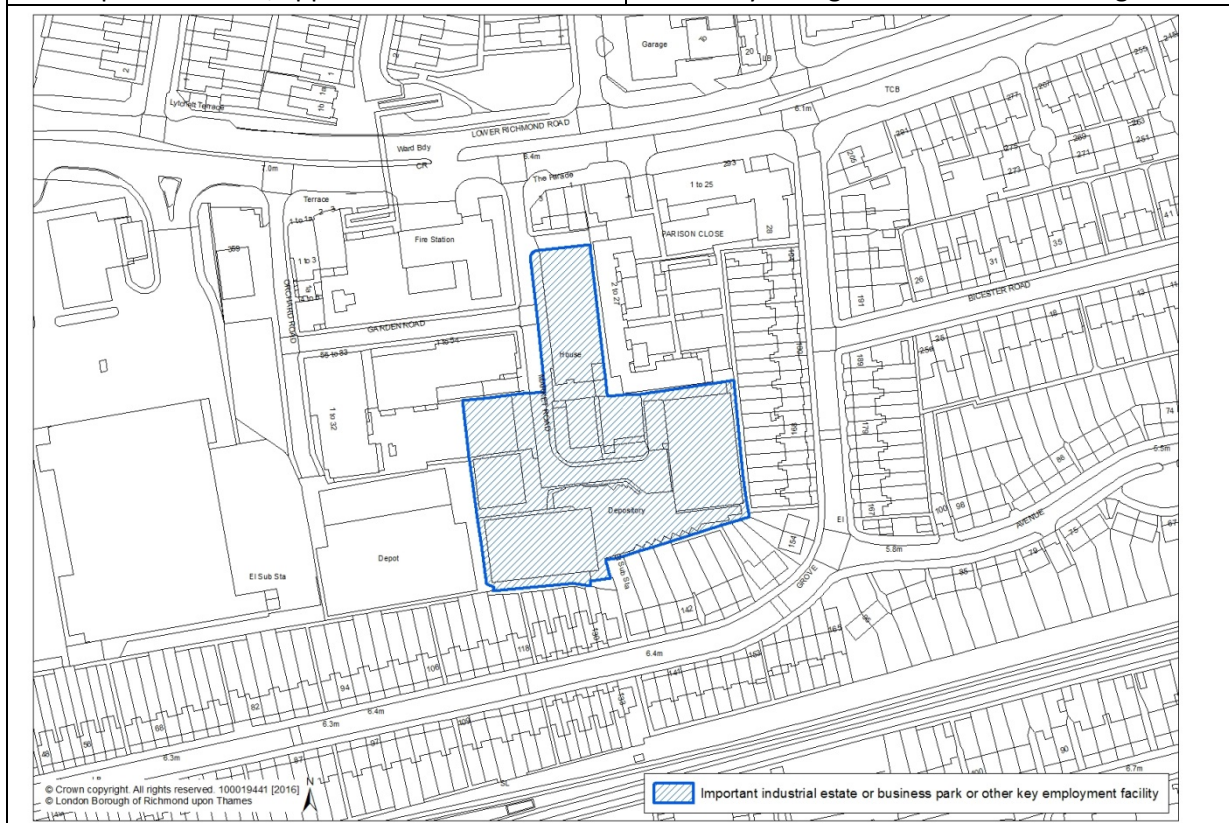
Neighbouring Uses (within 250 metres)	Industrial estate and large factory building, railway line, road and residential
Building condition Quality of units/building Purpose built?	Purpose built modern business park
Estimated Age	1990s?
Vacant buildings Marketing particulars	None
Planning history /Status/ Prior notifications/Approvals?	Conversion of 2 storey office building into 4 x 1 bedroomed flats (now known as Flats 1-4 Meadowfield House, Kingsway Business Park, Oldfield Road, Hampton, TW12 2HD) Completion 8 May 2015
Any enforcement cases ?	none
Current Use(s) General Description	Office, Storage and distribution. 1 childrens' nursery D2 and conversions from B1 to C3 under PD along Oldfield Road frontage.
Parking provision	22 +
Current Vehicle Movements	Quiet, apart from workers cars and the collection of children from day care at peak times.
Vehicle servicing, (delivery, turning and distribution) HGV access	Ample space. Adequate access
Ceiling heights, shutter doors etc.	flexible
<b>Environmental Considerations</b>	
Quality of environment	Very good. well-spaced out blocks with car parking in front.
Contamination	Probable as LUPI, former engineering works
Proximity to facilities, shops and amenities	Good. At end of Oldfield Road some xx m is Waitrose Supermarket, shops, facilities and Railway station.
PTAL	1b
Access/Highway Proximity to Strategic road network	173m from nearest A road
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	High. several units gone to C3 already
Recommendation for protection as part of the Local Plan Y/N	Yes. Important Local business park Also Key Office Area
Recommendation for Article 4 Direction Y/N	Already Art 4 B1 to C3. Art 4 B8 to C3: Maybe, as existing buildings look quite residential & some of the offices are now residential under Prior Approval

Site Name	Depot in Marble Hill Park
<b>Locational Information</b>	
Site Area (sq m) buildings =sq m	No information
Floor space estimate/upper floors	
	
Site Address	Cambridge Park, East Twickenham
Site Location	Within boundary of Marble Hill Park
Neighbouring Uses (within 250 metres)	Children's' day nursery and play space, residential, and parkland
Building condition Quality of units/building Purpose built?	Warehouse - former vehicle depot. Associated with the grounds maintenance crew at the park.
Estimated Age	?
Vacant buildings	none
Marketing particulars	
Planning history /Status/ Prior notifications/Approvals?	None
Any enforcement cases ?	
Current Use(s) General Description	Storage of equipment and vehicles for use in the park.
Parking provision	good



Current Vehicle Movements	Few
Vehicle servicing, (delivery, turning and distribution) HGV access	Unknown
Ceiling heights, shutter doors etc.	adequate
<b>Environmental Considerations</b>	
Quality of environment	High quality
Contamination	Former vehicle depot.
Proximity to facilities, shops and amenities	Close to St Margaret's, East Twickenham and Twickenham
PTAL	1
Access/Highway Proximity to Strategic road network	Access via the park. Could make separate access from Cambridge Park
Archaeology/Historic interest Listed/BTM /in Conservation Area	Historic Park and Garden, MOL, OSNI, Conservation Area and Public Open Space.
Ecology/HRA	OSNI
Flood Risk/Water Protection	
Greenbelt/MOL yes	MOL
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the <b>Local Plan</b> Y/N	No – associated with the management of Marble Hill Park. Protected Historic Park & Garden.
<b>Recommendation for Article 4 Direction Y/N</b>	<b>N</b>

Site Name	Market Road, Richmond (former Garden , Orchard and Market Road cluster)
<b>Locational Information</b>	
Site Area (sq m) 5227+ buildings =sq m	Easting 519249; Northing 175607 <b>UPRN 010002249645 = Warehouse units</b>
Floor space estimate/upper floors	2-3 storey storage and industrial buildings

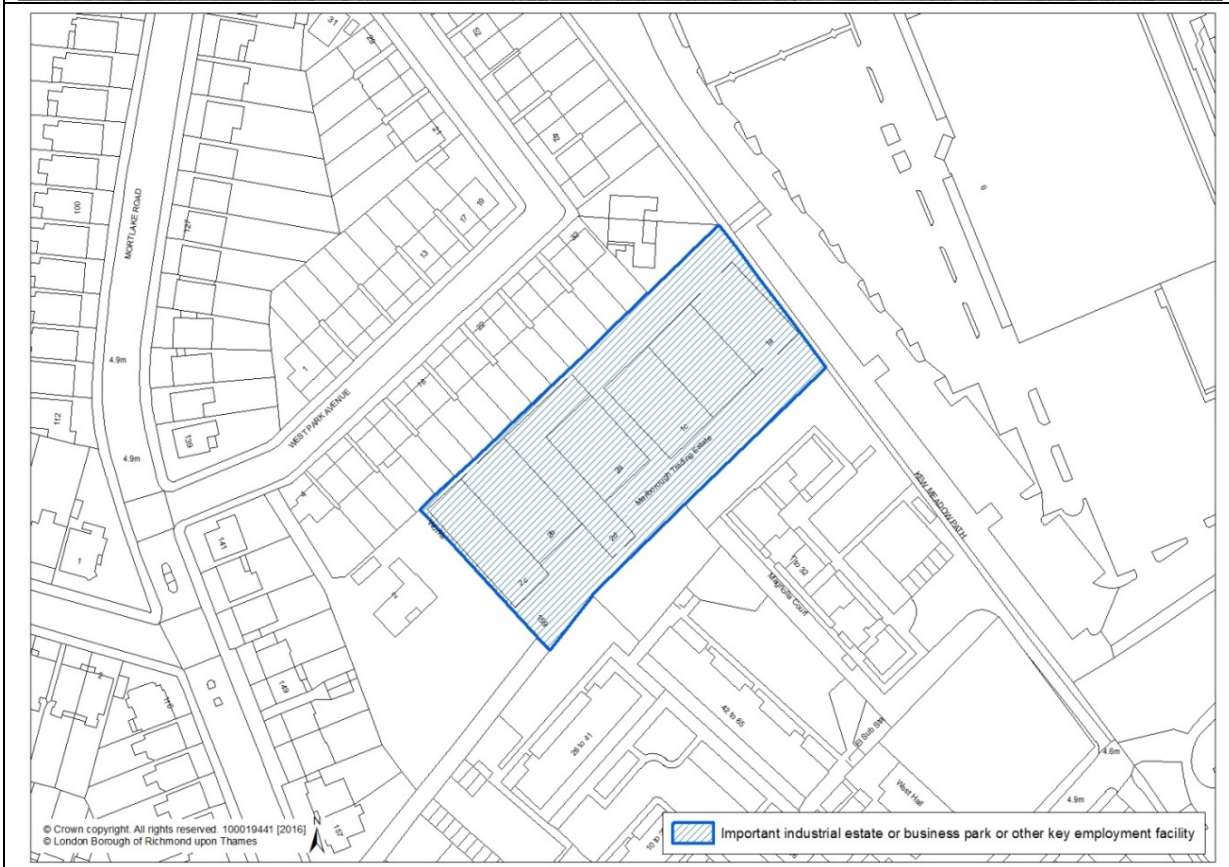


Site Address	Market Road, Richmond
Site Location	North Richmond to the south of the Lower

