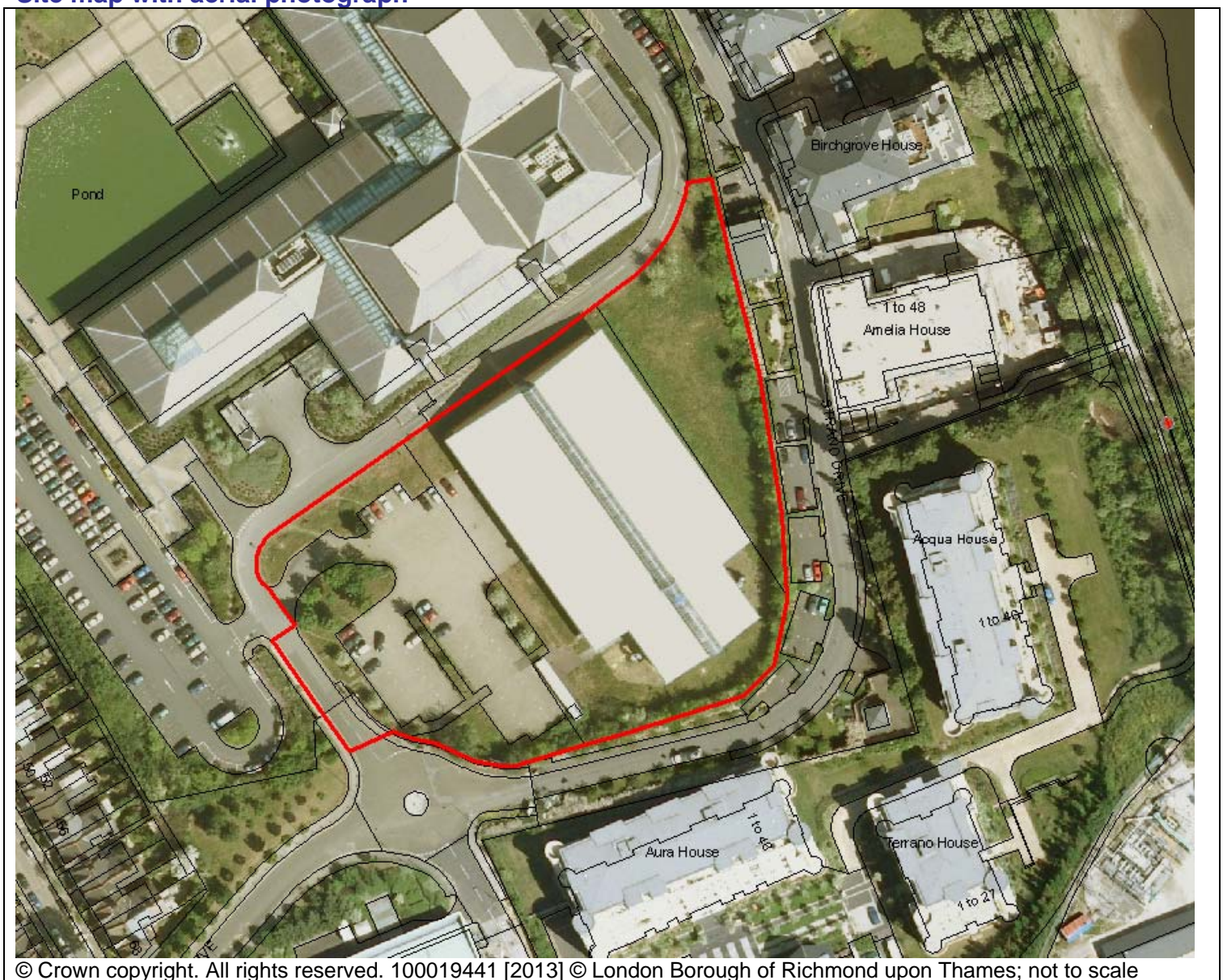


SITE ASSESSMENT

Site details

Site Name	Inland Revenue
Site No.	KW 1
Site address / location	Inland Revenue, Bessant Drive, Kew, TW9 4DU
Description of site	Cleared site of former Inland Revenue sorting office
Date of site visit	2.7.13
Grid reference	X: 519642; Y: 177064
Site area	10,474 sqm
Site proposed by	Officers and Kew Society have also put forward suggestions.
Ownership (if known)	Private

