

SITE ASSESSMENT

Site details

Site Name	Telephone Exchange, Teddington
Site No.	TD 1
Site address / location	Telephone Exchange, 88 High Street, Teddington, TW1 18JD
Description of site	18.06.2013
Date of site visit	Telephone exchange
Grid reference	X: 516258; Y: 171095
Site area	1,736 sqm
Site proposed by	LBRuT officers
Ownership (if known)	British Telecom

Site map with aerial photograph



Land use details

Existing use and buildings	Telephone Exchange (British Telecom); limited on-site parking and no off-street parking
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Not sure whether the whole site/building is used to its full potential	

Site history

Planning application history	05/0522/FUL - Retention and change of use of telephone kiosk to combined. Permission granted.
	84/0459 - Alterations involving widening of existing vehicular access, alteration to forecourt area, erection of new balustrade, relocation of two car parking spaces and erection of new vehicular and pedestrian gates. Permission granted.
	82/0811 - Alterations including the erection of a single storey extension at the rear of the premises to provide a new battery and power room; erection of a 3-storey infill extension at the side/front; realignment and extension of existing fire escape staircase at the rear and repositioning and enclosure of 2 exhaust pipes in a brick housing on the side elevation. Rearrangement of existing parking area to provide a total of 12 car parking spaces and erection of new boundary wall. Permission granted.
Section 106	None identified

Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No visible constraints but given its current use, there may be some unknown site constraints

Constraint and opportunities – Key services and accessibility

Constraint/opportunity	Commentary
Employment use	Yes <input checked="" type="checkbox"/>

	No <input type="checkbox"/>	
Town Centre Boundary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Town Centre
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 3	Moderate
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	It is within Teddington Town Centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Marys and St Peters CE Primary School, Collis Primary School, Sacred Heart RC Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bradley Park Road Surgery, Thameside Medical Practice
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Access to Teddington High Street, which can be a very busy road; outside CPZ; either car-free development or redevelopment of site with on-site parking; no impact from development on on-street parking

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington High Street Conservation Area

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Surrounding land

Surrounding land uses	Town centre and residential uses
Relevant surrounding designations	Key shopping frontage, Secondary shopping frontage, Buildings of Townscape Merit
Commentary on relationship with nearby and other proposal sites	N/A

Summary and Overview

Summary of assessment:
Current use: British Telecom Telephone exchange; town centre location with good local services; this building does not provide a very attractive frontage for a High Street; moderate PTAL; accessible only via Teddington High Street; any proposal should not lead to on-street parking - all parking would have to be provided on-site
Information from Sustainability Appraisal:
Overall, mainly positive impacts, particularly in relation to vitality of town centres, local economy and provision of homes. Some minor negative impacts have been identified in relation to travel and waste, but these can be mitigated.
Council's preferred use and justification (pre-publication):
Proposal - Retail/commercial on ground floor, with residential above, including affordable residential Justification - In the event of the site's release by British Telecom, redevelop the whole site for commercial and/or retail uses on the ground floor, with residential including affordable housing above. Upgrade the appearance of this town centre site and create an attractive frontage, including retention of the open area fronting the High Street. Heights and design to complement existing surrounding town centre area. Provision of limited on-site parking with main access from Teddington High Street.
Proposal for publication:
Proposal - Retail/commercial on ground floor, with residential above, including affordable residential Justification - In the event of the site's release by British Telecom, redevelop the whole site for commercial and/or retail uses on the ground floor, with residential including affordable housing above. Upgrade the appearance of this town centre site and create an attractive frontage, including retention of the open area fronting the High Street. Heights and design to complement existing surrounding town centre area. Provision of limited on-site parking with main access from Teddington High Street.

SITE ASSESSMENT

Site details

Site Name	Strathmore Centre and Youth Centre
Site No.	TD 2
Site address / location	Strathmore Centre, Strathmore Road, Teddington, TW11 8UH
Description of site	Strathmore Centre and Youth Centre
Date of site visit	18.06.2013
Grid reference	X: 515135; Y: 171761
Site area	6,318 sqm
Site proposed by	LBRuT officers
Ownership (if known)	LBRuT

Site map with aerial photograph



Land use details

Existing use and buildings	The 'Youth Centre' towards the rear of the site is currently in use by Scamps nursery, providing after-school care, breakfast club, holiday club and pre-school during the day. The remainder of the site does not appear to be in any active use	
Is the site vacant?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	It appears partly vacant
Is the site derelict?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	It appears partly derelict
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	It is unknown whether all the buildings are in full use. The Strathmore Centre itself did not appear to be in use, but the development to the south of the Centre is used by a nursery.	

