

## SITE ASSESSMENT

### Site details

Site Name	Barn Elms
Site No.	BA 1
Site address / location	Queen Elizabeth Walk, London, SW13 9SA
Description of site	Open space providing sports facilities (also in neighbouring borough of Wandsworth)
Date of site visit	16.5.13
Grid reference	X: 522966; Y: 176497
Site area	38,4797 sqm
Site proposed by	Officers
Ownership (if known)	Council

### Site map with aerial photograph



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### Land use details

Existing use and buildings	The site is one of the Borough's major areas for <a href="#">sport</a> pitches with facilities for athletics, rugby, soccer, hockey, cricket, baseball and tennis. There is a small fishing lake, managed by Barnes & Mortlake Angling and Preservation Society, near the athletics track. At the north of the site, within a small woodland area, there is a glade - the Scouts' and Guides' campsite.
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	<p>A major redevelopment project to the 46 acre site is underway to transform into a state-of-the-art multi-sports facility for the whole community - due to be completed in late Spring 2013. The new pavilion (opened September 2012) has six team changing rooms and a community/function room. Included construction of three brand new tennis courts, a Multi-Use Games Area (MUGA) and a number of football and rugby pitches, as well as artificial cricket pitches which have undergone renovation and renewal. Trees sponsored by the local community planted. A total of 75 parking spaces created, along with cycle parking spots. The existing groundsman's store will be re-clad to bring its design in line with the new pavilion.</p> <p>From 1st April 2013 Barn Elms Sports Trust (BEST) has been formally appointed by the London Borough of Richmond upon Thames (LBRuT) to manage Barn Elms Playing Fields (Barn Elms).</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 checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