Site map with aerial photograph



Land use details

Existing use and buildings	Inland Revenue's former sorting officer (sui generis). The site has been cleared for redevelopment and is overgrown and surrounded by fencing. Part is laid out as a car park (in a reasonable condition) but there is a notice saying it is not in use as a car park for the National Archives (directing to visitor parking opposite) and access is restricted by a chain.	
Is the site vacant?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Site cleared for redevelopment
Occupancy rate	<input type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input checked="" type="checkbox"/> un-occupied	
Other comments	Appears to be part in temporary use - there was a pulley and cars in small corner of site.	

Site history

Planning application history	<p>10/1526/FUL Erection of two 5-storey and four 4-storey buildings comprising 97 self-contained flats (use class C3), 4,645 sqm floorspace to be used as a care home (use Class C2) and 1,388 sqm commercial floorspace (use class B1), landscaping and associated car parking at basement level. Appeal withdrawn on 23-Oct-2012</p> <p>09/0610/FUL Erection of six buildings (5 x 5 storey, 1 x 4 storey) comprising 111 self-contained flats (use class C3), 5,644 Sq m floorspace to be used as a care home (use class C2) and commercial floorspace (use Class B1 Offices and A1 Retail /A3 Cafe) landscaping, and associated car parking at basement level. refused permission 09-Sep-2009. Appeal dismissed on 25-Nov-2010</p> <p>02/1425 To Retain Premises As Inland Revenue Sorting Centre (sui Generis). granted permission 05-Jul-2002</p> <p>89/1857/C84 Erection Of Two Storey Building To House Inland Revenue Sorting Centre. Unknown - historic data no records 26-Oct-1989</p> <p>89/0502/C84 Erection Of Two Storey Building To House Inland Revenue Sorting Centre. Unknown - historic data no records 21-Apr-1989</p>
Section 106	None

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"/>	1894. 1930. Filter Beds. Kew Sewage Works.
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 1a	Very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Partly within Kew Gardens Station AMU
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"/>	Queens CE Primary School (this site), Kew Riverside Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School, Christs School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lawrence (Kew Gardens Surgery), Crowley (North Road Surgery), Fitzmaurice (Kew Medical Practice)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	TfL would need to consider any change in capacity of traffic using junction

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"/>	
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"/>	

⁺ as the crow flies

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* Excluding private schools, free schools etc.

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	To north east is the National Archives building, and south west is part of their visitors' car park, with residential beyond. To the east and south of the spine road (Strand Drive) serve the relatively recent residential development at Kew Riverside - this boundary is screened by relatively tall trees.
Relevant surrounding designations	Thanes Policy Area to east, and MOL beyond, with OSNI, towards River Thames towpath. OOLTI within grounds of the National Archives.
Commentary on relationship with nearby and other proposal sites	None.

Summary and Overview

Summary of assessment:

A fairly large overgrown redevelopment site. Constraints are low PTAL and 3a flood risk.

Information from Sustainability Appraisal:

Overall positive impacts; would make better use of previously developed land. There would however be some impacts on local transport provision and strategic road network, particularly with a range of new uses, which would require mitigation. The detailed design of a scheme will affect how it impacts upon the river, MOL etc.

Mitigation would need to take account of cumulative impacts on local area, amenity and neighbouring properties due to an increase and new uses on this site. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. To mitigate flood risk a FRA and Flood Emergency Plan should be required to ensure that development and its users/residents are safe.

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

Uses
Mixed uses to include residential, including affordable units, employment, community or health uses.

Justification

Redevelopment of this former employment site will provide an opportunity to improve the environment whilst meeting housing, employment and community needs. The community or health use should meet local needs. Any scheme would need to be subject to a satisfactory transport assessment.

Proposal for publication:

Uses

Mixed uses to include residential, including affordable units, employment, community and/or health uses.

Justification

Redevelopment of this former employment site will provide an opportunity to improve the environment whilst meeting housing, employment and community needs. The community or health use should meet local needs. Any scheme would need to be subject to a satisfactory transport assessment. The Council will consider preparing a Site Brief at an appropriate time in partnership with the owners.