Site history

Planning application history	<p>Strathmore Centre:</p> <p>02/1951 - Erection Of 2 Relocatable Office Buildings And Associated Access. Permission granted.</p> <p>99/1475 - Erect Demountable Classroom In The Grounds Of The Strathmore Centre As An Additional Teaching Block And For Use As An Out Of Schools And Holiday Playgroup Facility. Permission granted.</p> <p>Youth Centre:</p> <p>83/0938 - Use of premises as playgroup 9 a.m. to 12.30 p.m. Monday to Friday for up to 32 children. Permission granted.</p> <p>81/1291 - Use of premises as playgroup 9a.m. to 12.30 p.m., Monday to Friday for 20 children. Permission granted.</p> <p>80/1521 - Extension to main hall. Permission granted.</p> <p>78/1041 - Use of premises for playgroup purposes from 9 a.m. to 12.30 p.m. Monday to Friday for 20 children. Permission granted.</p> <p>77/0819 - Use of premises for playgroup purposes from 9 a.m. to 12.30 p.m. Monday to Friday, for 20 children. Permission granted.</p>
Section 106	None identified

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Other, e.g pylons	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	Some employment within Strathmore Centre, e.g. nursery teachers
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 2	Poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Stanley Road Mixed Use Area; Waldegrave Road Mixed Use Area
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Marys and St Peters CE Primary School, Archdeacon Cambridges CE Primary School, Stanley Infant and Nursery School, Stanley Junior School, Trafalgar Infant School, St James' Catholic Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill Med Centre
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Access only via one-way road (Strathmore Road); this road is already heavily parked on and also heavily used by the school site on the opposite (Stanley School).

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

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* Excluding private schools, free schools etc.

Tree Preservation Orders	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SSSI	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other Site of Nature Importance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Listed Building(s)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Building(s) of Townscape Merit	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Archaeological Priority Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Surrounding land

Surrounding land uses	Stanley Primary School to the north, residential to the east, west and south
Relevant surrounding designations	Stanley Road Area of Mixed Use
Commentary on relationship with nearby and other proposal sites	N/A

Summary and Overview

Summary of assessment:

The current use of Strathmore Centre is unknown; but there is a day-nursery towards the rear of the site. Very poor and dilapidated buildings on the site, including poor environmental quality. Only accessible via one-way road (Strathmore Road), which is heavily parked on and also the main access road for the recently refurbished Stanley School. Poor PTAL rating. Need to address loss of social infrastructure in line with policy DM SI 2.

Information from Sustainability Appraisal:

Whilst there may potentially be some negative impacts in relation to waste and transport, which can be mitigated, this site could provide much needed homes; it would replace a partly vacant/derelict site, thus making better use of previously developed land and contributing to the local character and area.

Council's preferred use and justification (pre-publication):

Proposal - Residential, including affordable

Justification - Subject to relocation and alternative provision for the existing on-site social infrastructure use, redevelop the whole site for housing in the form of family houses with gardens and on-site parking.

Proposal for publication:

Proposal - Subject to the re-provision of the existing social infrastructure use, redevelopment for residential use, including affordable units, small children's play space.

Justification - Subject to relocation and alternative provision for the existing on-site social infrastructure use, which could be on the existing site or on another nearby site, redevelop the site for housing in the form of family houses with gardens and on-site parking. A small children's play space to be included as part of the scheme.