### Site history

Planning application history	<p>Playing Fields:</p> <p>13/1373/FUL granted permission 06/11/2013 - Removal of nine lamp columns and associated floodlights and replacement with four new columns and floodlights.</p> <p>95/0618/FUL Installation Of Floodlights And Access Route Lighting To Refurbished Athletics Track And Ancillary Facilities -granted permission 20-Jul-1995</p> <p>93/1892/DD01 Details Pursuant To Conditions Bd04 (dormer Window And Shutters) And Bd05 (materials) Of Planning Permission 93/1892/ful - granted permission 07-Apr-1994</p> <p>93/1892/FUL Erection Of A Replacement Sports Pavilion. - granted permission 17-Feb-1994</p> <p>93/1638/FUL Extension To Angling Lake. - granted permission 06-Jan-1994</p> <p>93/0775/FUL Placing Of A Portable Building For Use As Tennis Booking Office And Sale Of Soft Drinks. (temporary Use Until Permanent Pavilion Is Built). - granted permission 13-Jul-1993</p> <p>93/0365/FUL Installation Of Floodlighting To Refurbished Athletics Track And Ancillary Facilities - 1993 withdrawn by the applicant 30-Apr-1993</p> <p>92/1848/FUL Replacement Of Existing 'redgra' Running Track With Polymeric Surfaced Track And Ancillary Athletics Facilities. - decided as no further action be taken 23-Nov-1992</p> <p>92/0061/FUL Replacement Of Existing 'redgra' Running Track With Polymeric Surfaced Track And Ancillary Athletics Facilities. - granted permission 05-Mar-1992</p> <p>90/1571/FUL Renewal Of Planning Permission Ref 88/2589 For 6 No Floodlights - granted permission 07-Feb-1991</p> <p>89/0163/FUL Construction Of Three Tennis Courts. (council Application). - Unknown - historic data no records 15-Mar-1989</p> <p>88/2589/FUL Erection Of 6 Columns With Floodlights To Be Used Annually Between The Months Of September To April On Tuesdays To Thursdays Inclusive From 6.45pm To 9 Pm - Unknown - historic data no records 10-Jan-1989</p> <p>88/2589 Erection of 6 columns with floodlights to be used annually between the months of September to April on Tuesdays to Thursdays (inclusive) from 6.45pm to 9pm. (Amended Plan - ordnance survey extract plus technical information received on 15th June and 21st June 1989). - granted permission 21-Aug-1989</p> <p>84/0095 Erection of a time-keepers hut adjacent to existing running track stand - granted permission 16-Apr-1984</p>
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	<p>83/1115 Upgrading of existing athletic facilities including the provision of a new pole vault area, discus and hammer circle with 5m protective netting, provision of temporary changing facilities and erection of a double garage and extension to existing machine store to increase storage facilities; formation of temporary car park. - granted permission 21-Nov-1983</p> <p>87/0709 Installation of demountable male/female WC block and relocation of existing temporary buildings (Amended Plan No. P.482 received on 13th May 1987). - granted permission 23-Jul-1987</p> <p>Sports Ground and Premises:</p> <p>13/0938/FUL granted permission 17/05/2013 - Operation of Cafe at Barn Elms Playing Fields (off Queen Elizabeth Walk) to provide hot and cold refreshments in support of sporting activities.</p> <p>10/1729/DD05 Details pursuant to condition BD05 Part (Materials to be approved), PK06A (Cycle Parking), and U35080 (External Lighting) of planning permission 10/1729/FUL.- granted permission 12-Jul-2012</p> <p>10/1729/DD04 Details of materials pursuant to condition BD05 - Details (Materials to be approved) (partial discharge) of planning permission 10/1729/FUL.- granted permission 10-Feb-2012</p> <p>10/1729/DD03 Details pursuant to condition U36006 (Travel Plan) of planning permission 10/1729/FUL. - granted permission 17-Aug-2012</p> <p>10/1729/DD02 Details pursuant to conditions LT01 (Location of trees) and LT15 (Site Supervision) of planning permission 10/1729/FUL. - granted permission 23-Aug-2012</p> <p>10/1729/DD01 Details pursuant to condition U35076 (Surface Water Drainage) of planning permission 10/1729/FUL. - granted permission 09-Mar-2012</p> <p>10/1729/FUL Redevelopment of Barn Elms Playing Fields, including the demolition of the main pavilion and groundsman's mess, new build pavilion, new car parking, refurbishment of tennis courts, pitch improvements, and widening of the existing vehicular site entrance. There is no change of use. granted permission 16-Nov-2010</p> <p>01/1437 Proposed Installation Of 19.6m High Slim Line Tree Mast With 6 Telecommunication Antennas, With Ground Based Equipment Cabin. refused permission 26-Jul-2001. Appeal allowed on 02-Jul-2002</p> <p>00/3255 Replacement Of Existing Buildings And All Weather Sports Pitches With New Facilities Forming Part Of A Comprehensive Landscape Concept, The Proposed Works Include; Demolition Of Existing Changing Rooms And Boathouse. Erection Of New Buildin decided as no further action be taken 22-Jan-2004</p> <p>99/0953 Replacement And/or Refurbishment Of Existing Buildings And Facilities. New Buildings And Facilities To Include Erection Of Sports Hall, Spectators' Stand, Changing Rooms, Boathouse, Anglers Lodge, Two All Weather Hockey Pitches And Renewal - granted permission 28-Sep-2001</p> <p>95/0268/FUL Car Boot Sale (200 Pitches) To Be Held Every Sunday Between 9am And 1pm From April - October Each Year Appeal dismissed on 14-Dec-1995</p> <p>94/2106/FUL Erection Of 8 No 16.5m High Floodlight Columns And 8 No 12m High Floodlight Columns For Tennis Courts And Games Area - refused permission 23-Jan-1995</p> <p>93/1379/FUL Floodlighting Of Tennis Courts And Games Areas. - decided as no further action be taken 02-Mar-1994</p> <p>92/1457/FUL Resurfacing &amp; Reorganising Of Existing Tennis Courts To Allow More Flexibility Of Usage And Provision Of Floodlighting. decided as no further action be taken 13-Oct-1992</p> <p>92/1224/S64 Erection Of Telegraph Poles. Permitted development 19-Aug-1992</p> <p>92/0861/FUL Installation Of 16 Metre High Columns And Floodlighting For Barn Elms/harroddians Rugby Pitch With Associated Cabling And Control Position. The Lights Are Situated At Least 275m From Rocks Lane. - withdrawn by the applicant 01-Jul-1992</p> <p>83/1359 Erection of a single storey prefabricated temporary store building. - granted permission 12-Jan-1984</p>
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86 BARN ELMS PLAYING FIELD QUEEN ELIZABETH WALK BARNES. 25.10.89.