SITE ASSESSMENT

Site details

Site Name	Kew Gardens car park
Site No.	KW 2
Site address / location	Existing car park: Queen Elizabeth's Lawn Car Park, Kew Gardens Proposed car park:
Description of site	Car parking for Kew Gardens
Date of site visit	2.7.13 (did not enter Kew Gardens)
Grid reference	Existing car park: X: 518318; Y: 177394 Proposed car park: X: 518680; Y: 177627
Site area	Existing car park: 5,195 sqm Proposed car park: 6,080 sqm
Site proposed by	Officers
Ownership (if known)	Private

Site map with aerial photograph

Existing car park:



Proposed car park:



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Land use details

Existing use and buildings	The existing car park by Brentford Gate for Kew Gardens. This is a pay and display car park operated by Kew Gardens (£6.50 daily rate) which is outside of the Gardens. There is also cycle parking. The entrance also caters for deliveries with a Service Yard close to the car park entrance. Proposed relocation closer to Main Gate to improve orientation and visitor experience.
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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	The existing car park appears popular with those wishing to have accessible parking close to Kew Gardens i.e. those with pushchairs and wheelchairs.	

Site history

Planning application history	Considerable planning history in relation to use of gardens, but none is considered directly relevant to this proposal.
Section 106	None

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 checked="" type="checkbox"/> No <input type="checkbox"/>	Existing car park only
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 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"/>	Footpath 157 along towpath
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 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	Yes <input type="checkbox"/>	

to specific restrictions	No <input checked="" type="checkbox"/>	
PTAL Level	Level 1a	Very 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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Queens CE Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School, Christs School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lawrence (Kew Gardens Surgery)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The existing car park (cars/motorbikes only) is accessed along Ferry Lane off Kew Green, which is narrow in places. There is no coach parking - coach parking is free on Kew Road (A307) after 10am and there is a designated coach drop off point at Elizabeth Gate.

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"/>	
Metropolitan Open Land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Royal Botanic Gardens incl Old Deer Park
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"/>	
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"/>	Kew Gardens and the Old Deer Park

Surrounding land

Surrounding land	Alongside river and set within wider Kew Gardens sites.
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⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

uses	
Relevant surrounding designations	Footpath 157 along towpath. OSNI on towpath and River Thames, and over large parts of Kew Garden site. Kew Gardens also includes a Scheduled Ancient Monument, is a UNESCO World Heritage Site and a Landmark.
Commentary on relationship with nearby and other proposal sites	K10 Kew Gardens towpath

Summary and Overview

Summary of assessment:

The Landscape Mater Plan for Royal Botanic Gardens, Kew (2010) aims to: improve orientation and visitor experience at Main Gate with newly located car park. The Thames Landscape Strategy (2012 Update) refers to the Site Master Plan and the World Heritage Site Management Plan, in putting landscape at the hear of Kew's future. Relocating the inappropriate existing car park will create a historic, cultural and econological dialogue between the Gardens and its setting, with an improved relation to the River Thames. It also suggests the re-instatement of a restored foot ferry or pedestrain bridge linking Ferry Quays at Brentford with a restored Kew Riverfront on the site of the existing car park.

Information from Sustainability Appraisal:

Largely neutral impacts as this proposal relates to the reprovision of the car parking for Kew Gardens; however the new siting is likely to be more convenient and would result in an improved landscape. The relocation of the car parking is a Kew Gardens proposal, and including this Proposal Site in the SA Plan would be more sustainable as it would incorporate the uses and proposals of Kew Gardens in a statutory development plan document.

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

Use

Relocate car park, restoration of existing parking area

Justification

This proposal will remove the existing car park from a rather visible location by the river, allowing this area to be restored and possibly in the longer term used as an end point for either a foot ferry or footbridge to Ferry Quays in Brentford. New car park to be appropriately designed and landscaped to complement its protected setting.

Proposal for publication:

Use

Relocate car park, restoration of existing parking area

Justification

This proposal will remove the existing car park from a rather visible location by the river, allowing this area to be restored and possibly in the longer term used as an end point for either a foot ferry or footbridge to Ferry Quays in Brentford. New car park to be appropriately designed and landscaped to complement its protected setting.