Land use details

Existing use and buildings	HQ office building (no.8), vehicle repair and sales garage, Offices, TV company, former joinery , office units (some unoccupied), Harlequin House-offices, Solicitors, workshops, Library, Dentist, charity offices;	
Is the site vacant?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	partly
Is the site derelict?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	part
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Been some recent proposals for sites in the north to become housing	

Site history

Planning application history	(Main applications only, not complete)
	1, Waldegrave Road 87/0349 Development of Offices and residential
	99, Waldegrave Road 14/0443/FUL – not validated - Change of use of building from B1 usage to D1 (learning resource centre)
	101 - 105 Waldegrave Road 13/0368/FUL - not yet decided - Demolition of existing structures and workshops and redevelopment of site to provide 36 residential units comprising 18 x 3 and 4 bed townhouses; 18 x 1, 2 and 3 bed apartments, 60 basement car parking spaces and associated hard and soft landscaping.
	8, Waldegrave Road 08/2577/FUL, permitted 1/4/2009 - Demolition of existing buildings (use class B1) and erection of replacement office building (use class B1) with associated car parking and landscaping.
	68 Waldegrave Road 13/3012/PS192 granted permission 19/09/2013 - Change of use of the ground floor from offices (Use Class B1: Business) to a residential flat (Use Class C3: Dwelling Houses) including minor alterations and associated works.
Section 106	Analysis of Section 106's is not relevant for this site, because it is proposed to designate it as a Key Employment Site.

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

River Thames Policy Area	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	
Town Centre Boundary	Yes <input checked="" type="checkbox"/>	Partly in Teddington Town Centre
	No <input type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
PTAL Level	Level 3	moderate
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/>	Waldegrave Road AMU
	No <input type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/>	Teddington Town Centre
	No <input type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/>	Collis Primary School, St Marys and St Peters CE Primary School, Stanley Infant and Nursery School, Stanley Junior School, Sacred Heart RC Primary School
	No <input type="checkbox"/>	
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
	No <input type="checkbox"/>	
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/>	Park Road Surgery, Thameside Medical Practice
	No <input type="checkbox"/>	
Any access constraints	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m	1 <input checked="" type="checkbox"/>	

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* Excluding private schools, free schools etc.

EA buffer zone to rivers	2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	Railway line on Western side. Town centre including hotel, restaurants offices, retail etc, and residential
Relevant surrounding designations	
Commentary on relationship with nearby and other proposal sites	Was identified as locally significant (turned down exemptions area)

Summary and Overview

Summary of assessment:
Area just on edge of town in commercial uses. Area with a number of important mixed industrial and office sites. Agglomeration of local business land and space for redevelopment &/or retention of jobs, business and services serving local needs. Access road is very good; close to Teddington Station. Article 4 proposed.
Information from Sustainability Appraisal:
Identifying and including this locally important employment area in the Site Allocations Plan will help to secure the long-term future of employment and services in the area. It would retain a number of different business uses and employment land of a suitable size in an appropriate location close to the station and town centre. This cluster provides essential local services, land for employment and business opportunities in a sustainable location; the loss of these facilities to residential uses would have cumulatively a very negative impact on the local economy and provision of local jobs.

Council's preferred use and justification (pre-publication):

Proposal
Designate as key employment site

Proposal for publication:

Proposal
Designate as key employment site
(note that the boundary now to exclude 23, Waldegrave Road.

SITE ASSESSMENT

Site details

Site Name	EMP 18 - T10
Site No.	Teddington Studios
Site address / location	Teddington Studios, Broom Road, Teddington, London, TW11 9BE
Description of site	Refurbished and partially vacant offices
Date of site visit	
Grid reference	X: 516791; Y: 171336
Site area	18,725 sqm
Site proposed by	CgMs on behalf of Haymarket
Ownership (if known)	Haymarket

Site map with aerial photograph



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Land use details

Existing use and buildings	Some of the existing buildings are vacant and others are underutilised. Existing refurbished offices occupied by Haymarket are outdated for current day demands of the company and
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	<p>general office use. Adjacent studios are underutilized and in need of comprehensive refurbishment but are due to be vacated and will become redundant in 2014 when Pinewood vacate/ relocate. Significant parts of the site will therefore becoming fully vacant following the full closure of the studios in 2014.</p>	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	See above	