**Constraint and opportunities – Land uses**

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	B5 BARN ELMS SPORTS GROUNDS RATIONALISATION OF SPORTS USE, INCLUDING PROVISION OF PUBLIC INDOOR SPORTS HALL AND UPGRADING SPORTS PITCHES, ENHANCEMENT OF LANDSCAPE To increase local provision for indoor sports for which there is a need, to benefit existing users and make more efficient use of facilities. To integrate the management of sports facilities on the site, to enable improvements in existing facilities and the provision of specialist new facilities to allow increased sports use. Any building must be carefully designed and sited so as not to detract from the open appearance of the land. Proposals for floodlighting will be treated with extreme caution and if considered acceptable in principle must be designed to have the minimum visual appearance and impact on the open land, to avoid disturbance to wildlife on the site and the adjoining Wildfowl and Wetlands Trust Centre and also to avoid the introduction of light pollution into this otherwise quiet and undisturbed night sky. Existing trees and planting that form part of the historic landscape must be preserved and supplemented by further landscaping and tree planting to enhance the parkland landscape and minimise the visual impact of the building on the open land. The scale will be limited to avoid an unacceptable deterioration in traffic conditions and to this end car parking will be limited and alternative means of transport to the car encouraged. However, if it is considered a proposed facility would lead to significant additional traffic, implementation will be delayed until the development of the Barn Elms reservoirs site has been completed and traffic generation fully assessed. Council / LB Wandsworth/ private sector
<a href="#">Public Open Space</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barn Elms sports ground. Small area with pavillion is excluded.
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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"/>	Part - Area Proposed for Tree Planting Part - Protected View (Indicative Zone) RICHMOND PARK TOWARDS ST PAULS CATHEDRAL.

**Constraint and opportunities – Key services and accessibility**

Constraint/opportunity	Commentary
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<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b	Low (majority, some small parts up to 2, some small parts down to 1a)
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Church Road, Castelnau
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lowther Primary School, St Osmunds Catholic Primary School, Barnes Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Flood Essex House; Palacci Castelnau; Botting Glebe
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Parking is well used at weekends and vehicle access/egress on to Rocks Lane has been looked into in the past.

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Small area with pavillion is excluded.
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> 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 checked="" type="checkbox"/> No <input type="checkbox"/>	05/09/1983. 83/01433/BTM. The Lodge Barn Elms Sports Centre Rocks Lane Barnes London SW13 0DG . Building of Townscape Merit.
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33479. Barn Elms.

### Surrounding land

Surrounding land uses	London Wetlands centre to north, river to east, residential to south and west, also some open space to south (in Wandsworth)
<a href="#">Relevant surrounding designations</a>	London Loop Outer Orbital Walking Route London Wetlands Centre to north - also MOL, Thames Policy Area and SSSI Area of Mixed Use (Church Road/Castelnau) to north west Conservation Area (Barnes Green) to south and west including residential River Thames to east - Other Site of Nature Importance, MOL, Thames Policy Area To south is Barnes Common - MOL, Public Open Space, Other Site of Nature Importance
Commentary on relationship with nearby and other proposal sites	None

### Summary and Overview

<b>Summary of assessment:</b>
This is a UDP proposal site which has been partially implemented. The remaining proposal is still valid and should be taken forward into the Site Allocations Plan.
<b>Information from Sustainability Appraisal:</b>
Identified potentially positive and negative impacts. This would largely depend on the location of the indoor sports hall and the intensification of uses on the site. This is a very sensitive site, with lots of designations for open spaces and biodiversity. Any new indoor sports hall would need to be very carefully designed, sited and fully mitigated. A number of areas for mitigation identified, including regarding travel, biodiversity, open spaces/MOL and flood risk.
<b>Council's preferred use and justification (pre-publication):</b>
Proposal RATIONALISATION OF SPORTS USE, ENHANCEMENT OF LANDSCAPE, INCLUDING PROVISION OF PUBLIC INDOOR SPORTS HALL. Justification - To increase local provision for indoor sports for which there is a need, to benefit existing users and make more efficient use of facilities. Any building must be carefully designed and sited so as not to detract from the open appearance of the land. Proposals for floodlighting will be treated with extreme caution and if considered acceptable in principle must be designed to have the minimum visual appearance and impact on the open land, to avoid disturbance to wildlife on the site and the adjoining Wildfowl and Wetlands Trust Centre and also to avoid the introduction of light pollution into this otherwise quiet and undisturbed night sky. Existing trees and planting that form part of the historic landscape must be preserved and supplemented by further landscaping and tree planting to enhance the parkland landscape and minimise the visual impact of the building on the open land. The scale will be limited to avoid an unacceptable deterioration in traffic conditions and to this end car parking will be limited and alternative means of transport to the car encouraged.
<b>Proposal for publication:</b>