	Mortlake Road, beyond which is residential (Conservation Area).
Neighbouring Uses (within 250 metres)	The site is immediately adjacent to the A 316 in the north. Market Road runs perpendicular South from the A316 past the Fire station to the West. The railway line runs to the south of the site behind Rumseys building and yard. To the West of the site, former industrial buildings; Hydrex House on Garden Road; International Mail Express and the Old Dairy on Orchard Road have been replaced with residential blocks of flats.
Building condition Quality of units/building Purpose built?	Some older brick warehouses, sheds and offices from the 1950s, a modern car repair facility and a large purpose built warehouse with lorry parking and turning
Estimated Age	1950s – 2011
Vacant buildings	Market House 2x older units were vacant and ripe for demolition and rebuild.
Marketing particulars	none
Planning history /Status/ Prior notifications/Approvals?	n/a
Any enforcement cases ?	
Current Use(s) General Description	<ul style="list-style-type: none"> <li>• Currie Easy Self Storage warehouse, 1-13 Market Road =Currie Easy Self Storage</li> <li>• 17 =Richmond upon Thames Storage</li> <li>• Training centre, (upstairs Lester House)</li> <li>• Richmond Service Centre MOT &amp; vehicle repairs;</li> <li>• HMF; tools and motor accessories;</li> <li>• Woodfinish, French polishing;</li> <li>• Campbell Contracts, hardwood flooring;</li> <li>• Shore Porters Society, trading as Rumsey and Son, removals and storage warehouse units;</li> <li>• Lorry parking</li> <li>• Car parking for employees</li> <li>• 2 x vacant units former printer B2</li> <li>• Richmond Fire Station</li> </ul>
Parking provision	Residents should park in their under -ground car park but several cars were parked on the side roads. Units have parking in front of premises.
Current Vehicle Movements	The site is currently accessed by residents' cars, vehicles for servicing and MOT, employee private vehicles, light vans, and removal lorries of various sizes, some large.
Vehicle servicing, (delivery, turning and distribution) HGV access	Good
Ceiling heights, shutter doors etc.	Good

Environmental Considerations	
Quality of environment	Quiet, primarily storage and vehicle servicing garage. Few moving vehicles and few people.
Contamination	Yes most likely as past industrial land use.
Proximity to facilities, shops and amenities	Good, parade along Lower Mortlake Road, a Sainsbury supermarket located on adjacent site to the West and Richmond Town Centre within half a mile.
PTAL	1
Access/Highway Proximity to Strategic road network	Primary access to the site is from the A316 (a strategic road that joins the M3) which is also used for access to residential properties. Access may also be gained from Orchard and Garden Roads past the residential properties. Some problems with parked cars on the pavement.
Archaeology/Historic interest	past industrial land use
Listed/BTM /in Conservation Area	n/a
Sustainability of provision	
Risk from Conversion through Prior Approval	Residents complain about commercial vehicles but its Residents' cars blocking the roads making difficulties for larger vehicles to access. Low-medium.
Recommendation for protection as part of the Local Plan Y/N	yes
Recommendation for Article 4 Direction Y/N	no

Site Name	Marlborough Trading Estate, Kew
<b>Locational Information</b>	
Site Area (sq m) 5227 sqm buildings =sqm 1 - 2 storeys	Easting 519465; Northing 176671 <b>UPRN 100070711946</b>



Site Address	159 Mortlake Road, Kew
Site Location	Along a drive, site sits behind residential that face the South Circular Road. Backs onto Kew Retail Park
Neighbouring Uses (within 250 metres) Contamination and Topography	Residential and large car park for the Kew Retail Park.
Building condition Quality of units/building Purpose built?	Old fashioned brick factory and works buildings Character industrial premises in reasonable state of repair. Squirrels have been damaging some of the rooves
Estimated Age	Victorian
Vacant buildings	None
Marketing particulars	n/a
Planning Status/ Prior notifications/Approvals?	n/a
Site Identified in Borough Local Plan?	The site is identified as a site in the London Borough of Richmond Allocations Plan for employment uses.
Current Use(s) General Description	<ul style="list-style-type: none"> <li>• Offices</li> <li>• Warehouses and storage</li> </ul>
Current Vehicle Movements	Infrequent. Is a driveway into a car park, with many cars parked on site.
Vehicle servicing, (delivery, turning and distribution) HGV access	Hazardous entrance onto a bend on busy A205 South Circular road. Adequate for cars, vans and smaller lorries
Ceiling heights, shutter doors etc.	Adequate
<b>Environmental Considerations</b>	
Quality of environment	Site is enclosed on 3 sides by residential streets though at the rear there is some spare ground. An alley-way, Kew Meadow Path, runs along the north eastern boundary with trees hiding the car park to the Kew Retail Park. The site is screened by tree planting, Espaliered limes, along the eastern wall and mature trees to the South West in the garden of the neighbour at 2 West Park Avenue. Reasonably well maintained site is HQ of Jigsaw.
Proximity to facilities, shops and amenities PTAL ?	Good, close to Kew Retail Park, 10 minutes from Kew Green pubs and Kew Gardens
Access/Highway Proximity to Strategic road network	Access to the site is from a strategic road A205, the South Circular Road.
Archaeology/Historic interest	Past industrial land use. Essential oils distillery; vehicle garage; carriage and motor body builders
Ecology/HRA	The site is greater than 1km from an internationally/nationally designated site.
Flood Risk/Water Protection	The site is located within a Flood Zone3a, high probability.
Greenbelt/MOL yes	The site is not in or near the London Greenbelt. There is River Thames MOL nearby.

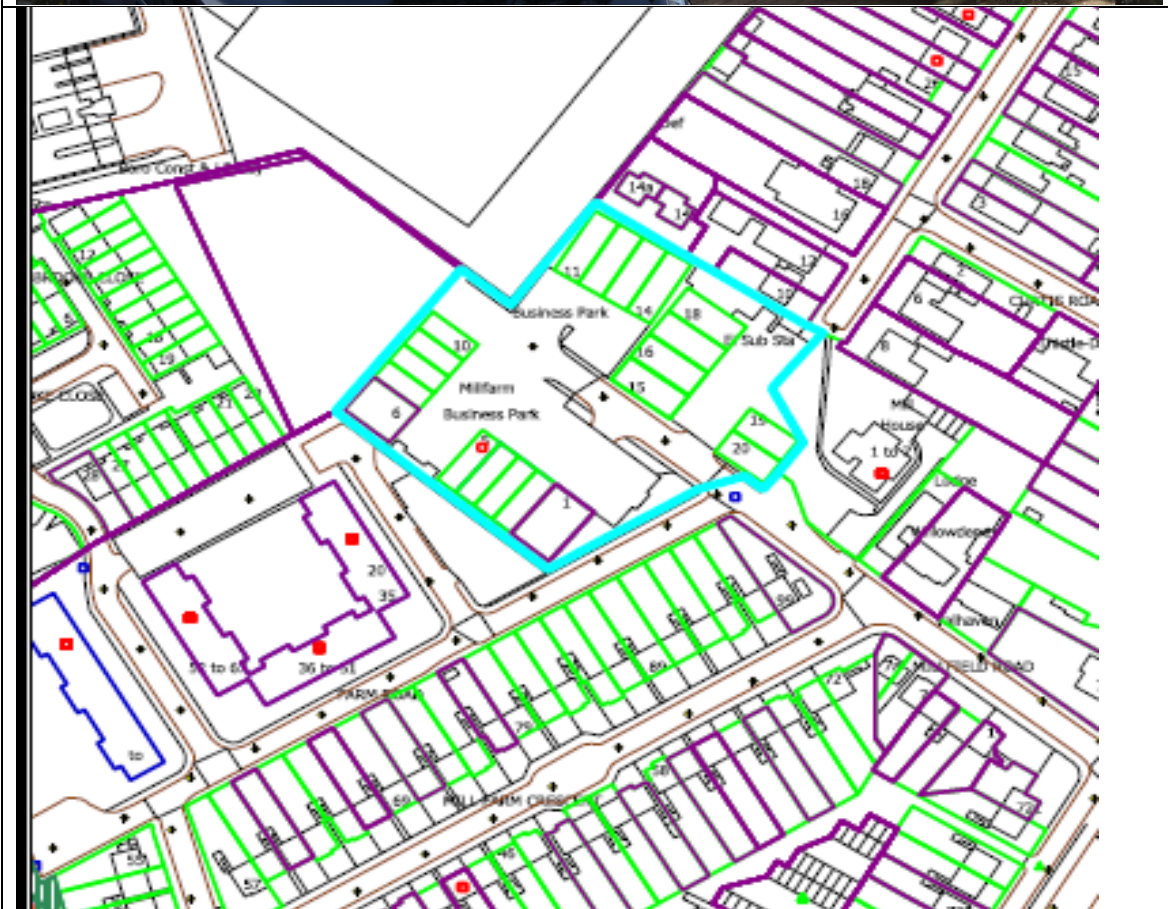
Sustainability of provision	
Risk from Conversion through Prior Approval	Medium
Recommendation for protection as part of the Local Plan Y/N	Yes. Locally important Industrial site. Possibly Offices should have an Art 4 B1a to C3
Recommendation for Article 4 Direction Y/N	N

Site Name	Mereway Road Industrial Estate
<b>Locational Information</b>	
Site Area (sq m) 2649.6 buildings =sq m 263.4 & 462.4	515091 : 173089 <b>UPRN</b> 100023401604 515076 : 173101 <b>UPRN</b> 10002266509
Floor space estimate/upper floors	2 Storey
Site Address	170-174 Colne Road, 18 Mereway Road , Twickenham (Units 1-6)
Site Location	Historically mixed residential and commercial backstreets of west Twickenham. Outside the



	town centre.
Neighbouring Uses (within 250 metres)	Residential flats, houses and offices
Building condition Quality of units/building Purpose built?	Old brick, works buildings and 5x1980s purpose built light industrial units.
Estimated Age	Late Victorian and 1980s
Vacant buildings	None
Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases? 2	2014 Unauthorised change of use from Joinery to Brewery B2; case closed 2015 2006 unauthorised hopper; case closed 2009
Current Use(s) General Description	5 light industrial units and existing building at 18 Mereway Road; 170-172, 174 Colne Road. Offices, microbrewery (B2), metal forge B2, storage B8
Parking provision	35 parking spaces
Current Vehicle Movements	Light
Vehicle servicing, (delivery, turning and distribution) HGV access	Colne Road is very narrow with no HGV turning space. Best approach is via vans from Edwin Road, primarily a residential street with parked cars along both sides.
Ceiling heights, shutter doors etc.	adequate
<b>Environmental Considerations</b>	
Quality of environment	Narrow residential streets
Contamination	Probable
Proximity to facilities, shops and amenities	Less than half a mile to The Green and Staines Road shops.
PTAL	0
Access/Highway Proximity to Strategic road network	Access through quite narrow residential streets.
Archaeology/Historic interest Listed/BTM /in Conservation Area	Wall at 170-172 Colne Road is a BTM
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	yes
Recommendation for Article 4 Direction Y/N	No

Site Name	Mill Farm Business Park
<b>Locational Information</b>	
Site Area (sq m)= 7098.5 buildings =sq m	Easting 512426 Northing 1743493 <b>UPRN 100023685087</b>
Floor space estimate/upper floors	1, 2-2.5 storey and 1 mezzanine