Site history

<p>Planning application history</p>	<p>07/1653/FUL - Glazed extension to the reception area of Teddington studios. Permission granted.</p> <p>06/3308/FUL - Retention of marquee for use related to film and television operation at Teddington Studios, on a temporary basis for five years. Withdrawn.</p> <p>06/0101/MOB - Installation of 1 no. 300mm diameter transmission dish and ancillary development. Permission granted.</p> <p>04/0135/ES191 - Establish Use As Restaurant And Social Facility Solely Ancillary To The B1 Use Of The Remainder Of The Site As Television Studios And Offices. Permission granted.</p> <p>03/3539/ES191 - Establish Use Of Old Production Block And Production Block East As Offices. Permission granted.</p> <p>01/2334 - Retention Of Studio Buildings Together With Redevelopment Of The Site To Provide Two Five And Six Storey Buildings For Uses Within Class B1; One Five Storey Building For Class A3 At Ground Level And Mezzanine Floors With B1 Offices Above. Status: decided as no further action be taken 21-Sep-2004</p> <p>00/3162 - Retention Of Studio Buildings Together With Redevelopment Of Part Of The Site To Provide Two Buildings For Uses Within Class B1, Three Riverside Buildings For Mixed Uses Comprising One Building For A3 Use At Ground Floor With Residential Us. Status: decided as no further action be taken 07-Mar-2003</p> <p>99/3120 - Radio Base Station For The One 2 One Personal Communications Network (pnc). Permission granted.</p> <p>99/0857 - Installation Of A 90cm (nc5 1502) Grey Satellite Dish On A Wall Mount. Permission granted.</p> <p>95/1623/S192 - Construction Of New Floor Within Existing Space To Be Used For Offices/transmission Area. Permission granted.</p> <p>95/1623/FUL - Construction Of New Floor Within Existing Space To Be Used For Offices/transmission Area. Permission granted.</p> <p>95/1007/FUL - Construction Of Roof Storage Area. Permission granted.</p>
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	<p>92/1683/FUL - Erection Of Two Communication Dishes And Equipment Cabin On Roof. Permission granted.</p> <p>92/0447/FUL - Increase In Size Of Satellite Dish From That Of 4.5m Already Approved To 6m In Diameter. Permission granted.</p> <p>91/2317/FUL - Erection Of Radio Equipment Cabin. Permission granted.</p> <p>91/2000/FUL - Erection Of 2,6m Diameter Satellite Dishes On The Roof Of The Multi Storey Car Park. Permission granted.</p> <p>91/1677/FUL - Erection Of 2 Satellite Dishes 6m Diameter And 4.5m Diameter At Roof Level. Permission granted.</p> <p>89/0537/FUL - Erection Of Roof Top Radio Base Station. Decision unknown.</p> <p>88/2404 - Brick infill to part of existing ground floor and erection of ramp with handrail to the riverside walk. Permission granted.</p> <p>88/1849 - Retention of four portacabins located on Props Apron for use as temporary film cutting rooms. Permission granted.</p> <p>88/0660 - Erection of a metal clad plant room at roof level to replace existing brick plant room. Permission granted.</p> <p>87/0956 - Erection of garage and stores in existing open storage area. (Amended Plan No. 880/01/B received on 1st July 1987). Permission granted.</p> <p>86/0898 - Construction of a new computer suite at first floor level. Permission granted.</p> <p>85/1510 - Erection of a single storey extension to restaurant to provide female toilets. Permission granted.</p> <p>85/0833 - Erection of extension fronting Broom Road. Permission granted.</p> <p>85/0351 - Erection of a canopy over scenery and props apron. Permission granted.</p> <p>84/0105 - Provision of two air conditioning units on roof of office block involving provision of enclosures infilling existing open side elevations. Permission granted.</p> <p>83/0943 - Installation of two air conditioning units, four extract units and horizontal boarded screen enclosure. Permission granted.</p> <p>82/1453 - Retention of twenty Portacabins on roof of existing building together with the retention of two external staircases. Permission granted.</p> <p>82/1360 - Change of use of timber store to electronic workshop and erection of a first floor extension above to be used as drawing office. (Revised drawing received 17/12/82). Permission granted.</p> <p>82/1342 - Erection of extension to plant room incorporating emergency escape with enclosure rails on walkway at 2nd floor level. Permission granted.</p> <p>82/0865 - Retention of boiler flue and erection of flue enclosure and plant room in central</p>
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	<p>courtyard of restaurant block. Permission granted.</p> <p>82/0628 - Erection of an extension to an existing plant room together with new emergency escape stairs and enclosure. Permission granted.</p> <p>82/0595 - Erection of an extension at second floor level to provide enclosure for escape stair. Permission granted.</p> <p>82/0355 - Alterations and additions to riverside restaurant and bar including extension to first floor cafeteria and new escape stairway. Permission granted.</p> <p>81/1451 - Construction of a prefabricated safety store. Permission granted.</p> <p>81/0930 - Erection of a new timber store. Permission granted.</p> <p>81/0908 - Erection of a single storey extension to restaurant block to provide vent plant and boiler room. Permission granted.</p> <p>81/0588 - Erection of an extension at second floor level to provide enclosure for escape stairs. Permission granted.</p> <p>81/0346 - Retention of two Portaloo's at ground level and 20 Portakabins on roof of existing building together with retention of two external staircases. Permission granted.</p> <p>81/0303 - Erection of escape stairs from first floor cafeteria. Permission granted.</p> <p>80/1424 - Alterations to north-west elevation of Technical Block involving the infilling of nine windows at second floor level. Permission granted.</p> <p>80/1248 - Erection of extension to tank room on roof of restaurant. Permission granted.</p> <p>79/1643 - Retention of two Portaloo's at ground level and 20 Portacabins on roof of existing building together with retention of two external staircases. Permission granted.</p> <p>79/1200 - Erection of a single-storey storage building on south eastern side of existing studio building and canopy over existing external steps. Permission granted.</p> <p>78/1482 - Erection of a single storey extension to existing timber store. Permission granted.</p> <p>78/1215 - Erection of two portaloo's at ground level and 20 Portakabins on roof of existing building together with the provision of two external staircases. Permission granted.</p> <p>78/0473 - Erection of a single storey building to house existing sewage pump control equipment. Permission granted.</p> <p>78/0138 - Demolition of existing small maintenance store and erection of a new compressor room. Permission granted.</p> <p>77/1282 - Alterations and additions to entrance hall, dressing rooms, and office accommodation for production of television programme material, to improve toilet accommodation and means of escape. Permission granted.</p> <p>77/1070 - Extension to gatehouse; additional glazed openings to paint stores. Permission granted.</p>
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	77/0178 - Alterations and additions to riverside restaurant and bar including extension to first floor cafeteria and new escape stairway. Permission granted. 76/1168 - Erection of single storey building between the engineering block and the multi-storey car park to provide new timber store. Permission granted.
Section 106	None identified