SITE ASSESSMENT

Site details

Site Name	Kew Biothane Plant
Site No.	KW 3
Site address / location	Kew Biothane, Melliss Avenue, TW9 4BA
Description of site	Operational use by Thames Water.
Date of site visit	2.7.13
Grid reference	X: 519780; Y: 176913
Site area	6,934 sqm
Site proposed by	Savills on behalf of Thames Water
Ownership (if known)	Thames Water (from call for sites)

Site map with aerial photograph



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Land use details

Existing use and buildings	Operational site in use by Thames Water - there are a number of tanks, structures and small buildings over the site. There is a pedestrian gate onto the towpath and two gated vehicular access points off Meiliss Avenue. When the former Kew Sewage Treatment works was redeveloped, this Biothane plant remained, described then as the 'high-tech' water treatment system processing effluent from the Stag Brewery.	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Thames Water anticipate the site will no longer be required for operational use in future.
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 directly relevant to this individual site. Mainly relate to wider redevelopment of Kew Riverside, when this plant was to remain.
Section 106	None

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"/>	1894. 1930. Filter Beds. Kew Sewage Works.
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 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 1a	Very 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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Queens CE Primary School (this site), Kew Riverside Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Shene School, Christs School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lawrence (Kew Gardens Surgery), Crowley (North Road Surgery), Fitzmaurice (Kew Medical Practice)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Vehicular access is through Kew Riverside development.

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"/>	
Metropolitan Open Land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	North eastern side of site
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"/>	On north-eastern edge alongside towpath
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 checked="" type="checkbox"/> No <input type="checkbox"/>	Eastern part - DLO33481. Thames Foreshore and Bank.

⁺ as the crow flies

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* Excluding private schools, free schools etc.

Surrounding land

Surrounding land uses	Residential blocks of Kew Riverside development - Saffron House to south, west (parking to rear of residential) and north west. To the eastern side, open space which buffers towpath of River Thames, including footpaths which link Kew Riverside and the towpath, and a formal park laid out to the southeast.
Relevant surrounding designations	Footpath 55 along towpath, and the River itself is OSNI.. Park to south east is OOLTI and POS.
Commentary on relationship with nearby and other proposal sites	None.

Summary and Overview

Summary of assessment:

A surplus site with potential for redevelopment on that part which is not MOL, subject to access considerations

Information from Sustainability Appraisal:

Overall positive impacts; would make better use of previously developed land provided that the current use will be declared surplus to requirements by Thames Water. There would however be some impacts on local transport provision and strategic road network, which would require mitigation. The detailed design of a scheme will affect how it impacts upon the river, MOL, OSNI, OOLTI and POS and due to its location it will need to be of high quality. Along with travel/transport, the need for mitigation also identified with regard to waste and flood risk.

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

Use
Residential, including affordable units, open space

Justification
The redevelopment of this surplus site will provide an opportunity to enhance the environment, whilst meeting housing needs. Residential, including affordable units should be primarily in the form of family housing with gardens. The area designated as Metropolitan Open Land should remain open as amenity space.

Proposal for publication:

Use
Residential, including affordable units, open space

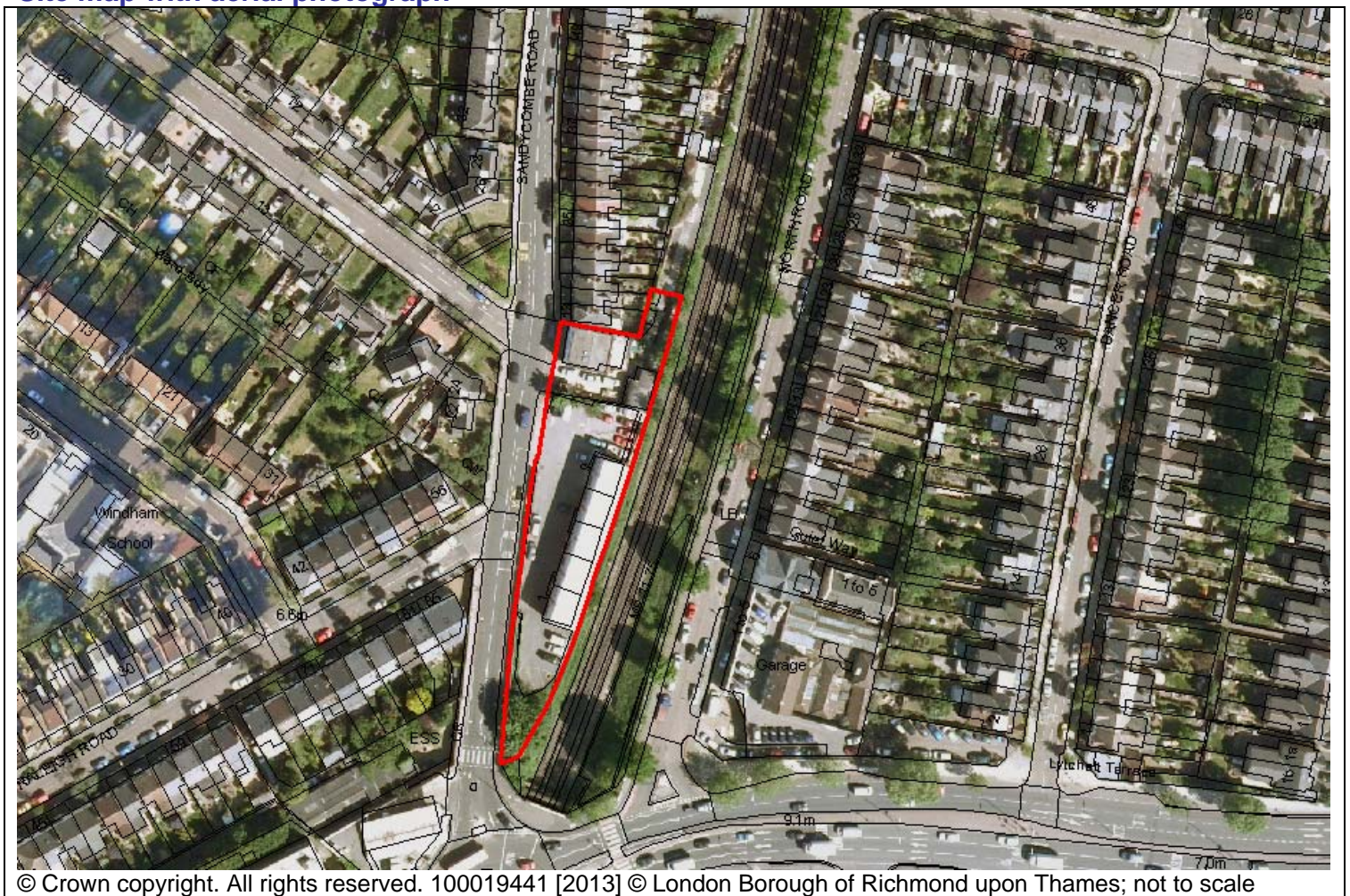
Justification
The redevelopment of this surplus site will provide an opportunity to enhance the environment, whilst meeting housing needs, including for affordable units. The area designated as Metropolitan Open Land should remain open as amenity space.

SITE ASSESSMENT

Site details

Site Name	Sandycombe Centre, Kew
Site No.	KW4
Site address / location	Sandycombe Centre, 1-9 Sandycombe Road, Kew; include the building to north of site, no 11 Sandycombe Road as part of the cluster.
Description of site	industrial units plus parking yard.
Date of site visit	3/5/2013
Grid reference	X: 519015; Y: 175791
Site area	1,979 sqm
Site proposed by	officer
Ownership (if known)	various

Site map with aerial photograph



Land use details

Existing use and buildings	5 x small industrial sheds and parking area plus a northern part = Older offices with builder's yard to rear. 2 of the sheds are used as factory outlets, retail	
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	Located just off strategic road network on accessible triangular site.

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
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 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 4	good

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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Holy Trinity CE Primary School, Marshgate Primary School, Darell Primary School, Sheen Mount Primary School, Windham Nursery School, Kew Riverside Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bates (Pagoda Avenue), North Road Surgery, Weeks (Deanhill Road), Queens Medical Centre, Seymour House
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 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 checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	Triangle of land located between railway and road,. 11 Sandycombe Road to north is in industrial use. Builders yard of Westgreen Construction. Houses are opposite
Relevant surrounding	Triangle of land located between railway and Sandycombe Road and main Road A 316 to south .