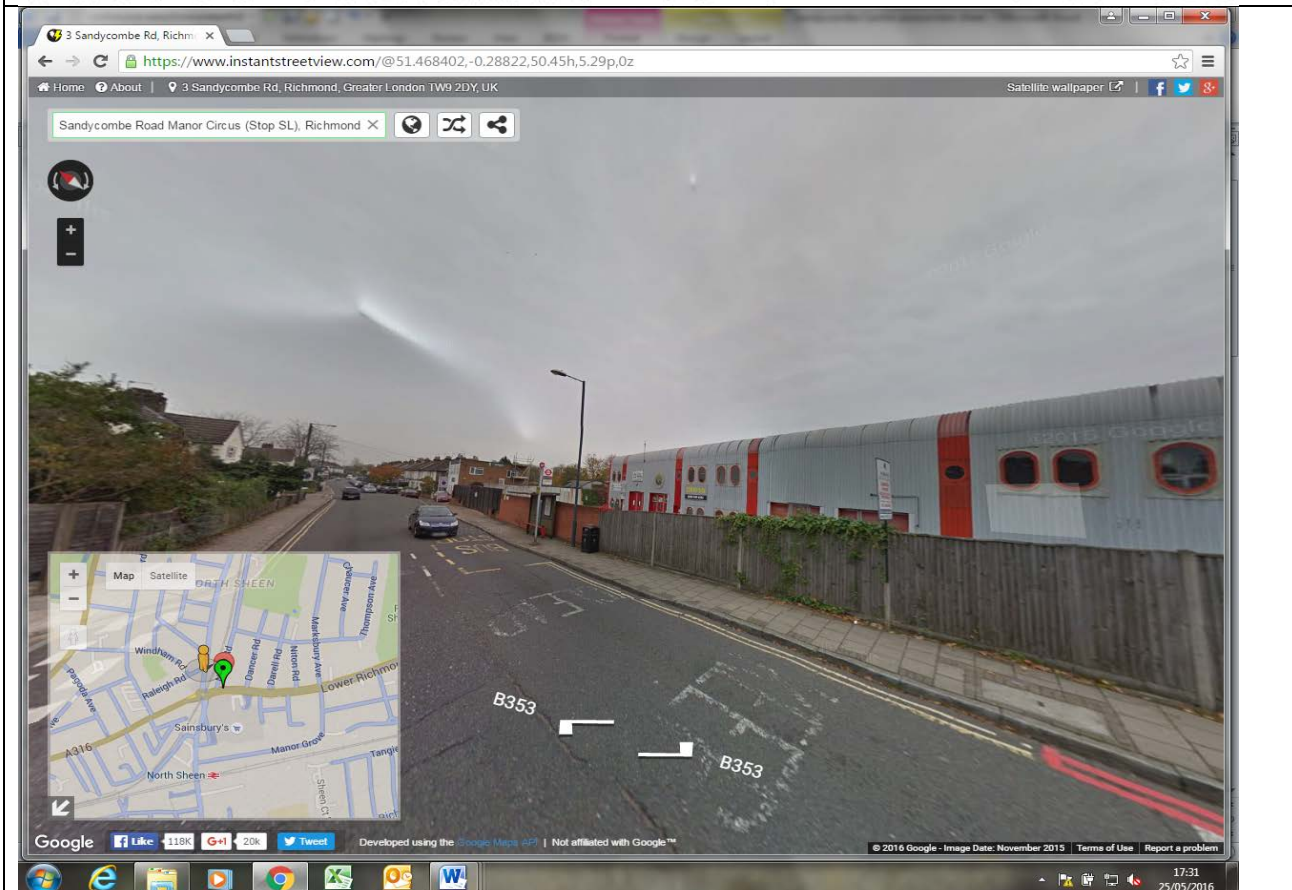
Site Address	Millfield Road, Whitton
Site Location	Some 145m from the Hanworth Road, Whitton.

Neighbouring Uses (within 250 metres)	Residential streets, a play group, flats and houses. Is on the boundary with LB Hounslow. Patch of open land to north undeveloped but earmarked for Housing
Building condition Quality of units/building Purpose built?	Originally 14 x B1/ B2 units in 3 blocks purpose built for light and general industrial. Now 20 units, some used as storage and distribution. Brick built with steel rooves.
Estimated Age	1989
Vacant buildings	None
Marketing particulars	2 units being marketed to let by De Souza
Planning history /Status/ Prior notifications/Approvals?	Prev industrial and always employment land. No Prior apps
Any enforcement cases ?	none
Current Use(s) General Description	20 industrial units, one used as workshop and product showroom, some storage and distribution, others as industrial, with ancillary offices on upper floors.
Parking provision	25 car/van spaces.
Current Vehicle Movements	1 or 2 vans per hour
Vehicle servicing, (delivery, turning and distribution) HGV access	Adequate turning for large Vans . Lorry turning head. Mill Road is narrow/ no good for HGVs
Ceiling heights, shutter doors etc.	Ground floor roller shutter on each unit.
<b>Environmental Considerations</b>	
Quality of environment	Leafy back street s near River Crane. Landscaped mature business park.
Contamination	Probably (as LUPI)
Proximity to facilities, shops and amenities	Some shops and facilities up at the Heathside Neighbourhood Centre on Hanworth Road.
PTAL	Low 1?
Access/Highway Proximity to Strategic road network	Millfield Road bit narrow for many HGV movements. Only 145 to Hanworth Road, Whitton, the A314, which joins via the A316 to the M3. Some businesses serve Heathrow Airport.
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	none
Ecology/HRA no	Area for tree planting
Flood Risk/Water Protection no	
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	medium
Recommendation for protection as part of the Local Plan Y/N	yes
	Small flexible light industrial units.
<b>Recommendation for Article 4 Direction Y/N</b>	No
	Retain mix of employment and industrial

Site Name	Platts Eyot
<b>Locational Information</b>	
Site Area (sq m) 37,233 sqm	<b>UPRN</b> 100023684974 E: 513353 N: 169108
Floor space estimate/upper floors	1 -3 storeys high
	
	
Site Address	Platts Eyot, Lower Sunbury Road, Hampton,
Site Location	An island in the River Thames

Neighbouring Uses (within 250 metres)	River. Park and open spaces, rowing club.
Building condition Quality of units/building Purpose built?	Very poor. Buildings at risk Private island and bridge
Estimated Age	Victorian
Vacant buildings Marketing particulars	many
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ? none	<b>05/0270/FUL</b> 21-Jan-2005 Redevelopment of Platts Eyott comprising demolition of certain buildings and bridge, refurbishment and works to all retained buildings, a change of use of building E to a restaurant/cafe and a mixed use development comprising housing, light industrial and business use, an enclosed car park, a visitor information area and a security gatehouse, together with landscaping, a replacement bridge, car parking, servicing and associated access works. decided as no further action be taken 01-Sep-2009
Current Use(s) General Description	Boat building and repairs, storage, sound recording, workshops, joinery.
Parking provision	None on shore. Some on island
Current Vehicle Movements	None . private iron bridge across.
Vehicle servicing, (delivery, turning and distribution) HGV access	Used to have a mini -van delivery across the bridge
Ceiling heights, shutter doors etc.	High in the sheds
<b>Environmental Considerations</b>	
Quality of environment	Semi-rural
Contamination	Probable as LUPI
Proximity to facilities, shops and amenities	remote
PTAL	1
Access/Highway Proximity to Strategic road network	No road access
Archaeology/Historic interest	Yes.
Listed/BTM /in Conservation Area	5 x Listed boathouses, BTMs x3, in Con Area
Ecology/HRA yes OSNI	
Flood Risk/Water Protection yes FZ 3a and 3b	
Greenbelt/MOL Yes GB	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	Site allocation in the Local Plan
Recommendation for Article 4 Direction Y/N	N

Site Name	Sandycombe Centre
Locational Information	
Site Area (sq m) 1152.7 + 999.3 buildings =sq m	519012: 175761, 519035 : 175845 <b>UPRN</b> 010002253192, 100023409629
Floor space estimate/upper floors	2 storey sheds

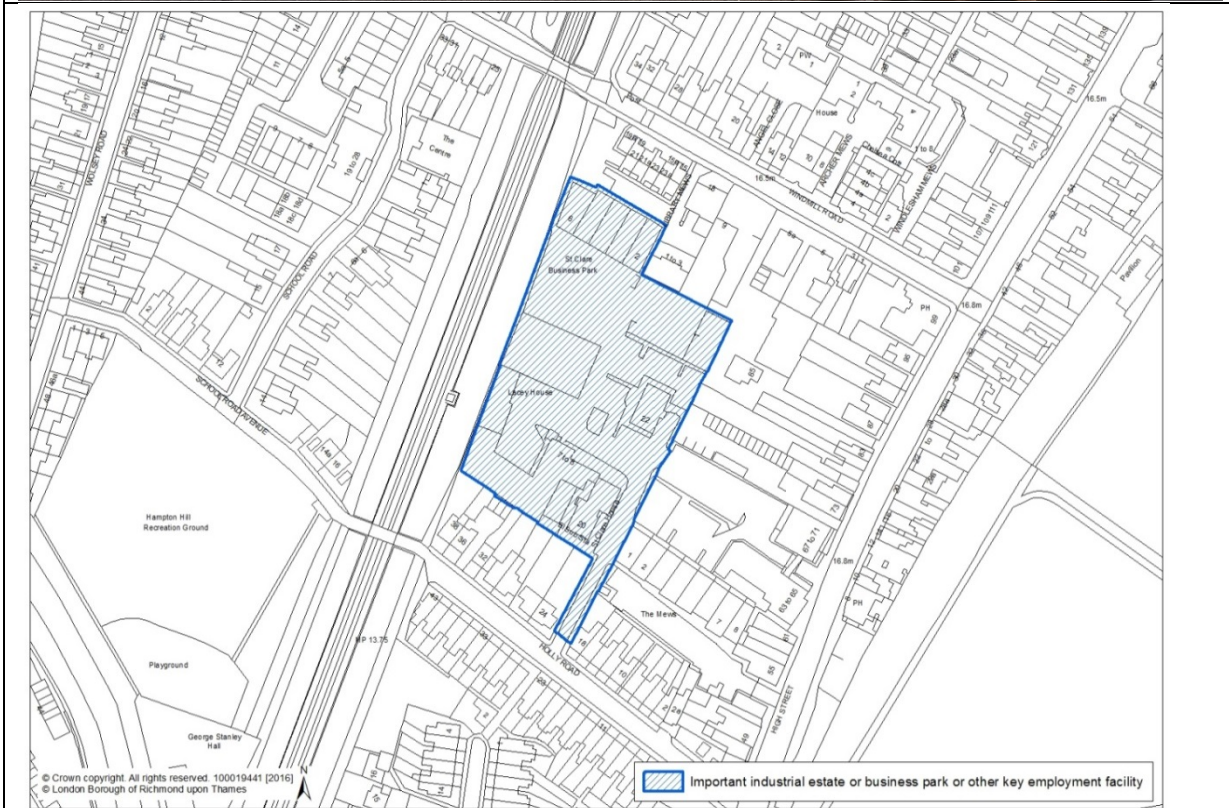


Site Address	1-9 and 11, Sandycombe Road, Kew.
Site Location	Just off roundabout on the A316.
Neighbouring Uses (within 250 metres)	Railway, strategic road, residential
Building condition Quality of units/building Purpose built?	5 x Purpose built light industrial units with workshop buildings to the north of site.
Estimated Age	1980s and earlier Victorian brick premises at no 11, Westgreen Ltd.
Vacant buildings Marketing particulars	All vacant and site boarded up on 1-9, Westgreen is in no.11. Under redevelopment
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ? 2	15/ 5376/FUL Redevelopment of site to provide for a mixed use development of 535m2 of commercial space and 20 residential units, together with car parking and landscaping. In progress  Breach of conditions on parking and deliveries at 5am. Case closed 1997.  11 Sandycombe Road 08/4792/FUL Redevelopment of site to provide new single storey commercial building and 2 storey building comprising 4 x 2-bedroom dwellings. Permitted on appeal in Sept 2014.
Current Use(s) General Description	Storage and wholesale at 1-9. No 11 existing 1 building used for manufacturing theatrical and film props and includes various external storage areas and lean-to sheds. At the southern end of the site, fronting on to Sandycombe Road, is a two storey flat roofed building with an open yard and parking area on its southern side. There is also a large barrel roofed storage building to the rear
Parking provision	good
Current Vehicle Movements	0
Vehicle servicing, (delivery, turning and distribution) HGV access	good
Ceiling heights, shutter doors etc.	good
<b>Environmental Considerations</b>	
Quality of environment	Next to tube lines and roads, and to rear of residential gardens and railway track.
Contamination	Likely
Proximity to facilities, shops and amenities	BP petrol filling station and shop, on opposite side of the road and Sainsburys supermarket on other side of A316.
PTAL	1
Access/Highway Proximity to Strategic road network	Very good By roundabout off A316.
Archaeology/Historic interest Listed/BTM /in Conservation Area	n/a
Ecology/HRA	