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	4 small parts of the site have registered past industrial land uses (including film production works; tanks; electrical sub station facilities)
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1b/2	Very poor/poor

Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington town centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Collis Primary School (Teddington), Sacred Heart RC Primary School, Meadlands Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Waldegrave School for Girls, Orleans Park School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Park Road Surgery, Thameside Medical Practice (Teddington), Lock Road (Ham)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input checked="" type="checkbox"/>	EA and SFRA flood maps; only a very tiny part is in zone 3b
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjoining MOL
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2 TPO Wood Group areas on this site and 9 TPOs
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjoining OSNI
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Lock Conservation Area
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Small building on site; including adjoining Lensbury Club BTM
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Surrounding land

Surrounding land uses	Lensbury to the east; River Thames to the north; Pub to the west; tennis courts and open space to the south
Relevant surrounding designations	Metropolitan Open Land (River Thames, Lensbury and open space/sport field to the south), Conservation Area, Building of Townscape Merit (Lensbury Club), OSNI, TPA

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Commentary on relationship with nearby and other proposal sites	N/A
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Summary and Overview

Summary of assessment:

Potential for redevelopment in conjunction with the proposal to re-provide the employment use on the Richmond College site.

Information from Sustainability Appraisal:

Overall, this option has many positive but also negative impacts. It would provide for a large number of new homes and could contribute to the visual improvement of the local area, open spaces and Conservation Area. However, this option would mean the loss of an important local employment site where there are many local jobs. Redeveloping in a high probability flood zone and increasing the flood risk vulnerability is also considered to be negative. It is understood that the major employer occupying this site is thinking of relocating else where within the borough (possibly on the Richmond College site), which would potentially mitigate the loss of this important employment land. To mitigate the impacts of flooding, a flood risk assessment and a flood emergency plan should be required for any detailed proposals to ensure that the development and users are safe during a flood event. There may be an opportunity to increase the amount of permeable surfacing as part of redeveloping the existing site, thus providing some mitigation during a flood event.