**Proposal****RATIONALISATION OF SPORTS USE, ENHANCEMENT OF LANDSCAPE, INCLUDING PROVISION OF PUBLIC INDOOR SPORTS HALL.**

Justification - To increase local provision for indoor sports for which there is a need, to benefit existing users and make more efficient use of facilities. Any building must be carefully designed and sited so as not to detract from the open appearance of the land. The sports hall should be within that part of the site not designated as Metropolitan Open Land, any development within Metropolitan Open Land should be in conformity with Core Policy 10 and CP OS 2. The existing sports fields and facilities will be protected and account taken of areas protected by "other site of Nature interest" designation. Proposals for floodlighting will be treated with extreme caution and if considered acceptable in principle must be designed to have the minimum visual appearance and impact on the open land, to avoid disturbance to wildlife on the site and the adjoining Wildfowl and Wetlands Trust Centre and also to avoid the introduction of light pollution into this otherwise quiet and undisturbed night sky. Existing trees and planting that form part of the historic landscape must be preserved and supplemented by further landscaping and tree planting to enhance the parkland landscape and minimise the visual impact of the building on the open land. The scale will be limited to avoid an unacceptable deterioration in traffic conditions and to this end car parking will be limited and alternative means of transport to the car encouraged.

### SITE ASSESSMENT

#### Site details

Site Name	Barnes Hospital
Site No.	BA2
Site address / location	South Worple Way, Barnes, London, SW14 8SU
Description of site	Hospital and grounds
Date of site visit	16.5.13
Grid reference	X: 521208; Y: 175692
Site area	14,380 sqm
Site proposed by	Officers
Ownership (if known)	South West London and St George's Mental Health NHS Trust

#### Site map with aerial photograph



#### Land use details



Existing use and buildings	C2 (Residential Institutions).	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Barnes Hospital Working Group was set up to explore the future of the site and the services provided on the site. It reported (January 2011) that usage of the site has substantially reduced in recent years and is now limited to three areas - Older People in-patient services, adult rehabilitation in-patient services and some community services for both Older People and Adults. It reported the need for in-patient care for Older People and Adults will continue to reduce with the development of intensive home treatment services in the community, and Older People's beds will have to be done on a SW London basis to ensure critical mass (Queen Mary's Hospital is the preferred alternative location for Richmond patients and carers). It stated a clinical led analysis of the provision of Adult beds at Barnes suggested that the majority of the patients could be supported in the community if the right accommodation and support was available. It considered alternative uses were needed for the site given the likely change in care provision, which can only be implemented after full consultation. It suggested the site is best used for the provision of accommodation for working age adults as well as affordable accommodation for other groups. It reported Richmond Council's priorities for the site as affordable housing, extra care housing and adult's mental health housing. It noted that the site is designated as social infrastructure for planning purposes meaning that some form of community facilities would be necessary to assist in gaining planning consents. It also stated that any planning approval should ensure that future use of the site includes facilities for day use by older people with physical health needs and mental health patients. This will ensure that there is a 'legacy' on the site reflecting 120+ years of use as a hospital. Additionally, the possibility of providing meeting and activity space for voluntary groups and the statutory sector should be considered.
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	Usage of the site has substantially reduced in recent years, it is difficult to tell whether buildings are currently in use.	