Flood Risk/Water Protection	
Greenbelt/MOL No	
Sustainability of provision	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	y
Recommendation for Article 4 Direction Y/N	N



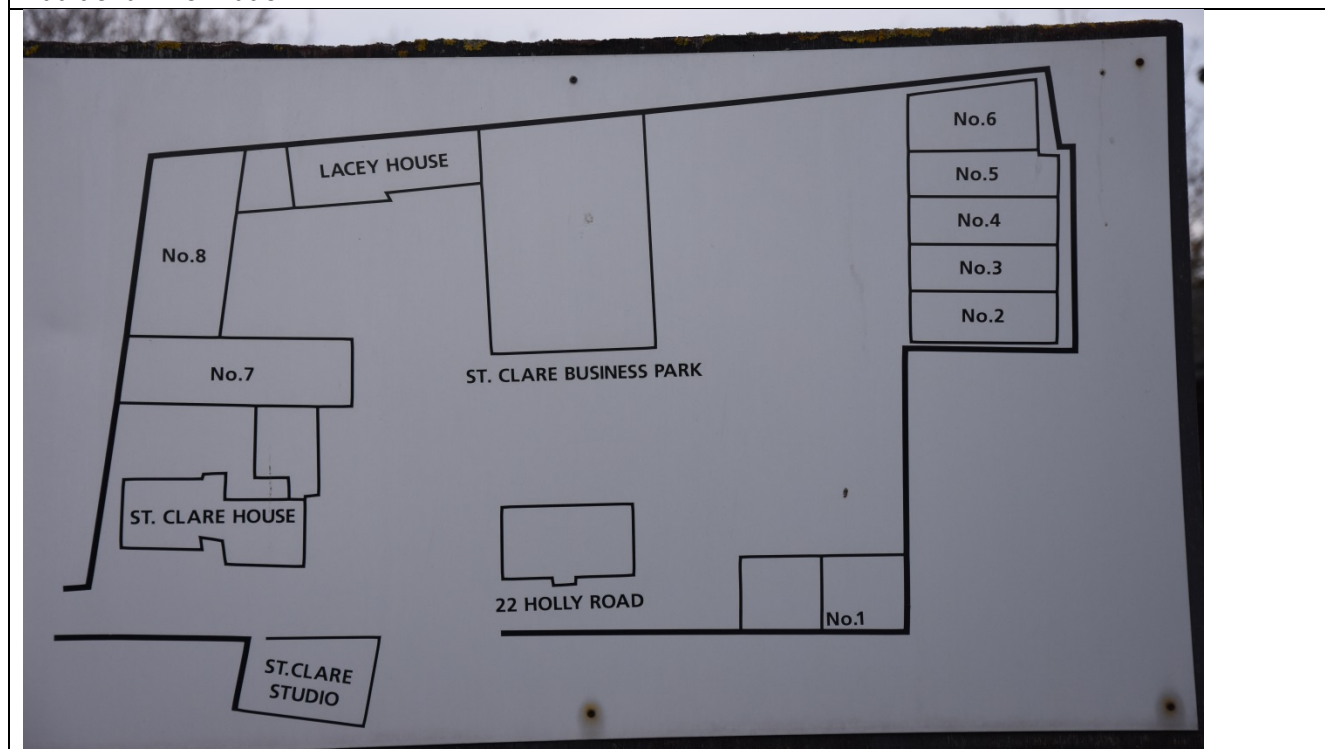
Site Name	St Clare Business Park
<b>Locational Information</b>	
Site Area (sq m) 3884.6 =car parking buildings = (sq m) St. Clare House B1 offices =929.6 22 Holly Road B1 Offices =149.9, Lacy House B1 offices=640.56, Unit 4 B1c/B2 = 133.7	<b>UPRN</b> 010070709665 1514193: 170894
Floor space estimate/upper floors	2x storey light industrial, several storeys high St Clare House office building.



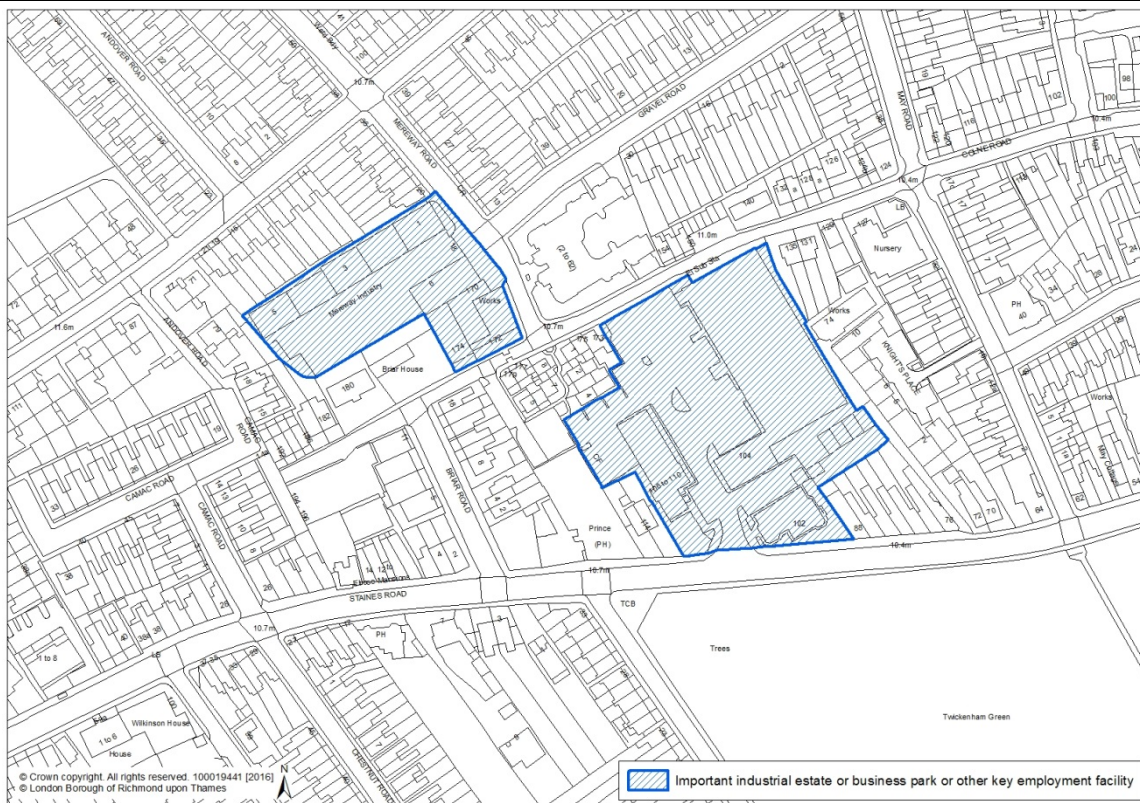
Site Address	Holly Road , Hampton Hill
Site Location	Sits between the railway line to the west and the High Street to the east, retail in the north on Windmill road and residential on Holly road to the south.
Neighbouring Uses (within 250 metres)	Offices, retail, library?, residential and railway line
Building condition Quality of units/building Purpose built?	Older brick office buildings in poor condition, Atcost shed, purpose built light industrial units
Estimated Age	1910 to 1970
Vacant buildings Marketing particulars	Number of empty and under occupied office buildings. Industrial units fully occupied.
Planning history /Status/ Prior notifications/Approvals?	<p>14/P0054/PREAPP redevelop the whole site to provide 124 homes (inclusive of support accommodation, care and support, and medical practice. Received: 11-Mar-2014 In Progress</p> <p><b>15/0621/OUT</b> The redevelopment of the whole site for a mixed-use scheme comprising demolition and conversion of the St Clare Business Park, Hampton Hill for the erection of up to 116 homes (inclusive of support accommodation) of varying tenure together with up to 1,790 GIA square metres (sq.m) of commercial (Use Class B1) floorspace including care communal accommodation and training, creation of a new vehicular access from Windmill Road, provision of parking and refuse facilities, and associated works. (consideration of Access; Layout; Scale only) 6/3/2015 <b>withdrawn by applicant 11/6/2015</b></p> <p>00/3077 Demolition Of Existing Buildings And Construction Of 2 And 3 Storey Business Units And Offices (b1). Valid: 25-Oct-2000 withdrawn by the applicant 14-Jun-2001</p> <p>99/2846 Unit 6 installation of 2 first floor windows, granted 29/12/1999</p> <p>Non-compliance with hours of operation condition. Case Closed 17-Apr-2014</p>
Any enforcement cases?	
Current Use(s) General Description	6 light industrial units. Derelict barn in use for storage of construction and demolition waste materials.
Parking provision	ample
Current Vehicle Movements	Busy with cars and vans
Vehicle servicing, (delivery, turning and distribution) HGV access	Poor access for larger vehicles as via Holly Road, a residential street with cars parked on both sides.
Ceiling heights, shutter doors etc.	Fine

Environmental Considerations	
Quality of environment	Poor
Contamination	Probable. Former gravel pit. LUPI
Proximity to facilities, shops and amenities	In Area of Mixed use. Close to High Street and Windmill Road
PTAL	1
Access/Highway Proximity to Strategic road network	Close to High street but access to site is through Holly Road, poor for HGV
Archaeology/Historic interest	none
Listed/BTM /in Conservation Area	Conservation Area
Ecology/HRA	
Flood Risk/Water Protection	
Greenbelt/MOL No	
Sustainability of provision	
Risk from Conversion through Prior Approval	no
Recommendation for protection as part of the <b>Local Plan</b> Y/N	See app. above and letter from agent Yes
Recommendation for Article 4 Direction Y/N	no

Additional information:



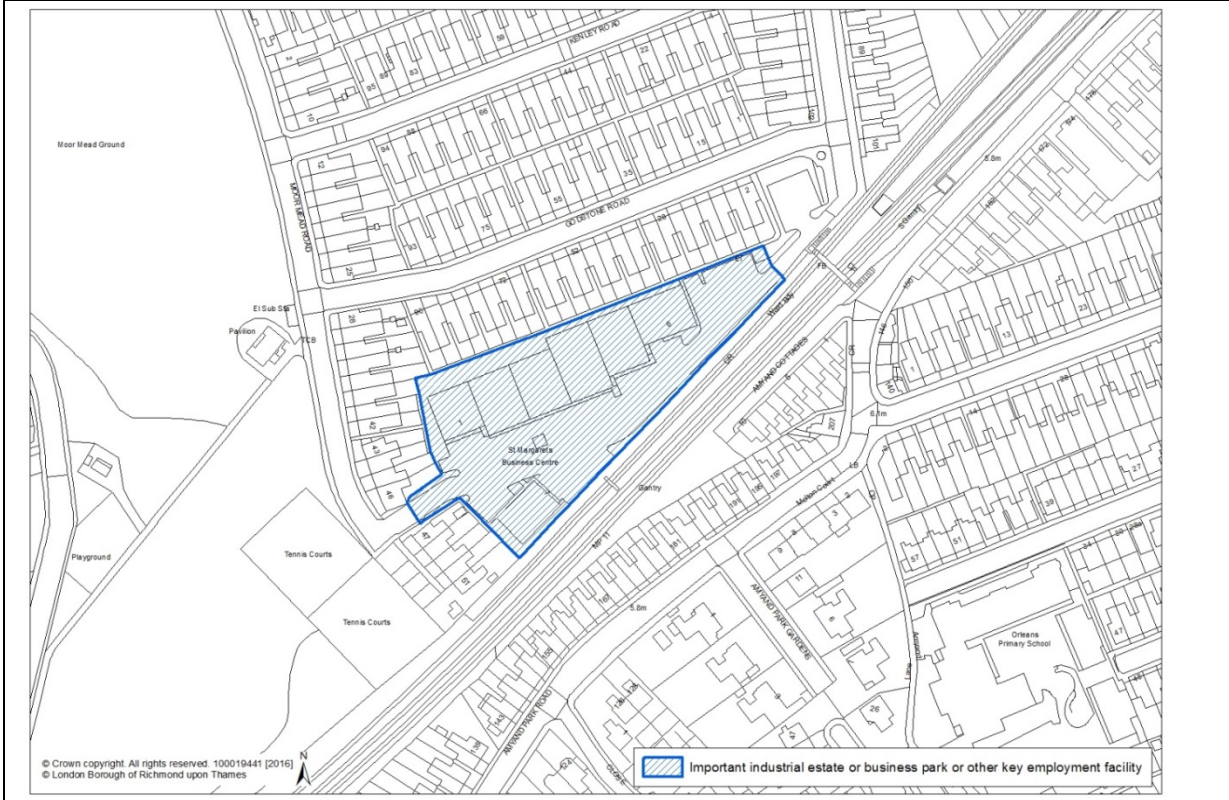
Site Name	St George's Industrial Estate, Twickenham
Locational Information	
Site Area (sq m) 5227+772.5 buildings =sq m	Easting 519465; Northing 176671 <b>UPRN 100070711946</b>
Floor space estimate/upper floors	2 storeys throughout.



Site Address	St George's Industrial Estate, 102 -114 , The Green, Twickenham
Site Location	Outside Twickenham town centre
Neighbouring Uses (within 250 metres)	Residential street on one side. Main road, shops and

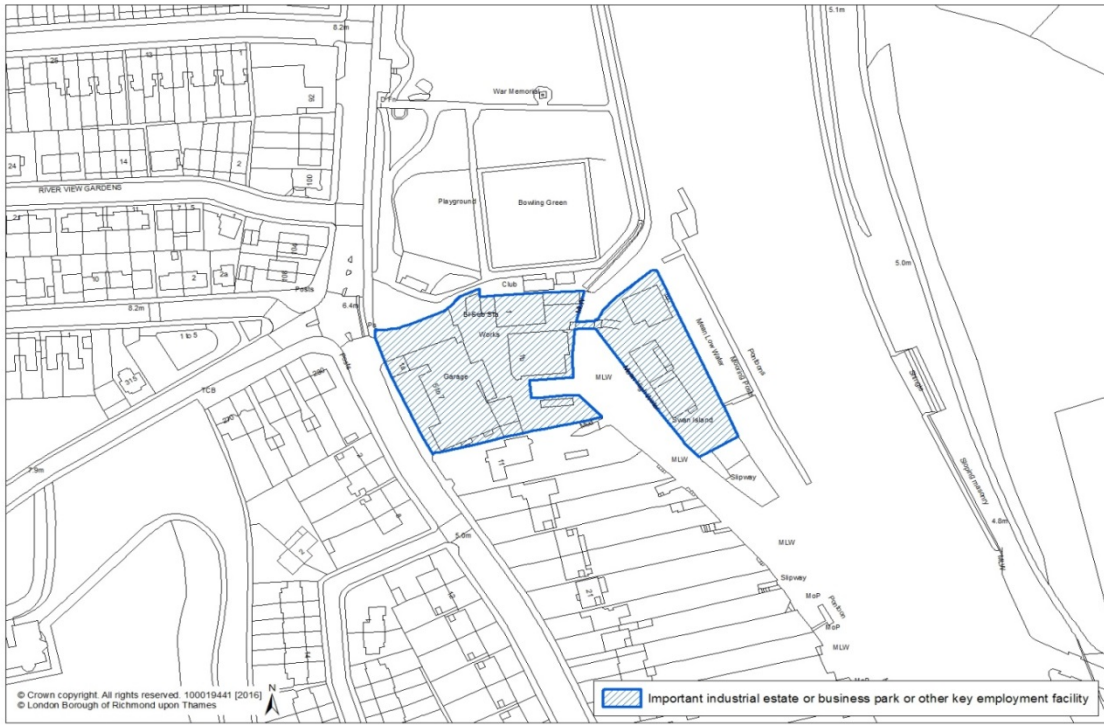
	other commercial uses along the road. Twickenham Green is on the opposite side of the road
Building condition Quality of units/building Purpose built?	Purpose built and recently refitted office blocks, Nos. 102 and 104; an attractive BTM of brick with pitched rooves, used as a dentist; a Terrace of 5x 2-storey good quality self-contained brick offices each with separate front door, and a large, modern Warehouse/shed with 2 roller shutter doors, clad in steel .
Estimated Age	1980s?
Vacant buildings Marketing particulars	None n/a
Planning history /Status/ Prior notifications/Approvals? Any enforcement cases ? 2005 for chiller units	In the Areas of Mixed Use. Article 4 for B1a to C3
Current Use(s) General Description	<p>Britannia Row Productions are the largest occupier having the offices at 104, The Green and the attached warehouse building and all the parking in between their 2 buildings.</p> <ul style="list-style-type: none"> <li>• Offices x7 (terrace of 5 and 2 larger office blocks)</li> <li>• Warehouse and storage</li> <li>• Workshops and light industry</li> <li>• Dentist</li> </ul>
Parking provision	Huge
Current Vehicle Movements	Light. Trade vans and employees' and visitors' cars
Vehicle servicing, (delivery, turning and distribution) HGV access	Very large almost empty car park with space for HGV turning
Ceiling heights, shutter doors etc.	High doors fit for HGV.
<b>Environmental Considerations</b>	
Quality of environment	Good. Open environment
Contamination	Likely
Proximity to facilities, shops and amenities	Good, close to local shops, supermarket and cafes and Twickenham Town Centre.
PTAL	1
Access/Highway Proximity to Strategic road network	Access to the site is off the main Staines Road, which leads to the strategic road network.
Archaeology/Historic interest Listed/BTM /in Conservation Area	Yes Nos. 106 -110 are BTM
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	High risk. The office terrace has a residential appearance with a narrow front garden protecting the windows facing the interior of the estate. No rear gardens. Industrial and/ or logistical operations would be in front of these houses
Recommendation for protection as part of the Local Plan Y/N	Yes Has an Art 4 for Offices
	The site should be retained for employment uses
Recommendation for Article 4 Direction Y/N	y
	To protect what is possibly the largest and most accessible warehouse in the borough

Site Name	St Margaret's Business Centre
<b>Locational Information</b>	
Site Area (sq m) 6472.1 buildings =sq m	516559: 174022 <b>UPRN 010002266254</b>
Floor space estimate/upper floors	2 storey units



Site Address	1-7 Drummond Place, off Winchester Road, St Margaret's, Twickenham
Site Location	At end of residential road, adjacent to the railway line.
Neighbouring Uses (within 250 metres)	Railway, residential and a park, Moor Mead recreation ground, POS and OSNI.
Building condition Quality of units/building Purpose built?	Good 7 x Purpose built light industrial units with parking, turning and hard standing. Ancillary offices on the first floor level.
Estimated Age	1990s
Vacant buildings	None
Marketing particulars	n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases ? 7	n/a  12/0095/EN Working hours (Sundays) in breach of condition - advised as units 5 and 6. Case Closed 20-Aug-2013 11/0364/EN/BCN & 10/0664/EN/BCN Storage of materials/crates and rubbish outside buildings. Cases closed 1/11/2011
Current Use(s) General Description	Storage and distribution of coffee and camping goods, engineering , archaeology.
Parking provision	Ample
Current Vehicle Movements	Quiet
Vehicle servicing, (delivery, turning and distribution) HGV access	Good
Ceiling heights, shutter doors etc.	Good
<b>Environmental Considerations</b>	
Quality of environment	good
Contamination	LUPI -poultry appliances
Proximity to facilities, shops and amenities	Good. Close to St Margaret's local centre with shops and facilities
PTAL	1
Access/Highway Proximity to Strategic road network	Parked cars on both sides of the local residential roads. Access is via Winchester Road and exit via Moor Mead 400 m to A3001 and roundabout on A316
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	no
Ecology/HRA	no
Flood Risk/Water Protection	Flood zone 2
Greenbelt/MOL No	
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	medium
Recommendation for protection as part of the <b>Local Plan</b> Y/N	y
	Important, good quality local light industrial park
<b>Recommendation for Article 4 Direction Y/N</b>	n

Site Name	Swan Island and adjoining garage, Mercury Motors
<b>Locational Information</b>	
Site Area (sqm) 2154.9 + 2160.7 + 1188 @5-7 Strawberry Vale.	516096, 172442 <b>UPRN</b> of no. 1 =100022347701
Floor space estimate/upper floors	Some 1 storey, some 2 storey.