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

designations	
Commentary on relationship with nearby and other proposal sites	close to roundabout and major access routes.

Summary and Overview

Summary of assessment:
light industry and storage. Used for wholesale/ trades/factory outlet– no objection as seems like a good location
Information from Sustainability Appraisal:
Identifying and including this locally important industrial estate and builder's store in the Site Allocations Plan will secure the long-term future of this employment land. It would retain a number of different business uses of a suitable size in an appropriate location with good parking provision in an accessible area next to the strategic road network.
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	Blake Mews, Kew
Site No.	KW 5
Site address / location	Blake Mews 1-17 Station Avenue, Kew
Description of site	Mews style business units
Date of site visit	3/5/2013
Grid reference	X: 519152; Y: 176682
Site area	2,189 sqm
Site proposed by	officer
Ownership (if known)	there is Residential on the western side of the site

Site map with aerial photograph



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Land use details

Existing use and buildings	offices	
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 full planning application history is not relevant for this site, because it is proposed to designate it as a Key Employment Site. However, a relevant application is: 99/1207 Retention, Refurbishment, Re-use And Alterations To Existing Building In 'b1' Use On East Side Of Station Avenue Including Demolition Of Single Storey Buildings At Northern And Southern Ends, Conversion And Extension Of Existing Building
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
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 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 checked="" type="checkbox"/>	Kew Gardens Station AMU

	No <input 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 3/4	moderate/good
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Kew Gardens Station AMU, Sandycombe Road North AMU, Sandycombe Road South AMU
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"/>	Queens CE Primary School, Darell Primary School, Windham Nursery School, Kew Riverside Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Kew Gardens Surgery, North Road Surgery, Kew Medical Practice
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Via gated Station Avenue

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"/>	
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	Yes <input type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Area	No <input checked="" type="checkbox"/>
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Surrounding land

Surrounding land uses	railway line, shops, road and flats
Relevant surrounding designations	AMU
Commentary on relationship with nearby and other proposal sites	

Summary and Overview

Summary of assessment:

Very well located, next to Kew Gardens train station, attractive mews style, small business units for creative, media and office uses. Article Four Direction proposed.

Information from Sustainability Appraisal:

Identifying and including these attractive Mews style offices and studios in the Site Allocations Plan will help to retain employment and a number of different small business units of a suitable size in an appropriate and accessible location next to the underground railway network.

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	Marlborough Trading Estate
Site No.	KW 6
Site address / location	159 Mortlake Road, Kew
Description of site	Trading Estate
Date of site visit	May 2013
Grid reference	X: 519543; Y: 176701
Site area	4,857 sqm
Site proposed by	officers
Ownership (if known)	Private

Site map with aerial photograph



Land use details

Existing use and buildings	HQ of Jigsaw clothing company. Offices at front and storage and car parking to rear.	
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, relevant applications are:</p> <p>05/3071/FUL Main entrance facade alterations and additions including new single storey ground floor wind lobbies to the main entrance and two secondary entrances with balconies over first floor level. Work requires replacement of some existing windows. One ground floor reception area window to be moved across on the facade to align with window above.</p> <p>03/0352/RS3/FP Enlargement of existing first floor design studio within warehouse facility</p>
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	
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 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"/>	Kew Gardens Station AMU, Sandycombe Road North AMU
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"/>	Queens CE Primary School, Kew Riverside Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christ's School, Shene School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Kew Gardens Surgery, North road Surgery, Kew Medical Practice
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	driveway off South Circular Road

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"/>	
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"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

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	Kew Retail Park, housing, A 205 South Circular road
Relevant surrounding designations	Poorly provided with POS
Commentary on relationship with nearby and other proposal sites	direct access to major strategic road network

Summary and Overview

Summary of assessment:

Trading estate tucked away off A205 South Circular.

Information from Sustainability Appraisal:

Designating this locally important Trading Estate in the Site Allocations Plan will secure the long-term future of this employment land. It would retain a HQ building, design studios and warehousing in an appropriate location with good parking provision in an accessible area next to the strategic road network.

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

Proposal
Designate as key employment site

Proposal for publication:

Proposal
Designate as key employment site