### Site history

Planning application history	Extensive planning history, many relate to trees, and minor extensions and alterations e.g. cycle racks, greenhouse, smoking shelter, reconfiguration, in relation to hospital use. Of potential relevance to buildings and form of development: 03/2369/FUL Demolition Of Ancillary Hospital Office Buildings. Erection Of Keyworker Accommodation. - decided as no further action be taken 16-Dec-2003 03/0780/FUL Demolition Of Ancillary Hospital Office Buildings And Erection Of New Keyworker Accommodation. - withdrawn by the applicant 22-May-2003 01/1495 Proposed Conservatory And New 4 Bed Ward. - granted permission 29-Oct-2001 94/1222/OUT Demolition Of Elizabeth Lodge, Recreation Hall And Doctors Residence And Construction Of Two Storey Private Registered Nursing Home - decided as no further action be taken 30-Sep-1994
Section 106	n/a

### Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/>

	No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Southern part
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1914. 1920. Barnes Urban District Council Isolation Hospital. 1874. 2004. Cemetery or Graveyard.
<a href="#">Area of relative disadvantage</a>	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 checked="" type="checkbox"/> No <input type="checkbox"/>	Protected View (Indicative Zone) RICHMOND PARK TOWARDS ST PAULS CATHEDRAL.

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b	Mostly very poor. North eastern corner rises to 2 Poor.
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mortlake AMU, Priests Bridge AMU, White Hart Lane AMU,
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Sheen Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Mary Magdalens Catholic Primary School, St Osmunds Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Richmond; Shene School, Sheen
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Flood, Essex House; Johnson, Sheen Lane; Jezierski, Sheen Lane
Any access constraints	Yes <input checked="" type="checkbox"/>	Restricted narrow access. There is an issue at the White Hart Lane/South

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

	No <input type="checkbox"/>	Worple Way junction due to the level crossing and the proximity of a local school and therefore use of this area by vulnerable pedestrians at peak time.
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### 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Related to individual trees and wood group areas
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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"/>	There are 8 BTMs
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	Adjacent to Mortlake cemetery to west, railway line to north, and residential to east and south
<a href="#">Relevant surrounding designations</a>	Mortlake Cemetery - OOLTI, Conservation Area, OSNI.
Commentary on relationship with nearby and other proposal sites	None

### Summary and Overview

#### Summary of assessment:

The Mental Health Trust may declare surplus to their requirements, and potential for alternative social infrastructure uses has already been identified, with a working group has already assessed the potential for a legacy use.

#### Information from Sustainability Appraisal:

Largely positive, provided that there will be some new community use on the site and that there won't be a gap in health service provision. Provision of extra-care housing may be considered an appropriate replacement for a hospital for older people. A school on this site could be considered positive, but given the poor accessibility of this site, car-borne travel would need to be minimised and mitigated. Impacts on biodiversity, landscape and the adjacent Mortlake Cemetery will depend on the detailed design of the redevelopment for this site.

For mitigation, a redevelopment proposal would need to ensure that BTMs, boundary wall and existing character of the site are preserved and enhanced; important trees need to be retained and protected; impacts on adjacent OSNI need to be minimised. Minimisation of waste through implementation of waste hierarchy.

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

**Proposal**

Subject to the site being declared as surplus, future uses to be a mixed use development to include residential, including affordable units and social infrastructure. Priorities identified for the social infrastructure component include extra-care housing for older adults (including communal facilities) community mental health facilities and education facilities. Any use subject to satisfactory transport impact assessment.

**Justification**

Use of the site by the Mental Health Trust has reduced, and part or the whole site may be declared surplus in the future, subject to the outcome of an appropriate consultation and engagement process. Any uses would be subject to satisfactory transport impact assessment, particularly of the White Hart Lane/South Worple Way junction, and site access proposals.

Any scheme would need to consider the retention of the most important Buildings of Townscape Merit on the site. Consideration should also be given to the retention of the important trees, the boundary wall, and protecting ecology taking into account impact on adjacent cemetery. Waste water infrastructure, and noise and vibration assessments would need to be addressed.

**Proposal for publication:**

**Proposal**

Subject to the site being declared as surplus, future uses to be a mixed use development to include residential, including affordable units and social infrastructure. Social infrastructure to include extra-care housing for older adults (including communal facilities), education facilities and subject to the Mental Health Trust Strategy, community health facilities. Land uses subject to satisfactory transport impact assessment.

**Justification**

3.7.2 Use of the site by the Mental Health Trust has reduced, and part or the whole site may be declared surplus in the future, subject to the outcome of an appropriate consultation and engagement process. Any uses would be subject to satisfactory transport impact assessment, particularly of the White Hart Lane/South Worple Way junction, and site access proposals.

3.7.3 Any scheme would need to retain the most important Buildings of Townscape Merit on the site. Consideration should also be given to the retention of the important trees, the boundary wall, and protecting ecology taking into account impact on adjacent cemetery. Waste water infrastructure, and noise and vibration assessments would need to be addressed. Potential impacts on the adjacent Queens Road, Mortlake Conservation Area should be taken into account. The Council will consider preparing a Site Brief at an appropriate time in partnership with the owners

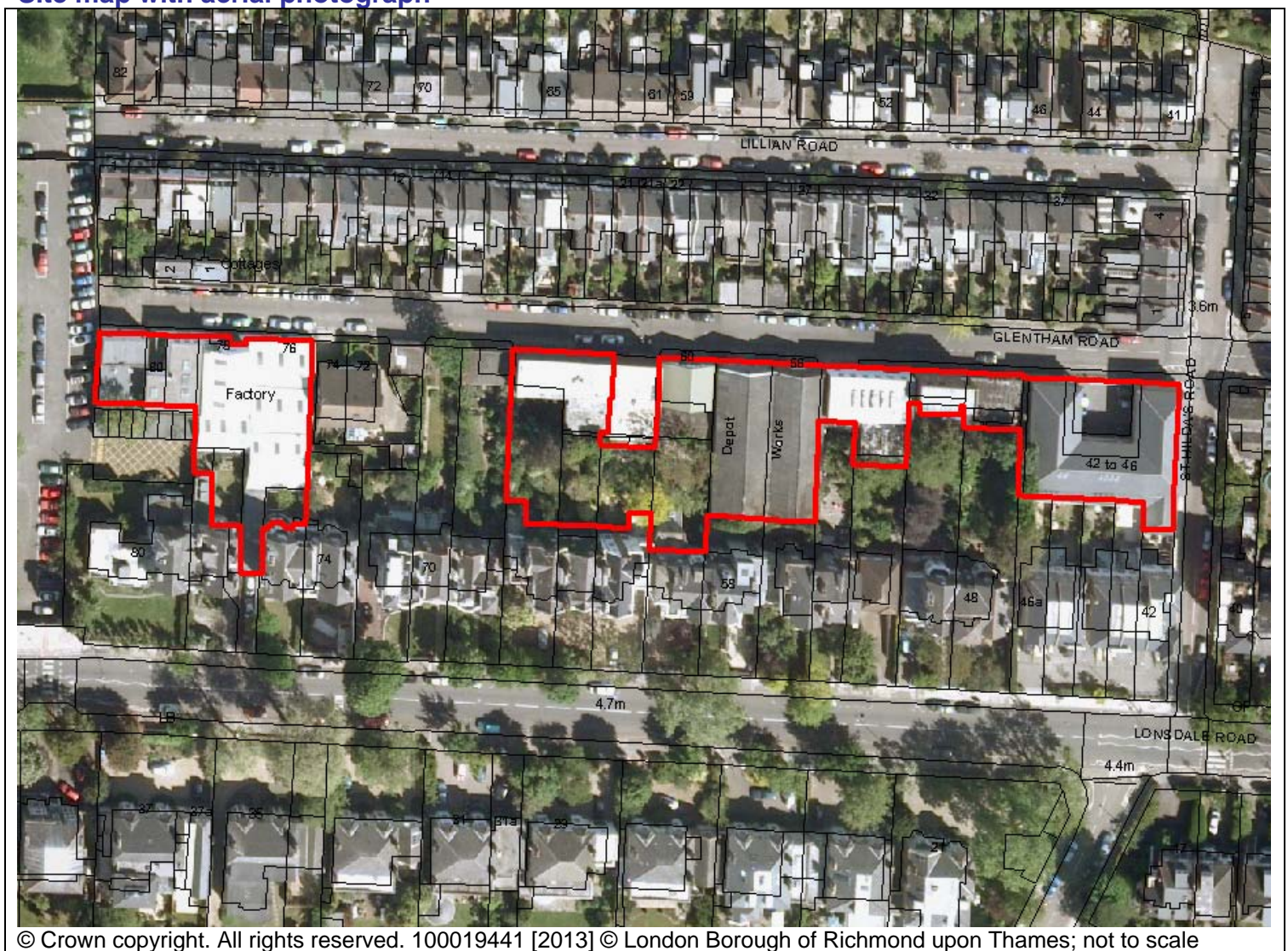
<b>Any other comments:</b>

### SITE ASSESSMENT

#### Site details

Site Name	Glenthams Road cluster
Site No.	BA 3
Site address / location	42-46, 56- 64, 76-78 Glenthams Road, Barnes
Description of site	Storage sheds and works buildings situated in cul de sac in north Barnes.
Date of site visit	8/5/2013
Grid reference	X: 522517; Y: 177882
Site area	4,013 sqm
Site proposed by	officers
Ownership (if known)	various

#### Site map with aerial photograph



#### Land use details

Existing use and buildings	Previously industrial land. Now storage, business, printing and creative industries
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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	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 106s 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
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 2	poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Castelnau AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lowther Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input type="checkbox"/> No <input checked="" 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 EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input 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	Residential houses behind
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<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.



<a href="#">Relevant surrounding designations</a>	BTMs in parallel Lonsdale road to rear of the works buildings
Commentary on relationship with nearby and other proposal sites	

## Summary and Overview

<b>Summary of assessment:</b>
A number of historic works and factory buildings situated on a street facing rear gardens of the Road to the north, Lillian Road . Retain this cluster of interesting works buildings in business/creative industry uses.
<b>Information from Sustainability Appraisal:</b>
Identifying and including this locally important creative industry cluster in the Site Allocations Plan will secure its long-term future. It would retain a number of different business uses, creative industries and storage of suitable sizes in an appropriate location
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Designate as Key Employment Site
<b>Proposal for publication:</b>
Proposal Designate as Key Employment Site

## SITE ASSESSMENT

### Site details

Site Name	Barnes Green Police Station
Site No.	BA 4
Site address / location	Barnes Green Police Station, 96-102 Station Road, SW13 0NG
Description of site	Office building and car park
