

### SITE ASSESSMENT

#### Site details

Site Name	St Margarets Business Centre
Site No.	SM1
Site address / location	St Margarets Business Centre, Winchester Road Twickenham
Description of site	Purpose built : 7 x units
Date of site visit	19/3/2013
Grid reference	X: 516562; Y: 174032
Site area	6,648 sqm
Site proposed by	officers
Ownership (if known)	unknown

#### Site map with aerial photograph



#### Land use details

Existing use and buildings	employment uses , B1, B2 and B8
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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	Mokarabia UK Ltd Audio Visual Machine x2 units vacant ; was Technovision Cameras ETS Design Ltd Powerhouse Design and Engineering AOC Archaeology Ltd.	

### Site history

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

### 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"/>	Moor Mead Recreation Ground nearby
<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"/>	(Site visit)

### 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 checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input checked="" type="checkbox"/> No <input 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"/>	St Margarets AMU, Crown Road 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"/>	Orleans Infant and Nursery School, St Marys CE Primary School (Junior), St Marys CE Primary School (Infant), St Stephens CE Junior School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Christs School, Grey Court School, Waldegrave School for Girls, Whitton School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Acorn Group Practice, York Medical Practice, Cross Deep Surgery & Medical Centre, Twickenham Park Surgery, Oak Lane Medical 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"/>	
<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"/>	
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"/>	

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

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

\* Excluding private schools, free schools etc.

### Surrounding land

Surrounding land uses	Railway to south , Park to west and residential north and east
<a href="#">Relevant surrounding designations</a>	POS Archaeology Priority Area and OSNI nearby
Commentary on relationship with nearby and other proposal sites	Close to the St Margarets Local Centre

### Summary and Overview

<b>Summary of assessment:</b>
Purpose built Industrial estate
<b>Information from Sustainability Appraisal:</b>
Identifying and including this locally important business park in the Site Allocations Plan will secure the long-term future as an employment site. It would retain a number of different business uses of a suitable size 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	Waterside Business Centre
Site No.	SM2
Site address / location	Riverside Works, Railshead Road, St Margarets, Twickenham
Description of site	Industrial estate
Date of site visit	19/12/2012
Grid reference	X: 516637; Y: 175362
Site area	2,180 sqm
Site proposed by	CGMS for Goldcrest Holdings
Ownership (if known)	Goldcrest Holdings

### Site map with aerial photograph



### Land use details

Existing use and	Sign printers , shopfitters, alarm installers, light industrial, mini cab office.
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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	useful light industrial estate on main road.

### Site history

Planning application history	(Not a complete history.) 13/3388 and 13/3390 - not yet determined - demolition of existing buildings and erection of part three, part four storey building with basement to provide 27 residential units and 4 live/work units, provision of 39 parking spaces, childrens playspace and riverside walk.
Section 106	

### 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"/>	Next to Thames
<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 type="checkbox"/>	see below
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	EA drain on site

### 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 1b	very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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"/>	St Stephens CE Junior School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Orleans Park School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Lock Surgery
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 checked="" type="checkbox"/> 3b <input checked="" type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Next to MOL
<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"/>	But River Crane OSNI runs alongside
<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 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	footpath/cycleroote/bridleway to south. vacant offices to east , River to north and distributor road to east. Residential flats are to north east, and beyond is River Thames and Thistleworth Marine houseboats. Next to River Crane (north ) and office building to East , roads(west and south). Housing opposite.
<a href="#">Relevant surrounding designations</a>	TPA, UDP site T24, MOL, OSNI, route
Commentary on relationship with nearby and other proposal sites	opposite high wall and new housing developmen ton former Brunel University site. Route to the river and tow path Conflict with the owners of neighbouring vacant office block- Charville Mews. Opposite behind a wall is Bowyers Court a block of recently built residential flats.

## Summary and Overview

<b>Summary of assessment:</b>
Small and useful older well located light industrial estate on main road.
<b>Information from Sustainability Appraisal:</b>
Light industrial and mixed use estate in a suitable location. Contributes to the local economy through the provision of low cost flexible workspace
<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

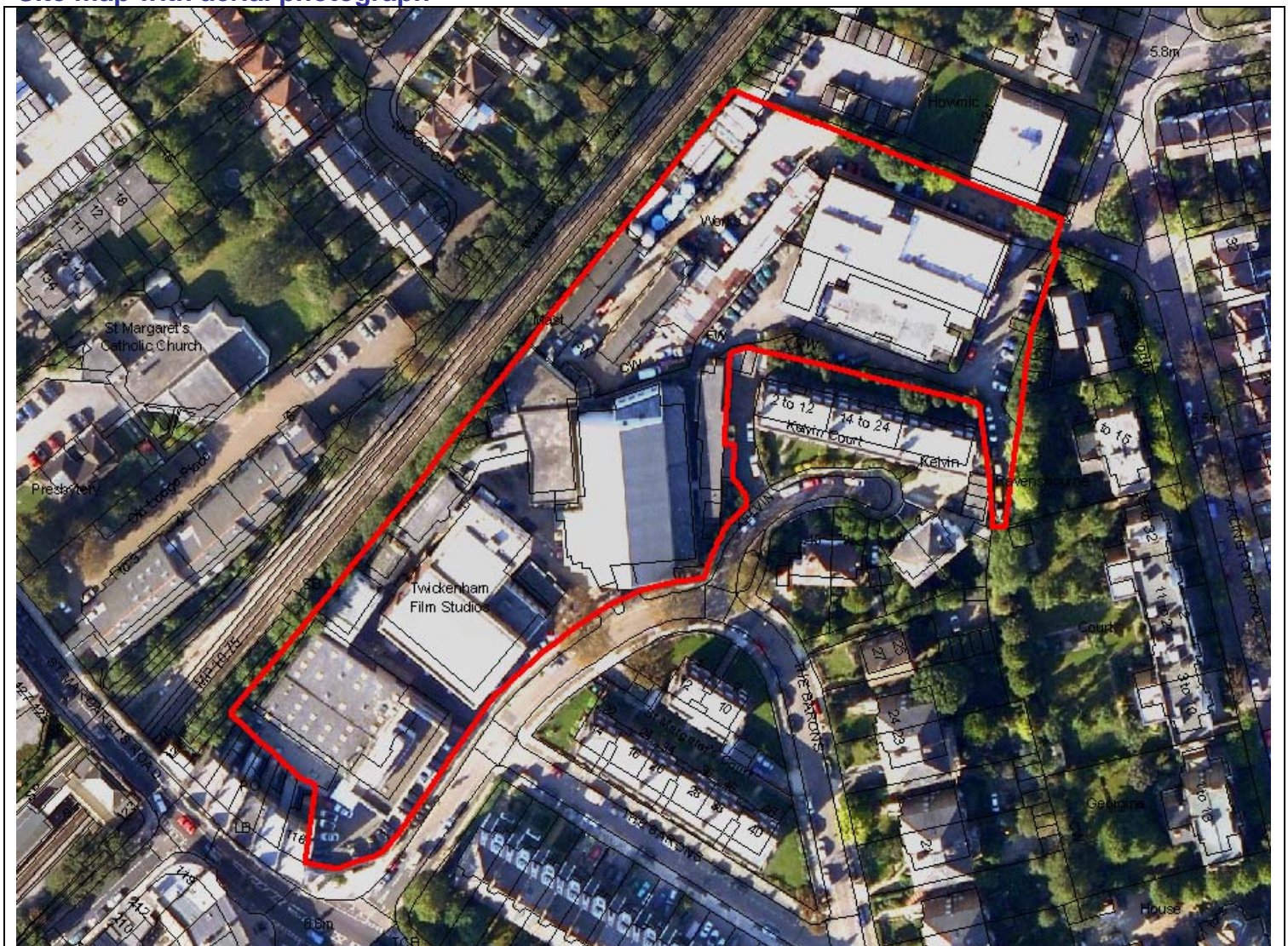


## SITE ASSESSMENT

### Site details

Site Name	Twickenham Film Studios and Arlington Works
Site No.	SM 3
Site address / location	Twickenham Film Studios, The Barons; and Arlington Works, 23-27 Arlington Road, Twickenham
Description of site	Historic Film Studios and Arlington Road waste oil treatment works
Date of site visit	6/6/2013 at TW1 studios, May 2013 for rest.
Grid reference	X: 516932; Y: 174349
Site area	12,429 sqm
Site proposed by	officers
Ownership (if known)	Sunhil ?

### Site map with aerial photograph



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### Land use details

Existing use and buildings	B1a offices, Film Studios and waste treatment, Commercial , industrial , workshops, studios, light industrial
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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	2 separate entities clustered within St Margarets	

### Site history

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

### 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"/>	
<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 checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input type="checkbox"/>	St Margarets AMU
<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"/>	

<u>PTAL Level</u>	Level	
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Margarets AMU, East Twickenham AMU, Crown Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Within 1 km of a primary school*</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Infant and Nursery School, St Marys CE Primary School (Junior), St Marys Primary School (Infant), St Stephens CE Junior School
<u>Within 3 km of a secondary school*</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Christs School, Grey Court School, Waldegrave School for Girls
<u>Within 1 km of a GP surgery</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	York Medical Practice, Twickenham Park Surgery, Richmond Green Medical Centre, Oak Lane Medical Centre, Richmond Lock Surgery
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"/>	
<u>Metropolitan Open Land</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Green Belt / Major Developed Site in GB</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Historic Parks &amp; Gardens</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<u>SSSI</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Other Site of Nature Importance</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Conservation Area</u>	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	shops, rectory and church, railway line, pubs, offices, parking and flats
<u>Relevant surrounding</u>	Protected views, secondary shop frontage, TPO

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

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

\* Excluding private schools, free schools etc.

<a href="#">designations</a>	
Commentary on relationship with nearby and other proposal sites	Activity and jobs at studios supports vibrant St Margarets economy and coffee shops, cafes, shops, services etc.

## Summary and Overview

<b>Summary of assessment:</b>
Retain historic employment uses and safeguarded waste treatment site. Is an excellent location near St Margarets railway station, and its occupation as a film studios adds to the vitality and viability of St Margarets .
<b>Information from Sustainability Appraisal:</b>
Identifying and including this locally important cluster of special industries in the Site Allocations Plan will secure the long-term future of these employment sites. It would support and retain a number of different service and business uses of a suitable size in an appropriate location with good access in an area/cluster of creative and other employment uses, contributing to the vitality and viability of an important local centre.
<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

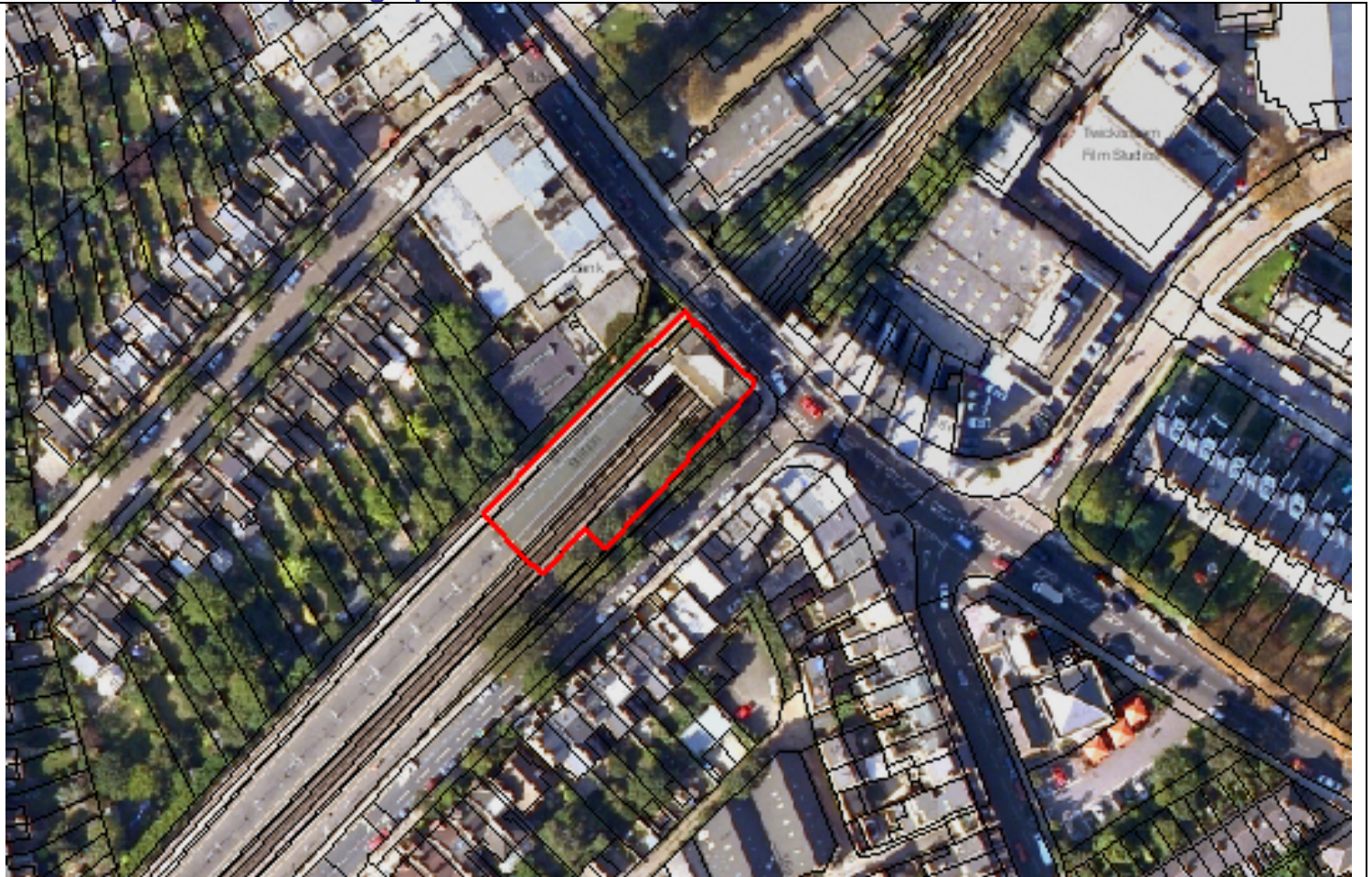


## SITE ASSESSMENT

### Site details

Site Name	St Margarets Station
Site No.	SM 4
Site address / location	St Margarets Station, St Margarets Road, Twickenham, TW1 2LH
Description of site	Railway station
Date of site visit	
Grid reference	X: 516797; Y: 174247
Site area	1,170 sqm
Site proposed by	Council officers
Ownership (if known)	National Rail

### Site map with aerial photograph



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### Land use details

Existing use and buildings	Railway station	
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
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input 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"/>	

### 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 checked="" type="checkbox"/> No <input type="checkbox"/>	St Margarets
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input checked="" type="checkbox"/> No <input 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 3	Moderate

Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Margarets AMU, East Twickenham AMU, Crown Road 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"/>	Orleans Infant and Nursery School, St Marys CE Primary School (Junior), St Marys Primary School (Infant), St Stephens CE Junior School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Christs School, Grey Court School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	York Medical Practice, Twickenham Park Surgery, Richmond Green Medical Centre, Oak Lane Medical Centre, Richmond Lock Surgery
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"/>	
<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 checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Station building
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	Retail, offices, light industry
<a href="#">Relevant surrounding designations</a>	Conservation Area, Area of Mixed Use

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

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

\* Excluding private schools, free schools etc.



Commentary on relationship with nearby and other proposal sites	Opposite SM 3 Twickenham Film Studios & Arlington Works
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## Summary and Overview

### Summary of assessment:

Proposal to improve the station, including lifts and improvements to the entrances  
This will need to take account of the conservation area, the BTM and their settings

### Information from Sustainability Appraisal:

Overall very positive impacts, particularly as the interchange improvements to the station will encourage public transport use, which should contribute to a reduction in carbon dioxide emissions; improved accessibility will benefit all residents, particularly those in wheelchairs, and is also expected to contribute to the vitality of St Margarets.

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

Proposal  
Station and interchange improvements

Justification  
Improvements to the station, including lifts and improvements to the entrances

### Proposal for publication:

Proposal  
Station and interchange improvements

Justification  
Improvements to the station, including lifts and improvements to the entrances

### Any other comments:

## SITE ASSESSMENT

### Site details

Site Name	Ryde House
Site No.	SM 5
Site address / location	391 Richmond Road, Twickenham, TW1 2EF
Description of site	Existing offices, retail units and two flats
Date of site visit	
Grid reference	X: 517479; Y: 174352
Site area	2,530 sqm
Site proposed by	officers
Ownership (if known)	

### Site map with aerial photograph



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### Land use details

Existing use and buildings	The building occupies a significant frontage, 3 stories in height and extends towards the rear of the site, where there is also a car park that served the offices during the week, and which was available for public use on Saturdays. The site has been long-term vacant (since 2006) and was previously in office, retail and residential use.
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Is the site vacant?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Vacant since 2006
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input checked="" type="checkbox"/> un-occupied	
Other comments	N/A	

### Site history

Planning application history	<p>Relevant history:</p> <p>12/1001/FUL - Demolition of existing offices, retail units and two flats. Construction of a new ground - 4 storey development to provide 2 new retail units; 92 bedroom hotel with ancillary restaurant; associated car parking (including 21 for retail, 19 for hotel); alterations to site entrance, landscaping, bus lay-by, and associated works. Permission refused.</p> <p>12/1002/CAC - Demolition of existing offices, retail units and two flats. Permission refused.</p> <p>02/2156 - Construction Of Storage/ Office Building Within Existing Office. Permission granted.</p> <p>2/1149 - Erection Of A Storage/office Building Within Open Structure Of Existing Offices. Permission granted.</p> <p>0/2137 - Replacement Roof Level Chiller Housing. Permission granted.</p> <p>00/1613 - Conversion Of Existing Office 'undercroft' Into Additional Office Accommodation With Associated External Works. Permission granted.</p> <p>98/2673 - Demolition Of Existing Main Entrance Canopy And Construction Of New Glass And Steel Canopy Including New Entrance Doors. Permission granted.</p> <p>90/0655/FUL - Enclosure Of Area Beneath Existing Office Building To Provide An Additional 318 Sq M B1 Use Class Office Floor Space &amp; Formation Of 9 Additional Parking Spaces. Permission granted.</p> <p>80/1443 - Provision of additional parking spaces and realignment of kerb-lines; construction of dwarf boundary wall, front railings and gates to front garden of Ryde House; erection of steel gates to vehicular access to car park; erection of new refuse enclosure at rear. Permission granted.</p> <p>79/1527 - Installation of shopfront. Permission granted.</p> <p>79/1426 - Erection of three television aerials. Permission granted.</p> <p>79/0279 - Rebuilding east wing of Ryde House. Permission granted.</p> <p>79/0178 - Demolition of east wing and rebuild, removal of west and east wing roofs, and replacement with flat roofs behind parapet. Permission granted.</p> <p>78/0786 - Alteration to elevations and provision of external staircase. Permission granted.</p> <p>76/0212 - Repair and alterations to existing Grade II Listed Building and the use of such for</p>
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	consulting room purposes. Permission granted.
Section 106	None identified

### 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"/>	1940/50: motor car garage
<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"/>	Partially
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Twickenham AMU
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Road
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 4	Good
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Twickenham AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Town Centre
<a href="#">Within 1 km of a</a>	Yes <input checked="" type="checkbox"/>	Orleans Infant and Nursery School, St Marys Primary School (Junior), St

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

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<a href="#">primary school</a> *	No <input type="checkbox"/>	Stephens CE Junior School, Vineyard Primary School
<a href="#">Within 3 km of a secondary school</a> *	Yes <input type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Christs School, Grey Court School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Paradise Road Surgery, Twickenham Park Surgery, Richmond Green Medical Centre, Da Costa (The Vineyard)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There are high levels of traffic around Richmond Road leading to Richmond Bridge. There is a car park to the rear of the site, which is accessed via Richmond Road, with an exit via Ryde Place.

### 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 checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Road East Twickenham
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	The units to the west of the site are within the secondary shopping frontage of Richmond Road and East Twickenham local centre; the whole area is within a Mixed Use Area.
<a href="#">Relevant surrounding designations</a>	Old Ryde House to the east is Grade II listed, and other properties to the rear, and scattered to the west, east and south are BTMs.
Commentary on relationship with nearby and other proposal sites	No nearby proposal sites

\* Excluding private schools, free schools etc.

## Summary and Overview

### Summary of assessment:

This site is located within a prominent position along Richmond Road, in the heart of East Twickenham. It has a significant frontage within a secondary shopping frontage. Parking is available to the rear of the site, however, Richmond Road can be heavily congested with traffic leading up to Richmond Bridge. The site has been long-term vacant and whilst loss of employment floorspace would be regrettable, a proposal that would involve other uses, such as education/retail uses would probably be appropriate given the vacancy and marketing efforts already undertaken.

### Information from Sustainability Appraisal:

The creation of a ground floor retail unit would contribute to the vitality and viability of the local centre; additional school places are required in this area and therefore the provision of a new primary school would contribute to addressing the local need.

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

Proposal  
Retail and education

#### Justification

The site is within East Twickenham local centre and the creation of ground floor retail will consolidate the shopping frontage and add viability. Additional school places are required in this area and the site provides an opportunity for new primary school places. The proposal should enhance the setting of the neighbouring listed building.

### Proposal for publication:

Proposal  
Retail and education

#### Justification

The site is within East Twickenham local centre and the creation of ground floor retail will consolidate the shopping frontage and add viability. Additional school places are required in this area and the site provides an opportunity for new primary school places. The proposal should enhance the setting of the neighbouring listed building.