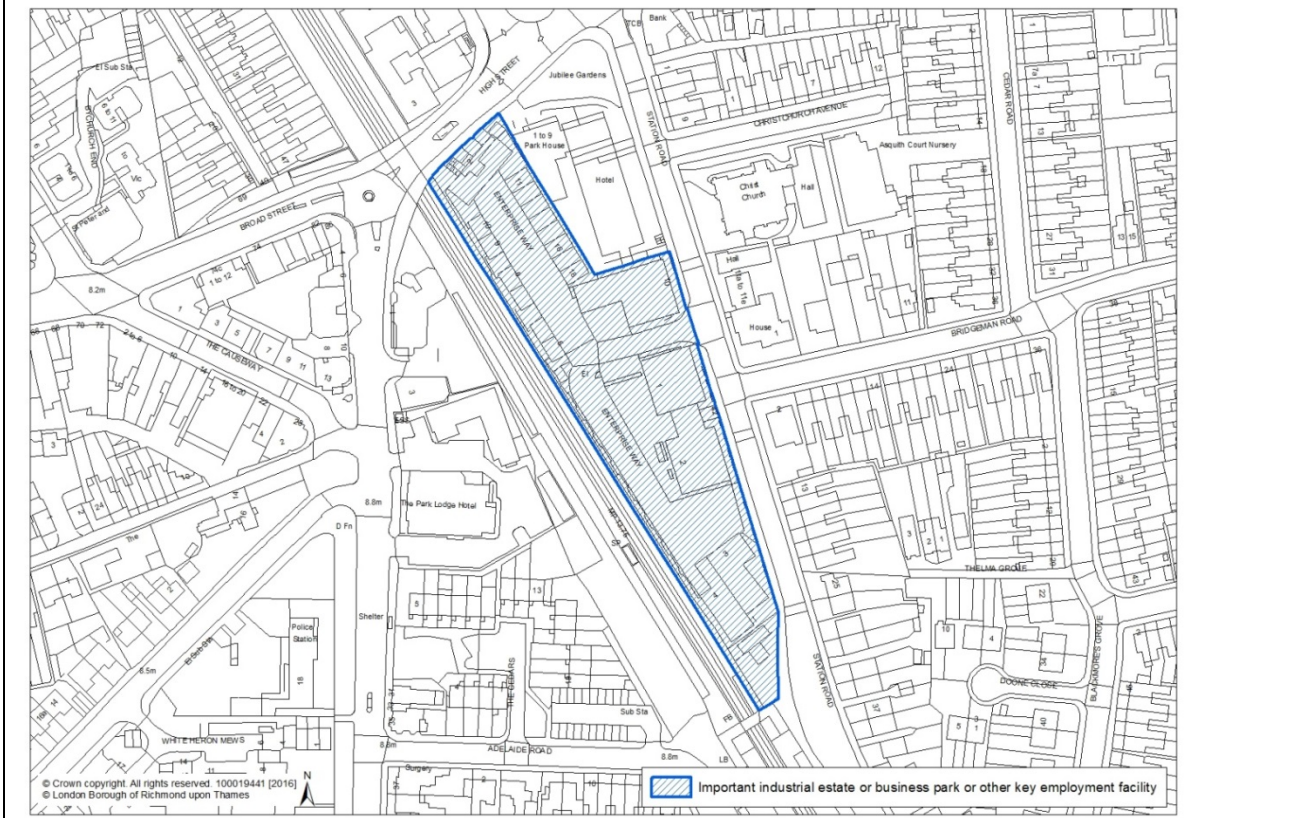
Site Address	Newman's Shipyard and Business Park, Swan
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	Island, 1 Strawberry Vale, and 5-7 Strawberry Vale, Twickenham
Site Location	An island in the River Thames attached to the business park via a bridge. Business park is behind a shop and Mercury motors, a car repair garage.
Neighbouring Uses (within 250 metres)	1A =retail shop, Radnor Park: public open space, river, houseboats and detached houses.
Building condition Quality of units/building Purpose built?	Tatty. 1950s -1986 Brick and steel sheds and boathouses. 1990s Two storey Portal frame building. Suitable for river related industry as has a small harbour and a slipway for the boat builder's business.
Estimated Age	1950s, 1980s and 1990s
Vacant buildings Marketing particulars	None vacant n/a
Planning history /Status/ Prior notifications/Approvals?  Any enforcement cases?	Was a unit sought by St Mary's university as a drama studio.  Roller shutter doors not painted according to condition. Case closed 1998.
Current Use(s) General Description	13 Occupants in 8 units. Very mixed uses. Motorcycle repairs and sales, car repairs, food storage and distribution, boat builders and repairs, light industrial workshops, chandlers and offices and moorings for houseboats
Parking provision	Some
Current Vehicle Movements	Few
Vehicle servicing, (delivery, turning and distribution) HGV access	No access for HGV only Van deliveries.
Ceiling heights, shutter doors etc.	2 storey portal frames with no internal ceiling good for storage. Some have industrial on ground floor with offices above.
<b>Environmental Considerations</b>	
Quality of environment	Sensitive MOL riverside environment
Contamination	LUPI boat builders
Proximity to facilities, shops and amenities	Neighbouring retail store. Short walk to Twickenham town centre.
PTAL	1
Access/Highway Proximity to Strategic road network	Narrow lane opening onto A310 Twickenham to Kingston road
Archaeology/Historic interest	Archaeology on river bank and fore shore.
Listed/BTM /in Conservation Area	no
Ecology/HRA	OSNI,
Flood Risk/Water Protection	SFRA flood zone 3b functional floodplain
Greenbelt/MOL	Yes TPA, MOL
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	High. Riverside, so is quite possible, especially in unit A overlooking the water. However is in Flood zone 3b

Recommendation for protection as part of the Local Plan Y/N	y
	In flood zone 3b,+ River related industry. Cheaper industrial land good for vehicle repairs and storage.
Recommendation for Article 4 Direction Y/N	no

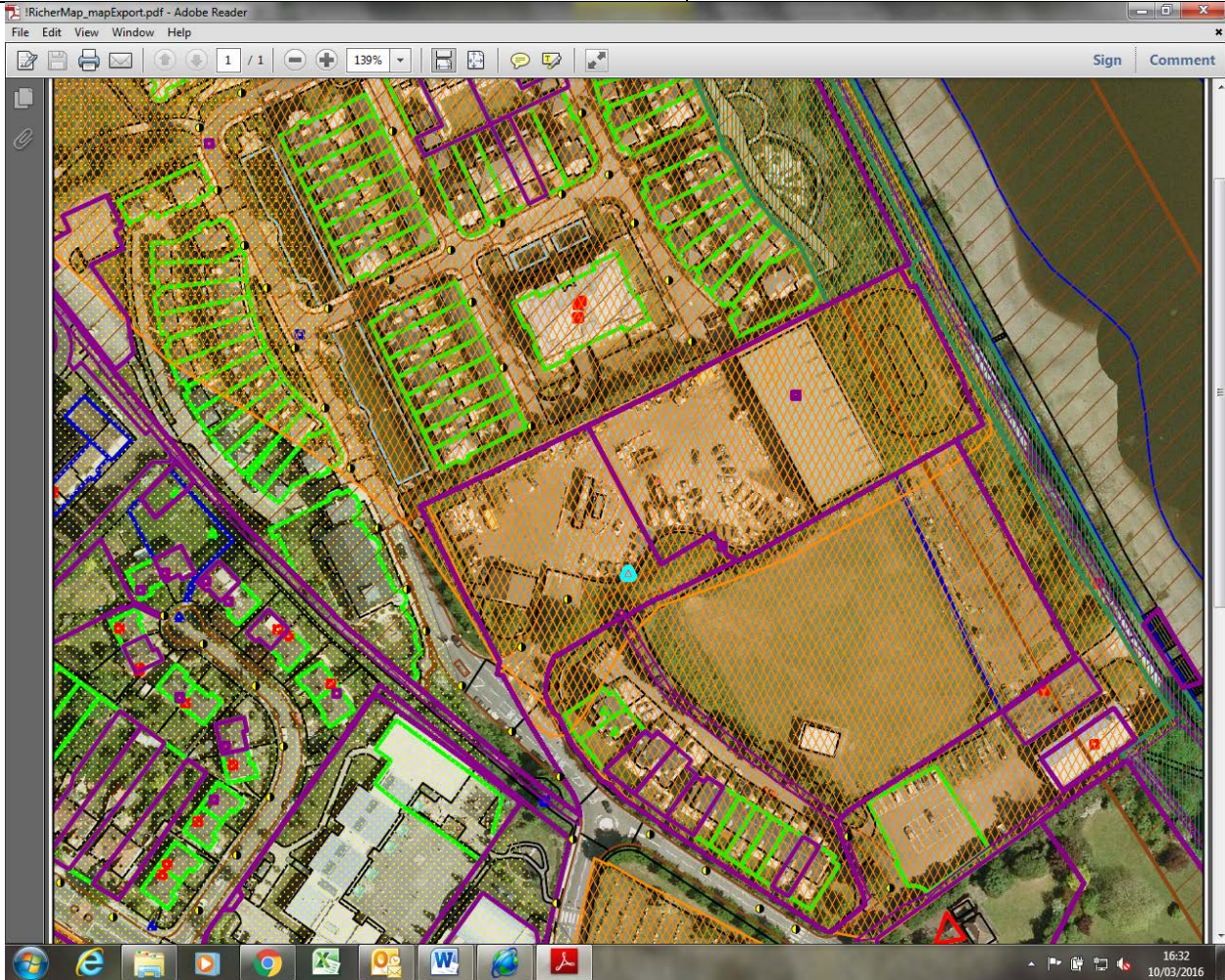
Site Name	Teddington Business Park (Southern part)
<b>Locational Information</b>	
Site Area (sq m) 7619.1 whole site 845.5 + 547.4 buildings =	Easting 516008; Northing 170877 <b>UPRN 100023397316</b> = units 1 to 2 <b>UPRN 0100024345340</b> = units 3 & 4



Site Address	Station Road, Teddington
Site Location	Site is south of Enterprise Way, Teddington to the south of the town centre near to Railway Station, beyond which

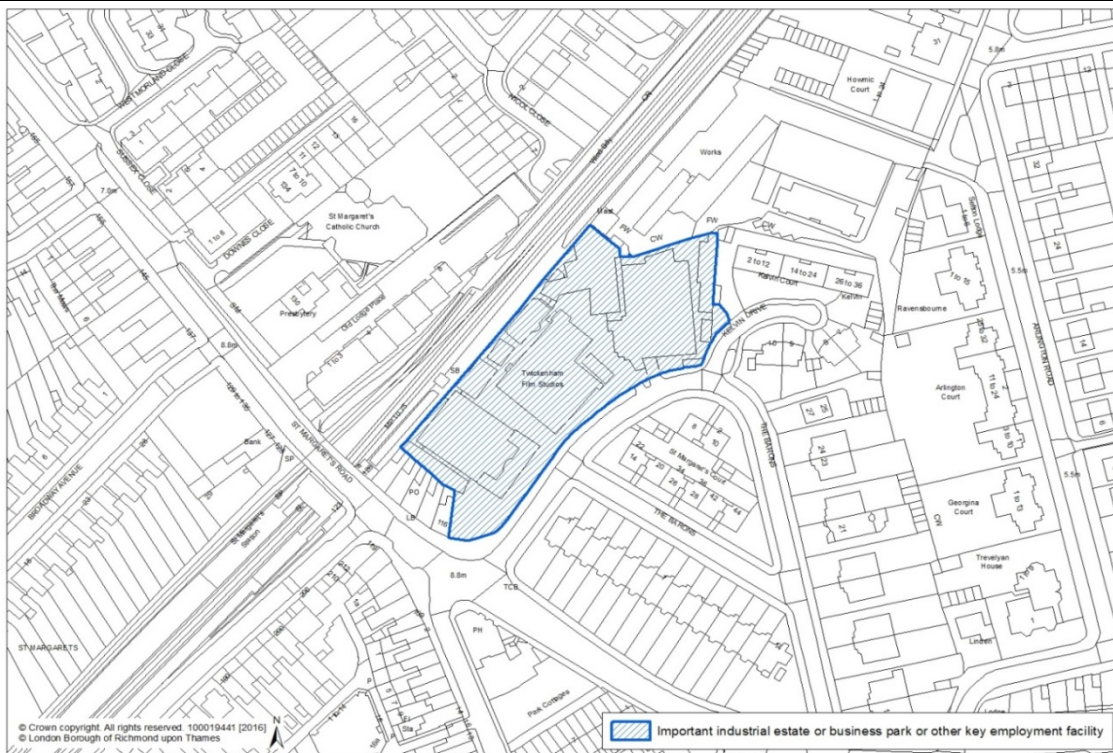
	is residential (Conservation Area).
Neighbouring Uses (within 250 metres) Contamination and Topography	The site is immediately adjacent to railway line to the West, with Station Road running north –south to the East, Cairns House office building, Travelodge Hotel lie to the north along with Broad Street and High Street Teddington to North. There is a Garden Centre and railway station to the south.
Building condition Quality of units/building Purpose built?	Purpose built 1980s warehousing and ancillary offices. Good quality Northern half of Business park is purpose built offices
Estimated Age	1985
Vacant buildings Marketing particulars	None n/a
Planning Status/ Prior notifications/Approvals?	Units 1 & 2 PP extension for cou to B1offices granted December 2012 No planning history for units 3 & 4 <b>Article 4 [offices to residential] over whole site.</b>
Site Identified in Borough Local Plan?	The site is identified as a site in the London Borough of Richmond Allocations Plan for employment uses.
Current Use(s) General Description	<ul style="list-style-type: none"> <li>• AMC express;</li> <li>• Halfords Autocentre;</li> <li>• Visual Impact in units 3 &amp; 4;</li> <li>• parking</li> </ul>
Current Vehicle Movements	The site is currently accessed by vehicles for servicing and MOT, employee private vehicles, light vans, and smaller lorries.
Vehicle servicing, (delivery, turning and distribution) HGV access	Good
Ceiling heights, shutter doors etc.	Good
<b>Environmental Considerations</b>	
Quality of environment	Good. Industrial units and vehicle parking Southern half of site contains 4 units of primarily storage and vehicle servicing garage. Few moving vehicles and few people. Northern half is B1 offices
Proximity to facilities, shops and amenities PTAL	Good, next to railway station and close to town centre, AMU . 1
Access/Highway Proximity to Strategic road network	Access to the site is from a local road with a suitable entrance which is also used for access to office properties to the north of Enterprise way.
Archaeology/Historic interest	past industrial land use.
Ecology/HRA	The site is greater than 1km from an internationally/nationally designated site.
Flood Risk/Water Protection	The site is not located within a Flood Zone. But if the site is greater than 1ha, a flood risk assessment that focuses on the management of surface water run-off will be required.
Greenbelt/MOL	The site is not in or near the London Greenbelt. There is no MOL nearby
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	High to medium

Recommendation for protection as part of the Local Plan Y/N	y
	Important, good quality local light industrial park
Recommendation for Article 4 Direction Y/N	N

ite Name	Civic Amenity Site
<b>Locational Information</b>	
Site Area (sq m)	UPRN 100023411135
buildings =sq m	519917: 176565
Floor space estimate/upper floors	n/a
	
Site Address	Townmead Road, Kew
Site Location	Adjacent to the River Thames south of Kew riverside flats.
Neighbouring Uses (within 250 metres)	Residential, river and open land used for allotments? Within 500m of a primary school.
Building condition Quality of units/building Purpose built?	Purpose built covered waste area, mess room, workshop, store, parking bays and recycling areas. Only Civic Amenity site in the Borough.
Estimated Age	1997
Vacant buildings	n/a
Marketing particulars	
Planning history /Status/ Prior notifications/Approvals?	none
Any enforcement cases ?	

Current Use(s)	Civic amenity site.
General Description	
Parking provision	70 cars
Current Vehicle Movements	busy
Vehicle servicing, (delivery, turning and distribution) HGV access	Space for large HGV and bulldozers
Ceiling heights, shutter doors etc.	2 storey High building
<b>Environmental Considerations</b>	
Quality of environment	Refuse site set in pleasant riverside surroundings
Contamination	Likely LUPI
Proximity to facilities, shops and amenities	1 mile to East Sheen shops and facilities
PTAL	1
Access/Highway Proximity to Strategic road network	50m off the A506 south circular
Archaeology/Historic interest	n/a
Listed/BTM /in Conservation Area	
Ecology/HRA	
Flood Risk/Water Protection	Zone 3a
Greenbelt/MOL No	MOL TPA OSNI OOLTI
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the <b>Local Plan</b> Y/N	Safeguarded as existing waste site in West London Waste Plan 2015. Would need to find another site for equivalent amount of recycling. Policy WLWP 2
<b>Recommendation for Article 4 Direction Y/N</b>	<b>N</b>

Site Name	Twickenham Studios (adjacent to Arlington Works)
Locational Information	
Site Area (sq m) 6627.7sqm buildings =sq m	TW1 UPRN 100023391264, E 516902 : N 174310
Floor space estimate/upper floors	3 storey reception and office block and sheds , 2 storey office/studio /production space

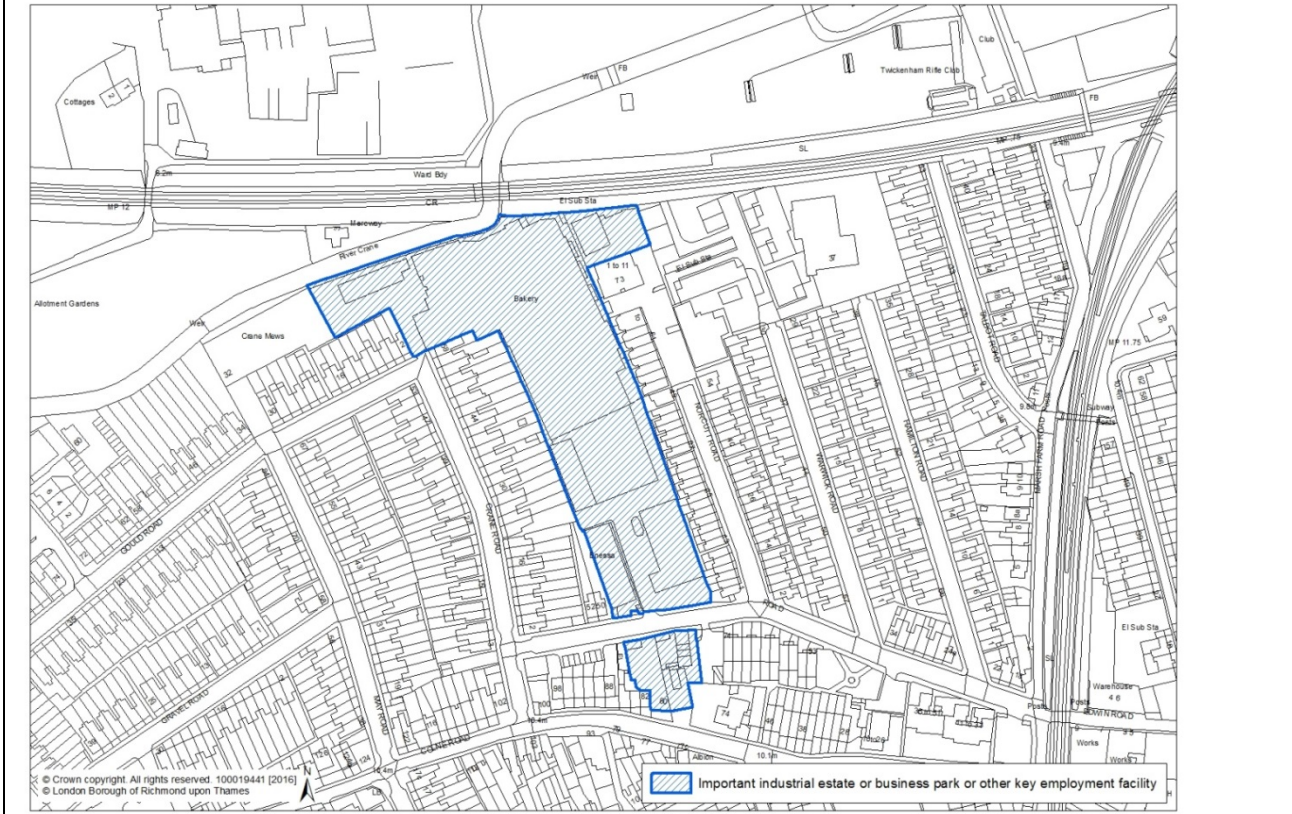


Site Address	Twickenham Studios, The Barons, Twickenham (Arlington Works is the oil refinery next door. Not included in the map = safeguarded waste site )
Site Location	On edge of St Margaret's centre close to railway station, shops and restaurants.



Neighbouring Uses (within 250 metres)	Railway line, oil refinery and works, retail and residential.	
Building condition Quality of units/building Purpose built?	Purpose built sound mixing studio, film stages and viewing rooms. Storage ancillary to studio use.	
Estimated Age	1940s?	
Vacant buildings	none	
Marketing particulars	n/a	
Planning history /Status/ Prior notifications/Approvals?	Installation of awning above third floor windows/doors on south eastern elevation (The Barons frontage) and the installation of cable balustrade between castle effect parapet to third floor of the Admin building.	
Any enforcement cases ? Case closed 2014	13/0607/EN/UCU	Some of the main administration building has been converted into residential accommodation
	05/0418/EN/UBW	Telephone mast
Current Use(s) General Description	Film Studios and related production, e.g. sound mixing.	
Parking provision	On site	
Current Vehicle Movements	Occasional	
Vehicle servicing, (delivery, turning and distribution) HGV access	Narrow entrance for HGV.	
Ceiling heights, shutter doors etc.	Have film stages with soundproofing and high ceilings	
<b>Environmental Considerations</b>		
Quality of environment	Pleasant tree lined streets	
Contamination	Yes. LUPI.	
Proximity to facilities, shops and amenities	In St Margaret's AMU, very convenient for facilities in St Margaret's and Richmond	
PTAL	3. Bus stop outside and yards to St Margaret's Station	
Access/Highway Proximity to Strategic road network	Within 400 yards to A316.	
Archaeology/Historic interest Listed/BTM /in Conservation Area	Many famous films and TV series were in production here In Conservation Area, BTM	
Ecology/HRA		
Flood Risk/Water Protection		
Greenbelt/MOL No		
<b>Sustainability of provision</b>		
Risk from Conversion through Prior Approval	Low – for sheds and stages high (conversion of office admin block into flats.)	
Recommendation for protection as part of the <b>Local Plan</b> Y/N	Yes as is a key Employment Site	
Recommendation for Article 4 Direction Y/N	No	
	One of the last remaining film studios left in the borough following the loss of Teddington Studios. Is a visitor attraction for Beatles fans as well as workplace of many famous stars of screen and TV	

Site Name	West Twickenham Cluster
<b>Locational Information</b>	
Site Area (sq m) 10613.1 + 750.9 + 592.2 + 439.2 buildings =12,395.4 sq m	Easting 515349; Northing 173222 <b>UPRN 100023397316 = units 1 to 2</b> <b>UPRN 0100024345340 = units 3 &amp; 4</b>



Site Address	Greggs bakery, Gould and Edwin Roads, Twickenham 50 Edwin Road, Enessa Works, Twickenham 80-86 Colne Road, Twickenham 76-78 Colne Road (Units 1 & 2, Ryedale works, Edwin Road)
Site Location	To the west of Twickenham town centre. Old industrial sites south of the railway line, set amongst residential back streets.
Neighbouring Uses (within 250 metres) Contamination and Topography	The site is immediately adjacent to railway line to the North, with residential Crane Road running north – south to the East. Mixed light engineering and residential Edwin Road runs east -west to the south. The residential street Norcutt Road runs adjacent north- south to the East. The boundary to the north abuts MOL and the river Crane
Building condition Quality of units/building Purpose built?	Tired Commercial bakery: Old fashioned brick built with asbestos sheeting pitched rooves, concrete flour silos, covered distribution yard, porta-cabins and ancillary offices. Industrial : Steel portal frame light engineering units
Estimated Age	1900s to 1990s
Vacant buildings	None
Marketing particulars	n/a
Planning Status/ Prior notifications/Approvals?	n/a
Site Identified in Borough Local Plan?	The site is identified as a site in the London Borough of Richmond Local Plan for employment uses.
Current Use(s) General Description	<ul style="list-style-type: none"> <li>• Greggs bakery and distribution centre</li> <li>• DA Wright Precision Engineering in Enessa Works</li> <li>• Youngs, Welders in Unit A and Unit B</li> <li>• Phoenix Engineering, Automotive Structural Engineers, Unit 2 ,Ryedale Works</li> <li>• Turner Automotive Engineers, MOT and Servicing in Unit 1.</li> </ul>
Current Vehicle Movements	The site is currently accessed by lorries and vans for distribution at the southern end of the Greggs site, through Edwin road. Employee private vehicles have access to the North off Gould Road. Vans and cars pass along Edwin Road.
Vehicle servicing, (delivery, turning and distribution) HGV access	Poor for Bakery lorries as they are in conflict with other road users until they access the main Road. Adequate for cars and vans.
Ceiling heights, shutter doors etc.	Adequate
<b>Environmental Considerations</b>	
Quality of environment	Site is enclosed by residential streets with no room for expansion. The roads are too narrow once cars are parked on both sides for lorries to turn in one go.
Proximity to facilities, shops and amenities PTAL 1	Good, close to town centre, AMU and local sops
Access/Highway	Access to the site is from residential roads with parked

Proximity to Strategic road network	residents' cars on both sides. Turning for lorries off the road is tight with an unsuitable entrance to the bakery. Access for welding and vehicle repairs is adequate. Half a mile to strategic road network?
Archaeology/Historic interest	Past industrial land use. Gravel pit and laundry; carriage and motor body builders
Ecology/HRA	The site is greater than 1km from an internationally/nationally designated site.
Flood Risk/Water Protection	The site is located within a Flood Zone 3a. A flood risk assessment that focuses on the management of surface water run-off will be required.
Greenbelt/MOL yes	The site is not in or near the London Greenbelt. There is River Crane MOL nearby
<b>Sustainability of provision</b>	
Risk from Conversion through Prior Approval	low
Recommendation for protection as part of the Local Plan Y/N	Y long standing employment area.
	Small older industrial units.
<b>Recommendation for Article 4 Direction Y/N</b>	No
	Retain mix of employment and industrial

Additional photos:





## Appendix 2: London Industrial Land Supply and Economy

On 22 March 2016 GLA published the **London Industrial Land Supply and Economy Study 2015**. The consultants were AECOM in association with Cushman & Wakefield, We Made That and Maddison Graphics. The document and appendices can be downloaded via the following link under “Economy, employment, offices and industry”:

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports>

### Summary of key findings

- (1) In 2015 there was 6,976 hectares (ha) of industrial land in London, of which about a half was within Strategic Industrial Locations (SIL), 14% in Locally Significant Industrial Sites, and the remaining third in smaller, undesignated sites.
- (2) The London-wide vacancy rate in 2015 was 10.7% of the core industrial land stock (just industry and warehousing). Vacancy in previous years was 16% in 2001, 14% in 2006, and 12% in 2010. The highest borough level vacancy rate is in Newham (20%). Several boroughs however are at or below the 5% frictional vacancy rate, especially in Central, South and West London.
- (3) Past trends show an accelerated rate of industrial land release significantly above the Mayor’s London Plan and SPG target rates of release. The trend rate of release for 2010 to 2015 is 105 ha per annum, which is almost 3 times the London Plan/ SPG recommended rate of release of 36.6 ha per annum.
- (4) The development pipeline and proposed future industrial land release in OAPFs, Local Plans and Housing Zones could result in a further reduction of 830 hectares suggesting that recent London-wide trend rates of release will persist.
- (5) If the London-wide trends continue then the total stock of industrial land in London will decline from 6,976 ha in 2015 by a further 2,300 ha to around 4,700 ha in 2041, a 33% decline over this period.
- (6) Employment in industrial occupations in London was estimated at 560,000 jobs in 2014, 46% of which are in designated areas. It is estimated that there are an additional 130,000 non-industrial jobs within designated industrial areas.
- (7) Residential land values are typically three to seven times higher than industrial land values, which means that there is considerable market pressure to release industrial land for residential development.
- (8) Generally there does not appear to be strong evidence so far to suggest that reductions in availability of land and property have a direct correlation with increases in industrial rents at a local level.
- (9) Case studies suggest that at a local level significant shifts to non-industrial uses can undermine the integrity of industrial areas, and care is needed in planning for and managing change in industrial areas.
- (10) There is some evidence to suggest that industrial activities are responding to increased rents and reduced supply by increasing employment densities.
- (11) The analysis suggests that there could be an emerging pattern of industrial sectors that are more sensitive to London and/or central London locations tending to remain or grow in London (e.g. logistics, food, construction,

waste, motor vehicle servicing and repair), and other sectors that are less sensitive to location will tend to leave London (manufacturing, chemicals and metals).

(12) The analysis suggests that overall there may be potential for the adjacent South East region to (continue to) accommodate overspill demand from London (or demand transferring to the area as supply contracts in London).

(13) It is likely that if activities servicing core London markets are forced to relocate out of London, either to the adjacent South East or further afield, then total travel miles, congestion and consequent carbon emissions will increase.

#### Implications for Industrial Land Policy

(14) The review suggests that continued release of industrial land in London is justified provided that it is in the context of a wider framework of providing/protecting sufficient industrial land within and around London. However the rates of release seen over the last five years appear to be excessive and a more moderate rate of release is probably more appropriate. This will need to be considered in the forthcoming industrial land demand assessment.

(15) London appears to be heading towards a situation in which most of its activities located in industrial areas will be associated with servicing the rest of London's economy and population.

(16) It appears likely that at some point, potentially within the life of the current London Plan, there will be a case to switch from releasing industrial land to retaining most of the remaining land. Whether such a shift is appropriate will depend upon the strategic value placed upon these activities.

## Appendix 3: Government changes to General Permitted Development

A wide range of new change of use permitted development rights were made at the end of the last Parliament. The Government of the day did not issue a formal response to the Technical consultation on planning before the 2015 General Election. It did however, confirm in its 25 March 2015 written statement to Parliament, that a number of the changes proposed in it would be made.<sup>1</sup> These were laid before Parliament before the general election and the majority of the provisions came into force from 15 April 2015. The explanatory notes to these regulations set out the scope of new change of use permitted development rights as follows:

“A new permitted development right, for a three year period, will allow **storage or distribution buildings (B8)** to change use to **residential (C3)**. Up to 500m<sup>2</sup> of floor space will be able to change to residential use. The right is subject to a prior approval process covering transport and highways, air quality impacts on intended occupiers, noise impacts of the development, risks of contamination, flooding, and the impact the change of use would have on existing industrial uses and or storage or distribution uses. If the site is under an agricultural tenancy then the consent of both the landlord and the tenant will be needed for any development to be permitted. The right only applies to buildings that were last used or were in use as storage or distribution (B8) on or before 19th March 2014. This would include former businesses in an office use (B1) or general industrial (B2) buildings that have changed use to storage or distribution (B8) use under existing permitted development rights, provided that they were in such uses on 19th March 2014. However, there is an additional requirement that a building seeking to change use must have been in B8 use for a period of a least 4 years before the date development begins. The new right does not apply in National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage Sites, Listed Buildings or land within the curtilage of Listed Buildings, Scheduled Monuments, or in Sites of Special Scientific Interest, Safety Hazard Areas and Military Explosives Storage Areas. After changing to a residential use, existing permitted development rights for dwelling houses (C3) will not apply.”

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<sup>1</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 (the “2015 SI”) • The Town and Country Planning (Compensation) (England) Regulations No. 598 • The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 No. 597



## Appendix 4: Proposed Designated Key Office Areas: are listed below.

### Hampton:

- Thames Street, Hampton
- Kingsway Business Park, Hampton
- Castle Business Village, Station Road and Mount Mews, High Street, Hampton

### Hampton Wick:

- High Street & Lower Teddington Road, Hampton Wick

### Hampton Hill:

- Hampton Hill Business Park, Hampton Hill
- Northern part of High Street, Hampton Hill

### Teddington:

- Teddington town centre and Waldegrave Road
- National Physical Laboratory and Laboratory of the Government Chemist, Teddington
- 127-133 High Street, and 1 & 2A Cambridge Road, Teddington
- 180 High Street, Teddington
- 43-67 Broad Street, Teddington
- 90-120 Church Road, Teddington
- 38-42 Hampton Road, Teddington

### Twickenham:

- Parts of Twickenham town centre
- Bridge House, Twickenham
- Hampton Road, Twickenham
- Briar House, 5-11 Briar Road, Twickenham
- West Twickenham, south of River Crane
- St George's Industrial Estate, Twickenham

### East Twickenham and St Margaret's:

- 417-435 Richmond Road, East Twickenham
- St George's House, 76 Crown Road, East Twickenham
- Old Lodge Place, St Margaret's

### Richmond:

- Richmond town centre
- Petersham Road, Richmond
- Brook House & Sandal House, Richmond
- Sheen Road, Richmond
- 72-84 Lower Mortlake Road, Richmond
- Falstaff House & St George's House, Bardolph Road, Richmond

### Kew:

- The National Archives, Ruskin Avenue, Kew
- Blake Mews Station Avenue, Kew

## East Sheen and Mortlake:

- Part Sheen Lane, part Upper Richmond Road West, East Sheen
- Mortlake High Street, Mortlake
- Tideway Yard and The Old Power Station, Mortlake
- London House, 243-253 Lower Mortlake Road, Richmond

## Barnes:

- Prospect Studios, Barnes High Street, Barnes
- 42-46 Glenthams Road, Barnes