Date of site visit	
Grid reference	X: 521968; Y: 176060
Site area	1,885 sqm
Site proposed by	Mayor's Office for Policing and Crime
Ownership (if known)	Metropolitan Police

### Site map with aerial photograph



### Land use details

Existing use and	offices
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buildings	
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	Various applications for tree works 01/0620, granted 03/2002, redevelopment for a mixed use scheme consisting of remodelling/extending Lonsdale Road Police Station, demolition of all other buildings, erection of 3 storey building fronting Lonsdale Road, 3 storey building fronting Barnes High St 01/2689, granted 11/2001, erection of brick wall between Police Station and car park and new gate fronting Station Road. Relocation of cctv tower.
Section 106	not known

### Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a> 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"/>	Within protected view from Richmond Hill

### Constraint and opportunities – Key services and accessibility

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

<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level	2-3
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes High Street AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Barnes Primary School, East Sheen Primary School, St Osmunds Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School, Sheen
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Flood, Essex House; Palacci, Castelnaud; Botting, Glebe
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 type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Surrounded by a conservation area although site itself is not within it
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The Cedars, opposite, is a listed building
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Houses in Station Road, further south and in Beverly Road are BTMs
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

### Surrounding land

Surrounding land uses	Residential
<a href="#">Relevant surrounding designations</a>	Conservation area, Listed building opposite (the Cedars) and BTMs in Station Road and Beverly Road nearby.
Commentary on relationship with nearby and other proposal sites	if redeveloped would need to take account of view from Richmond Hill, adjoining conservation area, nearby listed building and BTMs and their settings

### Summary and Overview

<b>Summary of assessment:</b>
Would be appropriate for residential use, subject to design to take account of constraints
<b>Information from Sustainability Appraisal:</b>
<b>Council's preferred use and justification (pre-publication):</b>
Not applicable
<b>Proposal for publication:</b>
<p>Proposal Residential, including affordable units</p> <p>Justification Should the site become surplus to requirements, redevelopment for residential use. Affordable housing to be provided in line with policy requirements. Design to take account of view from Richmond Hill, adjoining conservation area, nearby listed building and BTMs and their settings</p>
<b>Any other comments:</b>