Council's preferred use and justification (pre-publication):

Proposal

Subject to re-provision of offices redevelopment for residential, including affordable units, open space and riverside walk

Justification

To provide for new headquarters offices on the Richmond upon Thames College site or elsewhere and the redevelopment of the Studios site for residential, open space and Riverside Walk.

If the site is to be re developed in conjunction with another site affordable housing should be maximised across both sites. If the site is developed independently then affordable housing to be maximised in accordance with the policy approach for employment sites.

Proposal for publication:

Proposal

Subject to re-provision of offices redevelopment for residential, including affordable units, open space and riverside walk

Justification

To provide for new offices on the Richmond upon Thames College site or elsewhere and the redevelopment of the Studios site for residential, open space and Riverside Walk.

If the site is to be re developed in conjunction with another site affordable housing should be maximised across both sites. If the site is developed independently then affordable housing to be maximised in accordance with the policy approach for employment sites.

SITE ASSESSMENT

Site details

Site Name	National Physical Laboratory
Site No.	TD 5
Site address / location	National Physical Laboratory, Hampton Road, Teddington, TW11 0LW
Description of site	National Measurement System And Government Chemist offices, Laboratories, scientific measurement, research and testing centre
Date of site visit	July 2013
Grid reference	X: 515300; Y: 170718
Site area	175,591sqm
Site proposed by	Employment site
Ownership (if known)	National Physical Laboratory

Site map with aerial photograph



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Land use details

Existing use and buildings	Laboratories, offices, workshops	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	Analysis of the planning application history is not relevant for this site, because it is proposed to designate it as a Key Employment Site.
Section 106	Analysis of Section 106's is not relevant for this site, because it is proposed to designate it as a Key Employment Site.

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1b/2	Very poor / Poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Stanley Road AMU
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington town centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Marys and St Peters CE Primary School, Stanley Infact and Nursery School, Stanley Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bradley Park Road Surgery, Thameside Medical Practice, Hampton Hill Med Centre
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Surrounding land

Surrounding land uses	Royal Park, hospital , houses
Relevant surrounding designations	Historic Park , MOL , OSNI, Conservation Area.
Commentary on relationship with nearby and other proposal sites	On its own campus tucked away in a corner of Teddington.

Summary and Overview

Summary of assessment:

National Centre of excellence. Scientific research, knowledge based industries and measurement laboratories. An international centre of excellence with spin off benefits to the local economy and scientific industries. Article 4 proposed

Information from Sustainability Appraisal:

This site is a nationally significant research establishment; it is a unique site that provides a large number of jobs and contributes significantly to the local economy. The loss of this facility to any other uses would have a very negative impact and therefore it should be designated as a Key Employment Site.

Council's preferred use and justification (pre-publication):

Proposal
Designate as key employment site

Proposal for publication:

Proposal
Designate as key employment site

SITE ASSESSMENT

Site details

Site Name	Teddington Business Park
Site No.	TD 6
Site address / location	Teddington Business Park, Station Road, Teddington
Description of site	Business estate
Date of site visit	May 2013
Grid reference	X: 515968; Y: 170969
Site area	8,491sqm
Site proposed by	LBRuT
Ownership (if known)	

Site map with aerial photograph



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Land use details

Existing use and buildings	Mixed Business and commercial including storage, industrial, offices and car repairs/ MOT	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	<p>Analysis of the full planning application history is not relevant for this site, because it is proposed to designate it as a Key Employment Site.</p> <p>However, a recent/relevant application is: 12/3068/FUL - Change of Use of Unit 2 from Use Class B1/B8 (office/storage and distribution) to B1/B2/B8 to incorporate a car servicing and MOT centre</p> <p>Also Unit 6 86/0026 granted permission 27/02/1986 Proposal : Change of use to warehousing with ancillary offices.</p>
Section 106	Analysis of Section 106's is not relevant for this site, because it is proposed to designate it as a Key Employment Site.

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Town Centre
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 3	Moderate
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Town Centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Marys and St Peters CE Primary School, Collis Primary School, Sacred Heart RC Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bradley Park Road Surgery, Thameside Medical Practice
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Surrounding land

Surrounding land uses	railway line, Hotel and cafe
Relevant surrounding designations	Teddington Town centre, shopping frontages
Commentary on relationship with nearby and other proposal sites	Close to town centre and Waldegrave Road employment cluster.

Summary and Overview

Summary of assessment:
Units x18 light industrial , office and storage. Well located business park for mixed industrial, storage and commercial. Article 4 Direction proposed
Information from Sustainability Appraisal:
Business park within the town centre boundary and next to the railway station that provides a number of jobs and contributes to the local economy. This option retains a locally significant business estate in a sustainable location that provides jobs and services in support of the local economy.
Council's preferred use and justification (pre-publication):
Proposal Designate as key employment site
Proposal for publication:
Proposal Designate as key employment site

SITE ASSESSMENT

Site details

Site Name	Teddington Delivery Office
Site No.	TD 7
Site address / location	Teddington Delivery Office, 19 High Street, Teddington, TW11 8EG
Description of site	Sorting office on High Street
Date of site visit	
Grid reference	X: 515988; Y: 171142
Site area	604 sqm
Site proposed by	Royal Mail Group Ltd
Ownership (if known)	Royal Mail Group Ltd

Site map with aerial photograph



Land use details

Existing use and buildings	Post Office Sorting Office
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

Site history

Planning application history	None
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Town Centre
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input type="checkbox"/>	

PTAL Level	Level	3
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Teddington Town Centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Collis Primary School, St Marys and St Peters CE Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Park Road Surgery, Thameside Medical Practice
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	High Street side of site only
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	High Street side of building only
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	On corner of High Street and Elmfield Avenue, the High Street has shops with residential above. Elmfield Ave is residential apart from the adjoining property which is a printers (would have originally been residential)
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⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Relevant surrounding designations	none
Commentary on relationship with nearby and other proposal sites	A key corner site on the High Street, surrounding uses are mainly low rise and any new building would need to take account of visual amenity and neighbourliness

Summary and Overview

Summary of assessment:

The BTM designation will restrict future uses. That part which is not BTM could be redeveloped..Could be an active frontage on the ground floor with residential or employment above. That part which is not BTM could be redeveloped.

Information from Sustainability Appraisal:

Council's preferred use and justification (pre-publication):

Not applicable

Proposal for publication:

Proposal

Mixed use scheme with active frontage on ground floor to High Street and residential, including affordable units or office use above and to rear.

Justification

Re-use, should the property become surplus to requirements. The building which fronts the High Street is Building of Townscape Merit. which should be retained. The ground floor fronting the High Street should have an active use such as small scale retail or employment, above and to the rear could be either in residential or employment use. Affordable housing should be provided in line with policy. Development should take account of the Building of Townscape Merit and its setting, the setting of nearby Buildings of Townscape Merit and the Conservation Area and its setting.

Any other comments:

SITE ASSESSMENT

Site details

Site Name	Teddington Station
Site No.	TD 8
Site address / location	Teddington Station, Victoria Road, Teddington, TW11 0BD
Description of site	Railway station
Date of site visit	
Grid reference	X: 516020; Y: 170811
Site area	1,123 sqm
Site proposed by	Cllr Elengorn
Ownership (if known)	National Rail

Site map with aerial photograph



Land use details

Existing use and buildings	Railway station, mini cab office and refreshment kiosk
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

Site history

Planning application history	Not applicable
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	proposal site is smaller than the UDP site
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Town Centre Boundary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington Town Centre
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

PTAL Level	Level	3
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Teddington Town Centre
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Collis Primary School, St Marys and St Peters CE Primary School, Sacred Heart RC Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Teddington School, Waldegrave School, Hampton Community College, Orleans Park School, Grey Court School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Park Road Surgery, Thameside Medical Practice
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	West side
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	West side
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East side
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Surrounding land

Surrounding land uses	Residential
Relevant surrounding	none

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

designations	
Commentary on relationship with nearby and other proposal sites	none

Summary and Overview

Summary of assessment:

Proposal to improve interchange facilities and include lifts. This will need to take account of the conservation area, the Listed Building, the BTM and their settings

Information from Sustainability Appraisal:

Council's preferred use and justification (pre-publication):

Not applicable

Proposal for publication:

Proposal
Interchange improvements
Justification
Improvements including lifts as this is an interchange station. Station building to be retained and enhanced. Any proposals will need to take account of the conservation area, the Listed Building, the BTM and their settings.

Any other comments: