



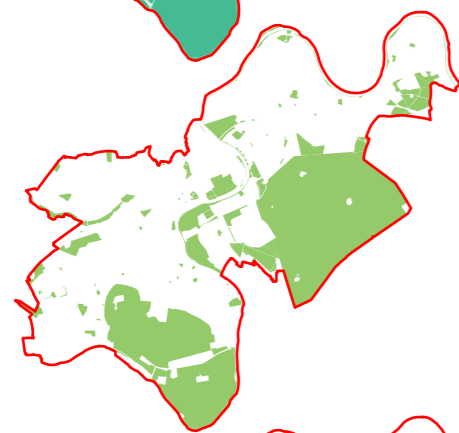
SIEVE 1A – RESTRICTIVE POLICIES



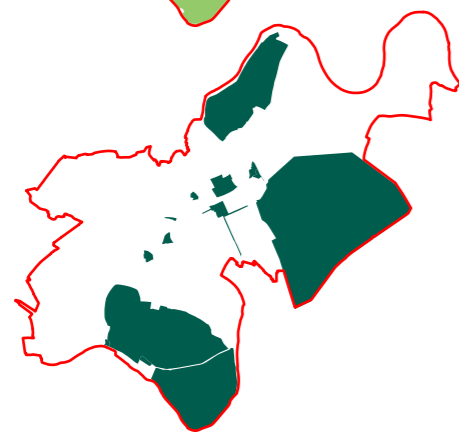
GREEN BELT (Policy ENV2)



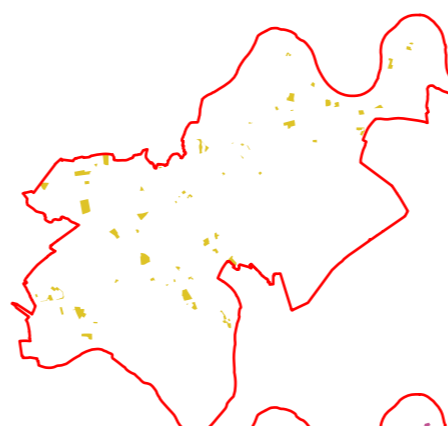
METROPOLITAN OPEN LAND (Policy ENV1)



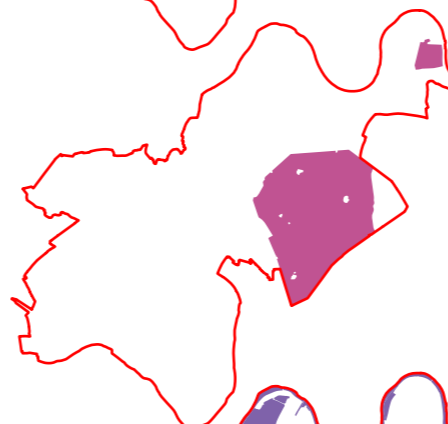
PUBLIC OPEN SPACE (Policy ENV11)



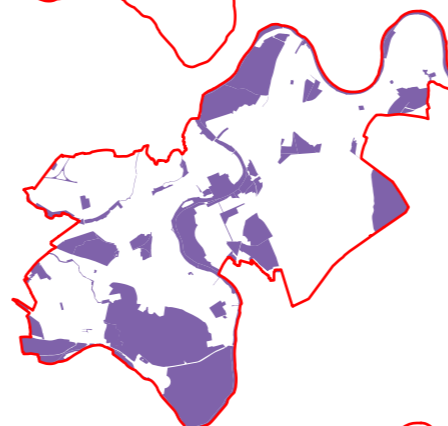
HISTORIC PARKS AND GARDENS



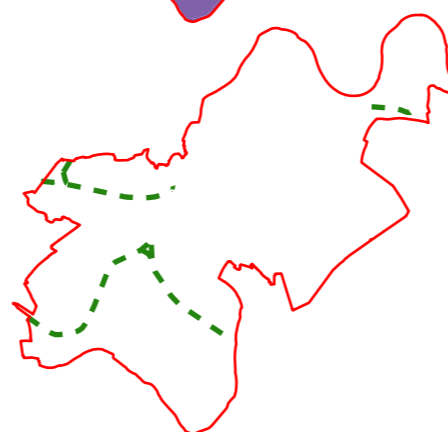
OTHER OPEN LAND OF TOWNSCAPE IMPORTANCE (Policy ENV3)



SITE OF SPECIAL SCIENTIFIC INTEREST (Policy ENV18)



SITE OF NATURE CONSERVATION IMPORTANCE (Policy ENV18)



GREEN CORRIDORS (Policy ENV20)

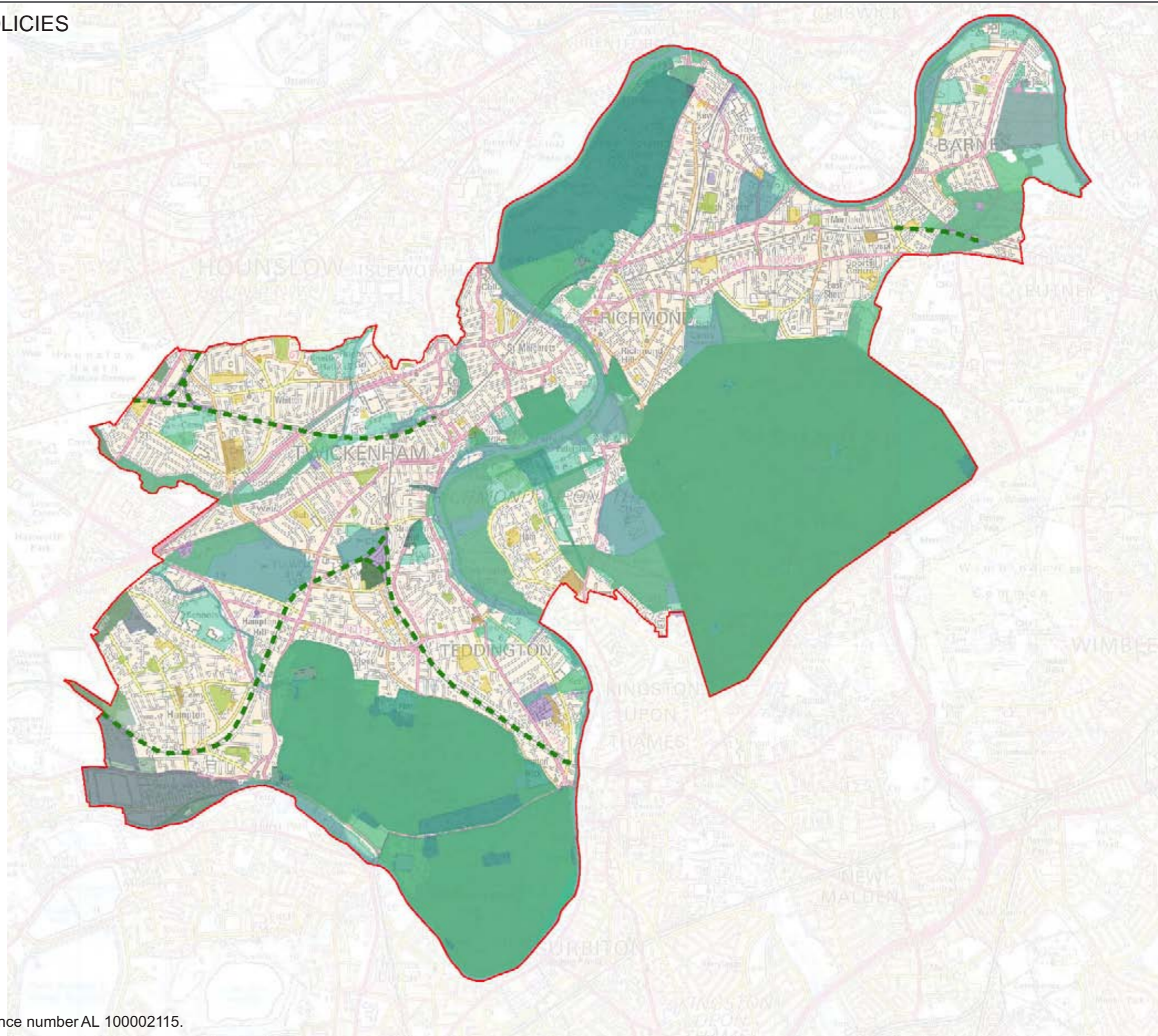
**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 1a - Restrictive Policies  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

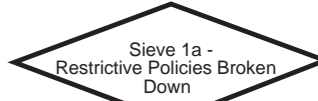

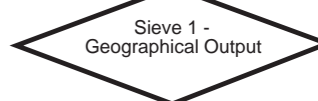
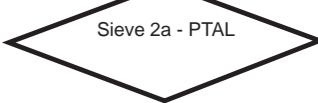
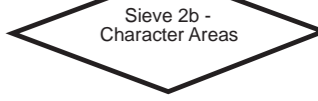
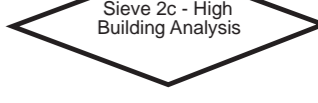
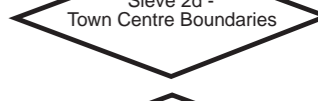
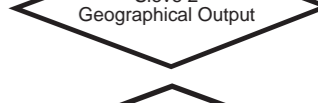

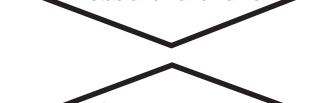
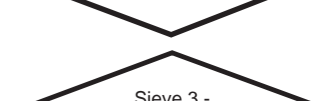
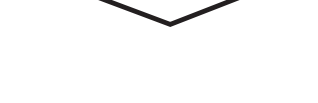
**TURLEYASSOCIATES**

25 Savile Row  
London  
W1S 2ES  
T: 020 7851 4010  
F: 020 7851 4020

# SIEVE 1B – RESTRICTIVE POLICIES

-  Borough Boundary
-  Green Belt
-  Metropolitan Open Land
-  Public Open Space
-  Historic Parks and Gardens
-  Other Open Land of Townscape Importance
-  Site of Special Scientific Interest
-  Site of Nature Conservation Importance
-  Green Corridor



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.



**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 1b Restrictive Policies  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

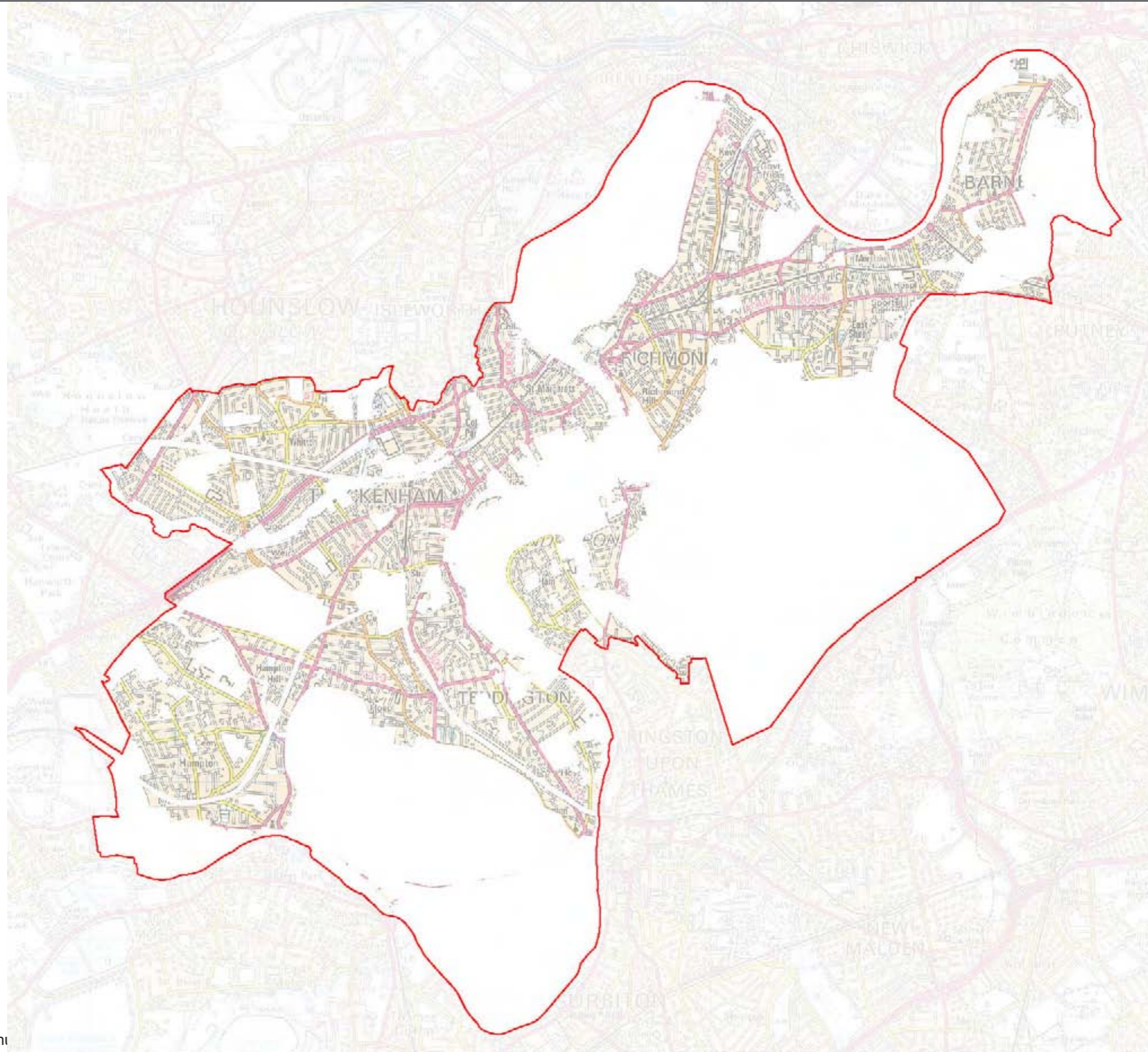
Sieve 1b – Restrictive Policies - The plan shows the eight policies areas overlapped within the study area.




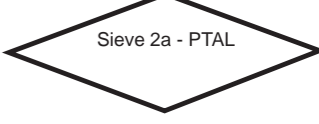
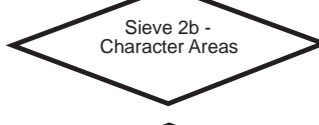
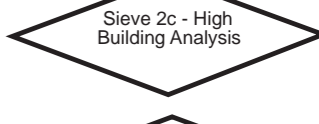
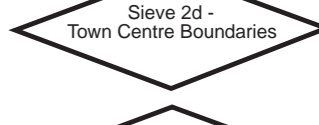
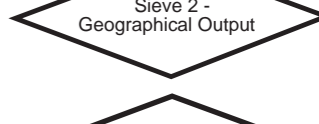

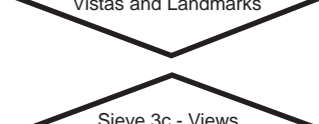
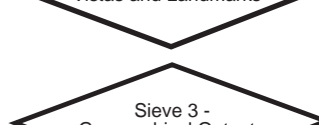
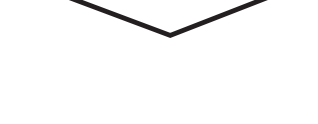
**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 1 RESULTS

-  Borough Boundary
-  Area subject to existing restrictive planning designations



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence nr










**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 1 - Results  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

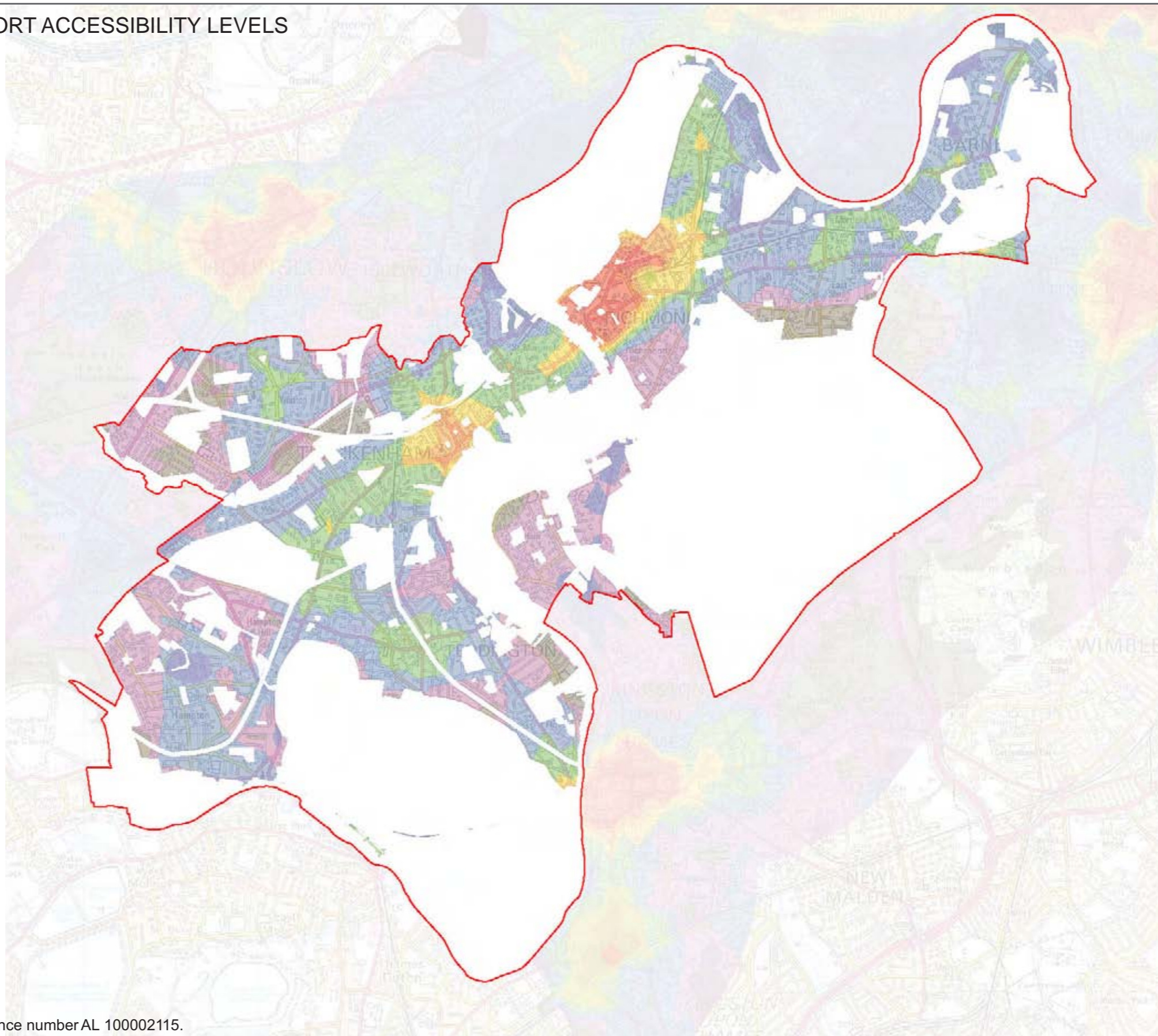
Sieve 1 Results – Geographical Output - This plan shows the results of where development is restrict due to existing planning policies

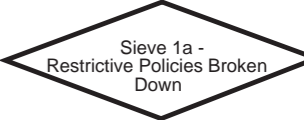
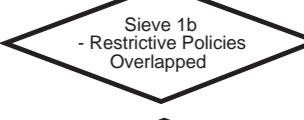
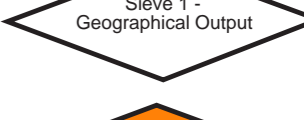

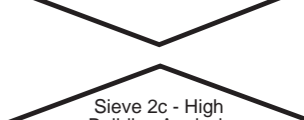
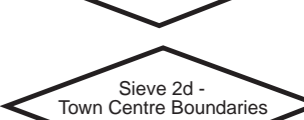
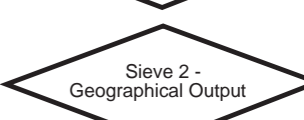

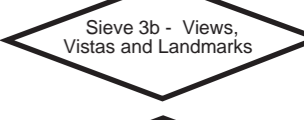
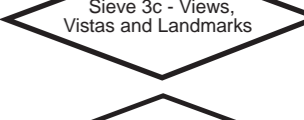
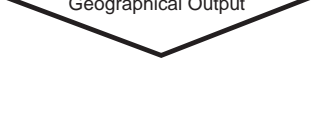

**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 2A – PUBLIC TRANSPORT ACCESSIBILITY LEVELS

-  Borough Boundary
-  Area subject to existing restrictive planning designations
-  PTAL - Level 1a
-  PTAL - Level 1b
-  PTAL - Level 2
-  PTAL - Level 3
-  PTAL - Level 4
-  PTAL - Level 5
-  PTAL - Level 6a



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.













**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 2a – PTAL  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

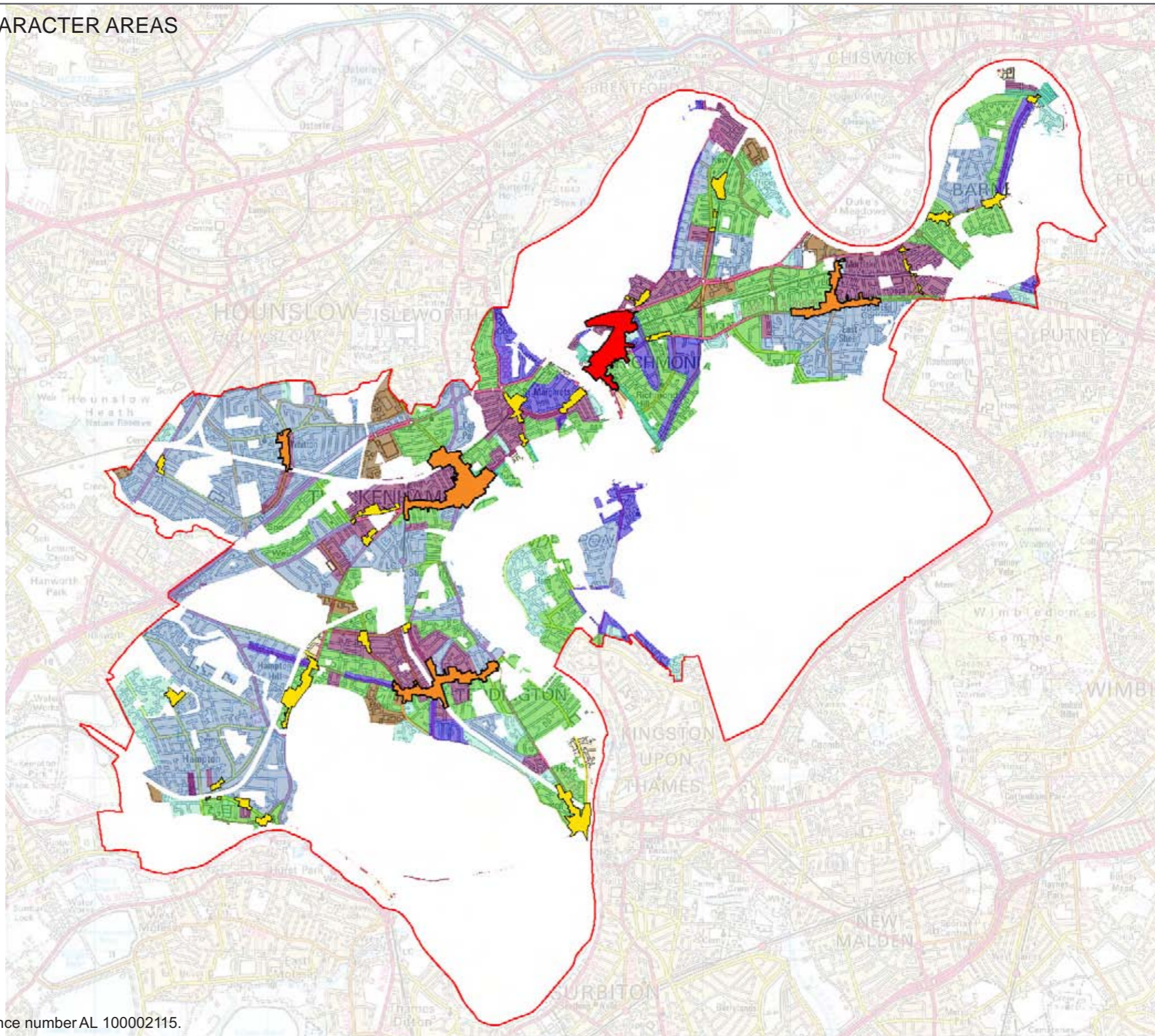
Sieve 2a – Public Transport Accessibility Levels – The second stage of the sieving exercise shows the public transport accessibility levels within the Borough based on the information from Transport for London.

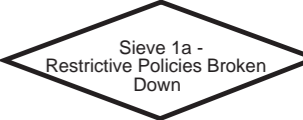

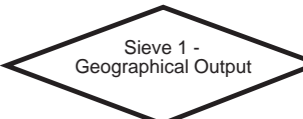
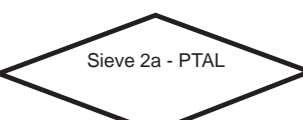

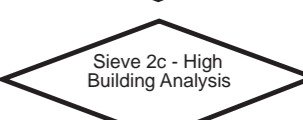
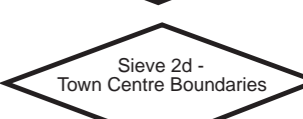
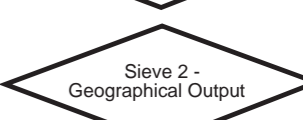

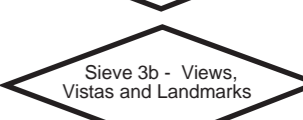
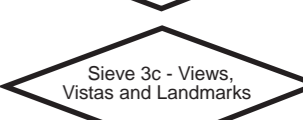
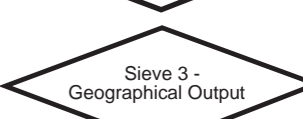
**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 2B – RESIDENTIAL CHARACTER AREAS

-  Borough Boundary
-  Area subject to existing restrictive planning designations
-  Major Centre
-  District Centre
-  Local Centre
-  i Villas
-  ii Mansion Terraces
-  iii Suburban Family Homes
-  iv Courts and Parklands
-  v Tight Knit Houses
-  vi Terraced Cottages
-  Employment Land



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.











**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 2b – Residential Character Areas  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

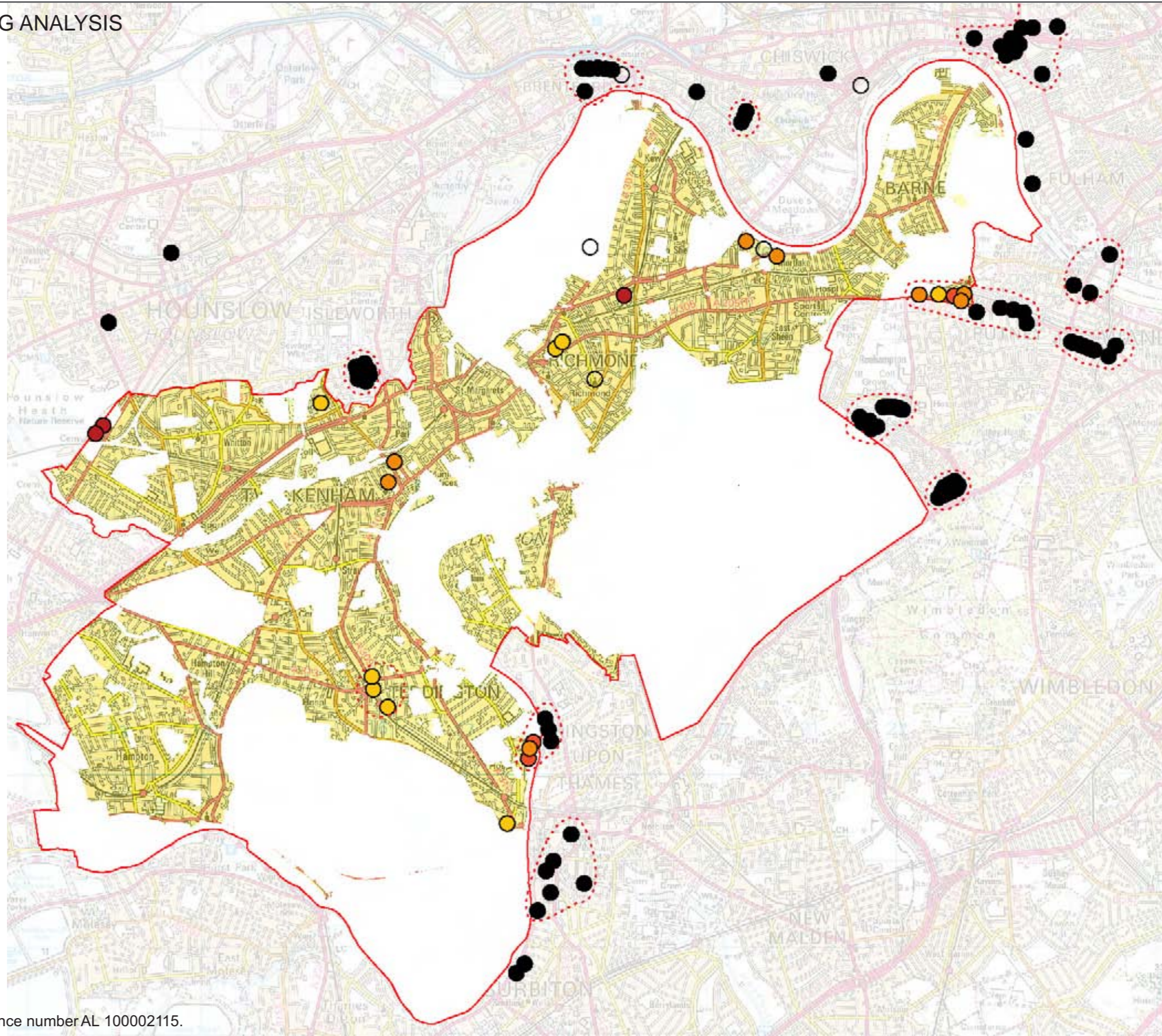
Sieve 2b – Residential Character Areas. These areas are based on the residential character typologies defined in the Small and Medium Housing Sites SPG


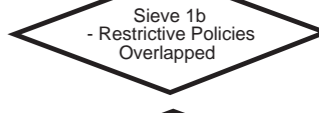
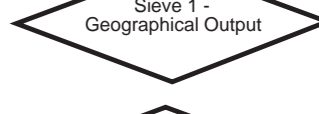
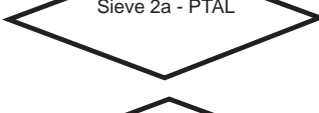


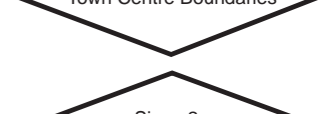
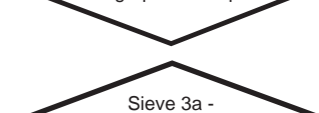
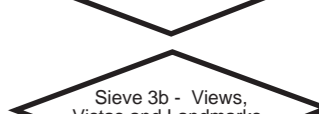
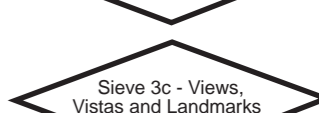
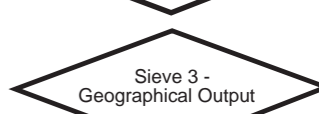

**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 2C – HIGHER BUILDING ANALYSIS

-  Borough Boundary
-  Area subject to existing restrictive planning designations
-  1-5 Storeys
-  6-7 Storeys
-  8-9 Storeys
-  10-11 Storeys
-  12+ Storeys
-  Tall Structure
-  Other Tall Buildings Above 5 storeys
-  Clusters of Tall Buildings



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.










**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 2c – Higher Building Analysis  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

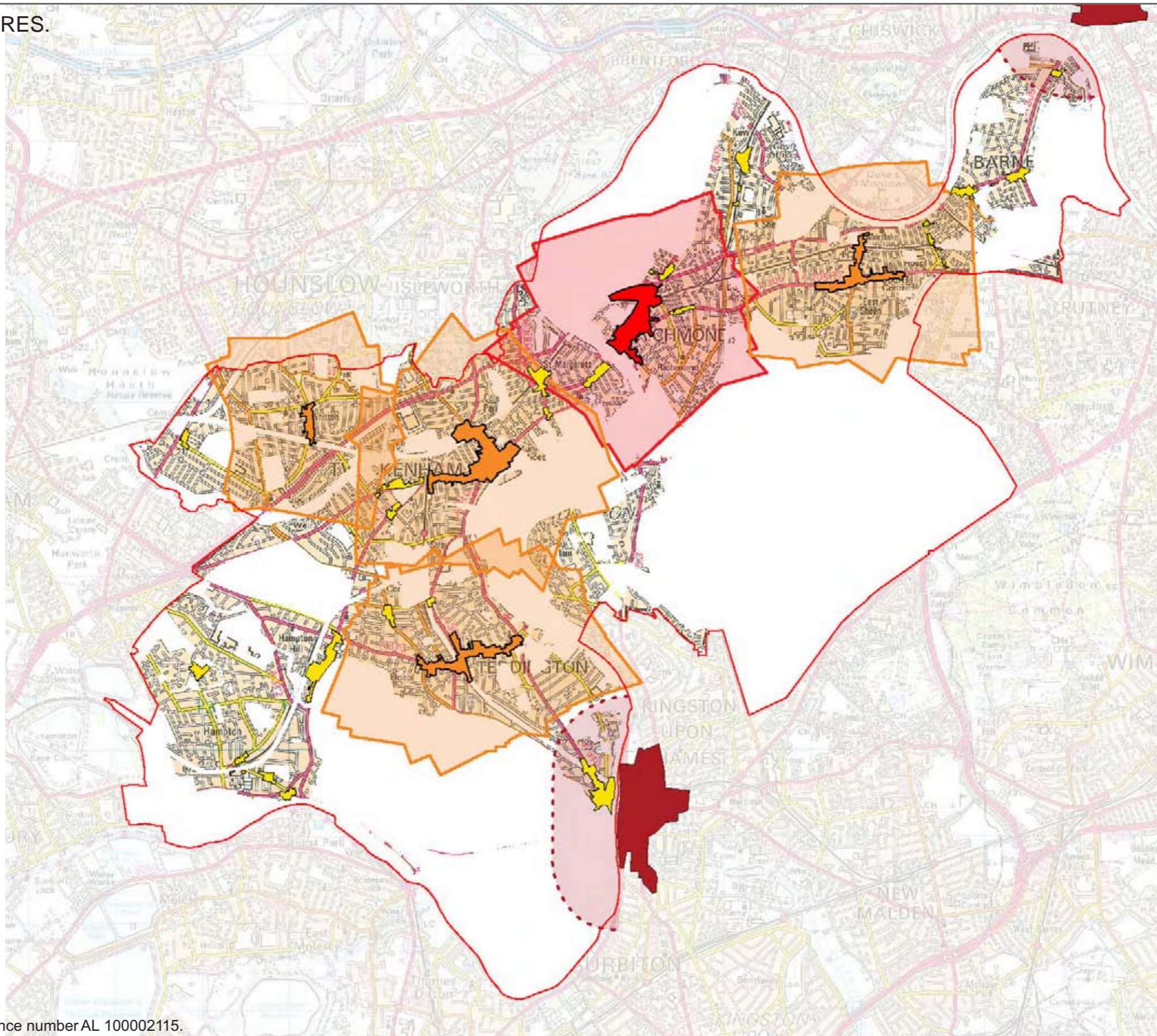
Sieve 2c – Higher Building Analysis

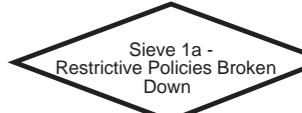
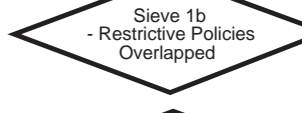
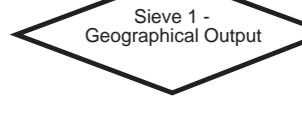
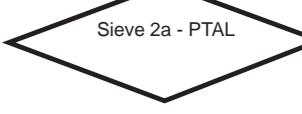
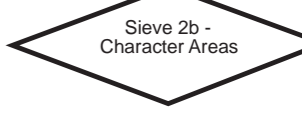
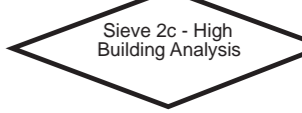

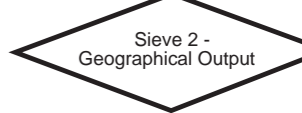

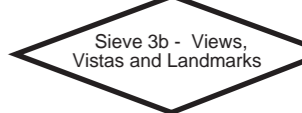
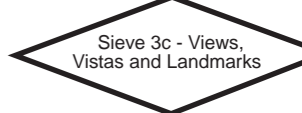
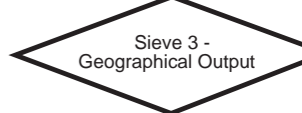
**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 2D – BOROUGH CENTRES.

-  Borough Boundary
-  Area subject to existing restrictive planning designations'
-  Metropolitan Centre (Outside the Borough)
-  Major Centre
-  District Centre
-  Local Centre
-  800m walking distance t the Metropolitan centre (Outside the Borough)
-  800m walking distance to the Major centre
-  800m walking distance to the District centre



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Views, Vistas and Landmarks
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.

**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 2d –Borough Centres  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

Sieve 2d – Borough Centres. The plan shows the Major and District Centres as defined in the UDP and the London Plan Consolidated with Alterations, and a 800m walking distance to these centres. These walking distances are based on the London Plan definition of the setting of Central and Urban Areas.








**TURLEYASSOCIATES**

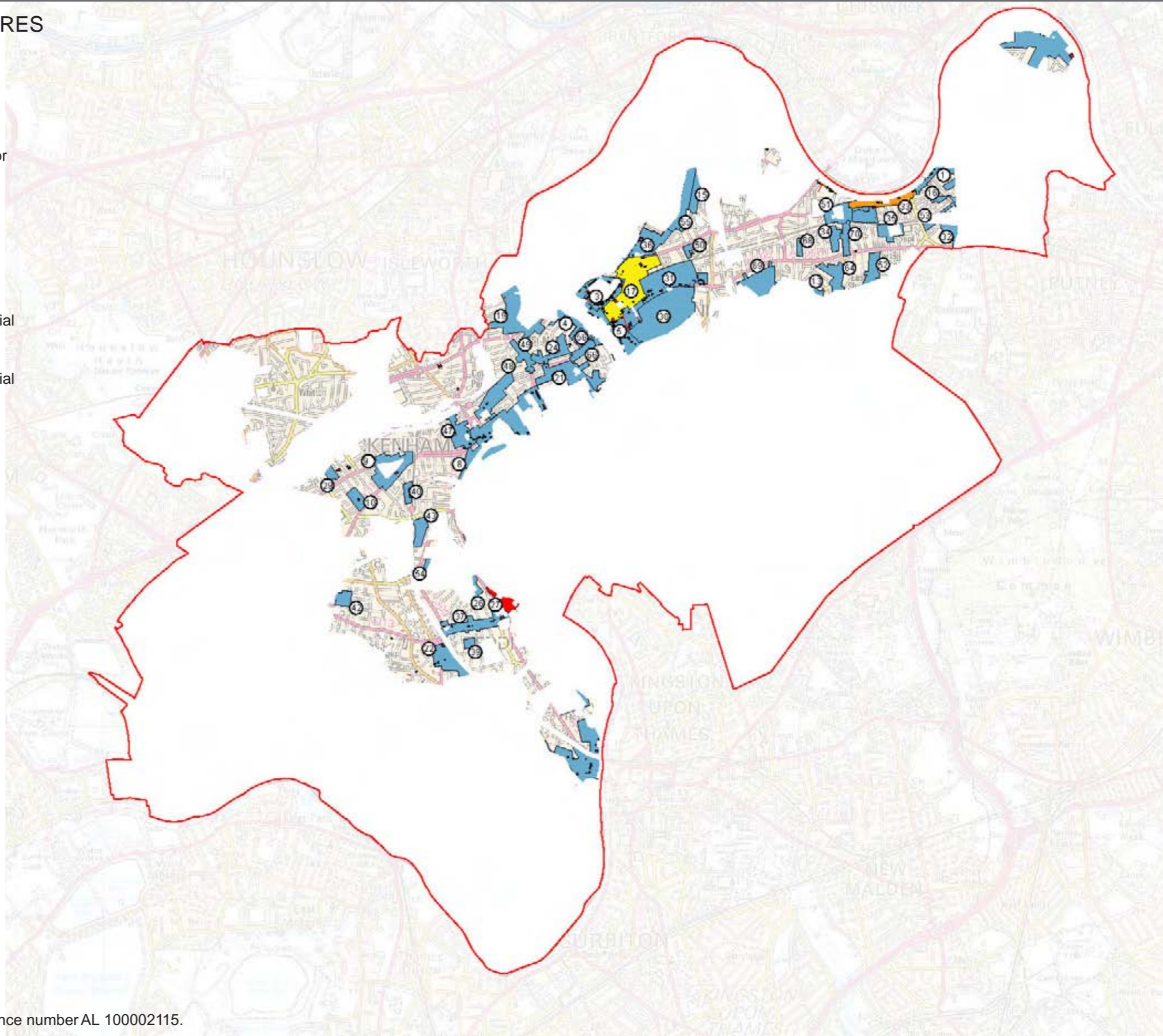
25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020


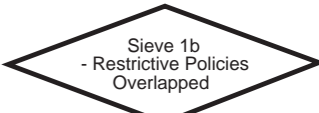
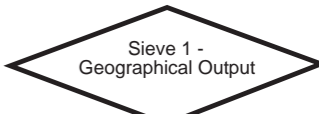
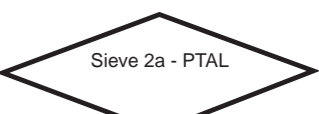
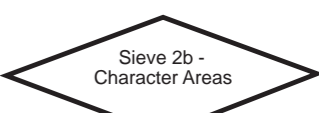
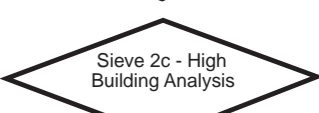
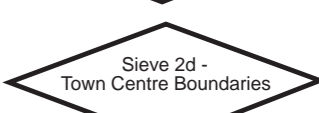
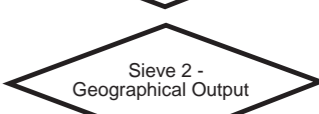

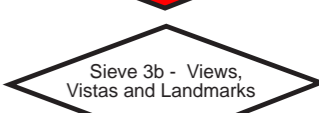
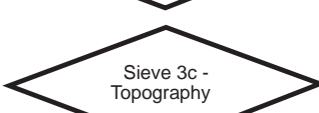
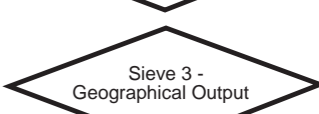




# SIEVE 3A - HERITAGE FEATURES

-  Borough Boundary
-  Area subject to existing restrictive planning designations or a low PTAL or located beyond a 800m walking distance to a district, major or metropolitan centre
-  Listed Building
-  Conservation Area
-  Conservation Area with the Potential for Tall Buildings
-  Conservation Area with the Potential for High Density Development
-  Conservation Area with the Potential for Tall Buildings and for High Density Development



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Topography
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.











**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 3a - Heritage Features  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

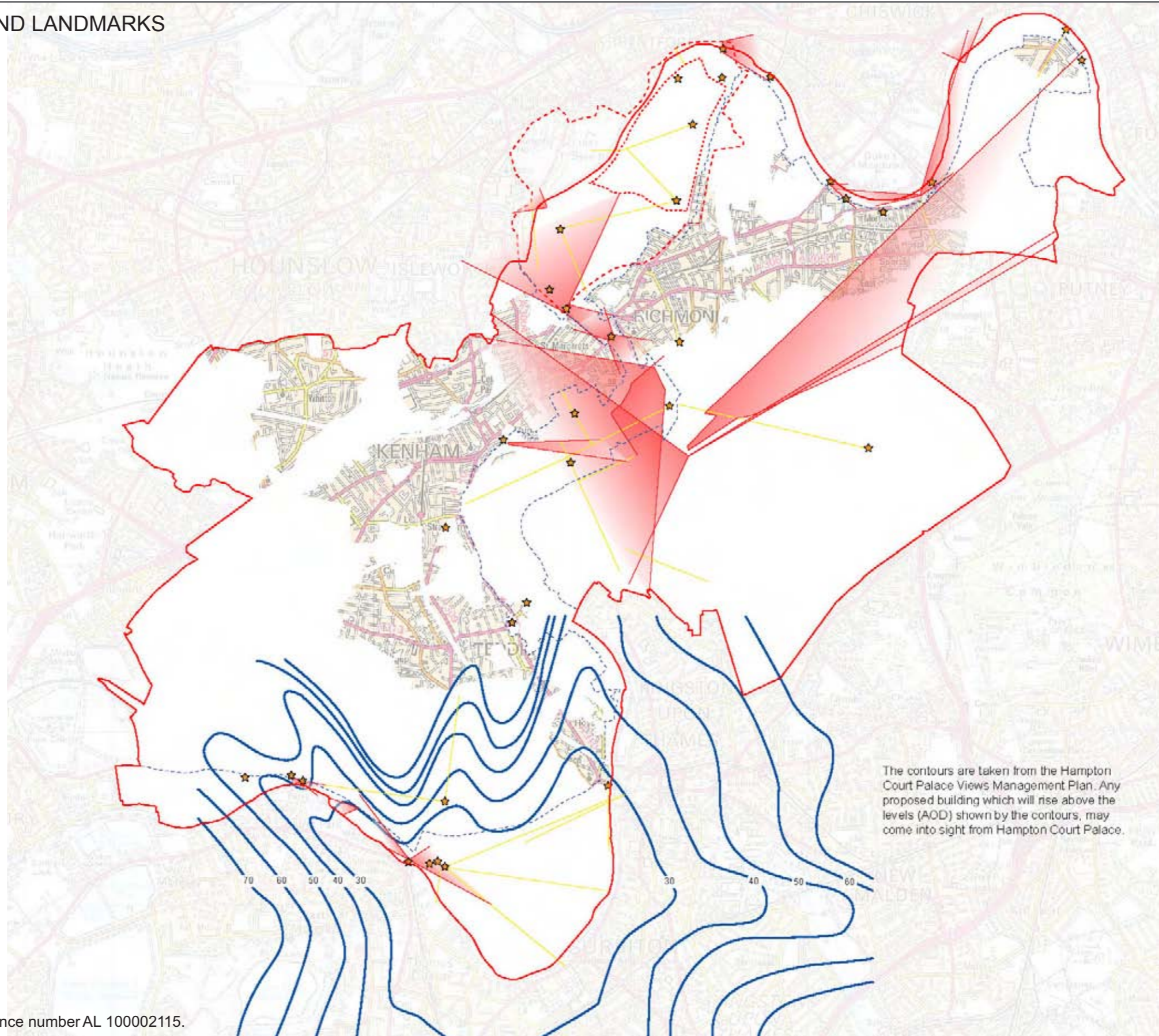
Sieve 3a - Heritage features. The majority of the Conservation Areas within the Borough comprise of historic residential areas, with buildings 2 to 3 storeys in height and a cohesive suburban character and appearance. In such locations tall buildings (6+ storeys) or high density development footprints would be highly prominent and in strong contrast with existing character or appearance, and therefore inappropriate. Three of the 45 conservation areas have been assessed and having potential for tall buildings and/or high density developments. These are Central Richmond (17), an area of Mortlake (33) and an area of Teddington Lock (27).


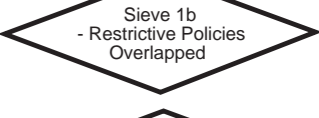
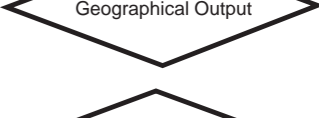
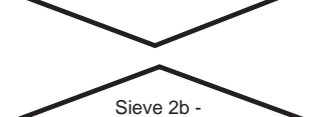
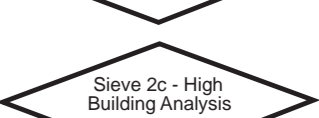
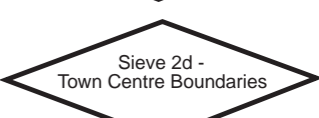
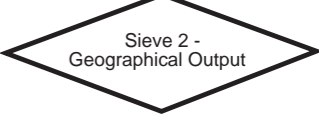
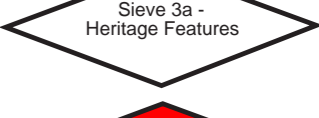

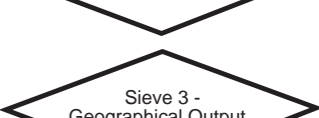


**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 3B - VIEWS, VISTAS AND LANDMARKS

-  Borough Boundary
-  Area subject to existing restrictive planning designations or a low PTAL or located beyond a 800m walking distance to a district, major or metropolitan centre
-  Local View
-  Regional Strategic View
-  Landmark
-  Vista
-  Hampton Court view contours
-  Thames Policy Area (Policy ENV26)
-  World Heritage Site (Kew Gardens)
-  World Heritage Site Buffer



-  Sieve 1a - Restrictive Policies Broken Down
-  Sieve 1b - Restrictive Policies Overlapped
-  Sieve 1 - Geographical Output
-  Sieve 2a - PTAL
-  Sieve 2b - Character Areas
-  Sieve 2c - High Building Analysis
-  Sieve 2d - Town Centre Boundaries
-  Sieve 2 - Geographical Output
-  Sieve 3a - Heritage Features
-  Sieve 3b - Views, Vistas and Landmarks
-  Sieve 3c - Topography
-  Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.

**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 3b - Views, Vistas and Landmarks  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

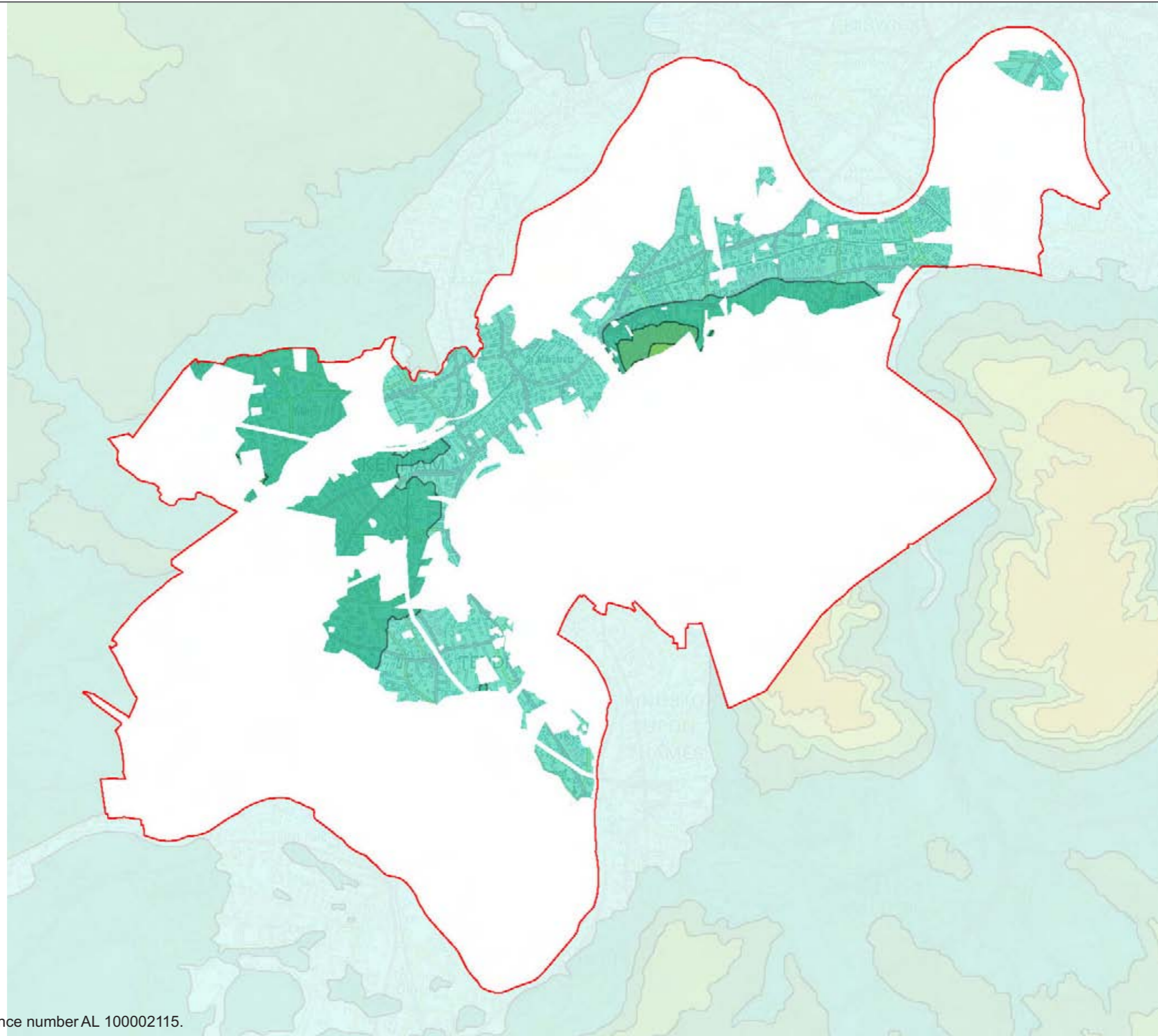
Sieve 3b - Views, Vistas and Landmarks

**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 3C - TOPOGRAPHY

- Borough Boundary
- Area subject to existing restrictive planning designations or a low PTAL or located beyond a 800m walking distance to a district, major or metropolitan centre
- 0-9m
- 10-19m
- 20-29m
- 30-39m
- 40-49m
- 50-59m
- 60-69m



- Sieve 1a - Restrictive Policies Broken Down
- Sieve 1b - Restrictive Policies Overlapped
- Sieve 1 - Geographical Output
- Sieve 2a - PTAL
- Sieve 2b - Character Areas
- Sieve 2c - High Building Analysis
- Sieve 2d - Town Centre Boundaries
- Sieve 2 - Geographical Output
- Sieve 3a - Heritage Features
- Sieve 3b - Views, Vistas and Landmarks
- Sieve 3c - Topography
- Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.

**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 3c - Topography and Landform  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

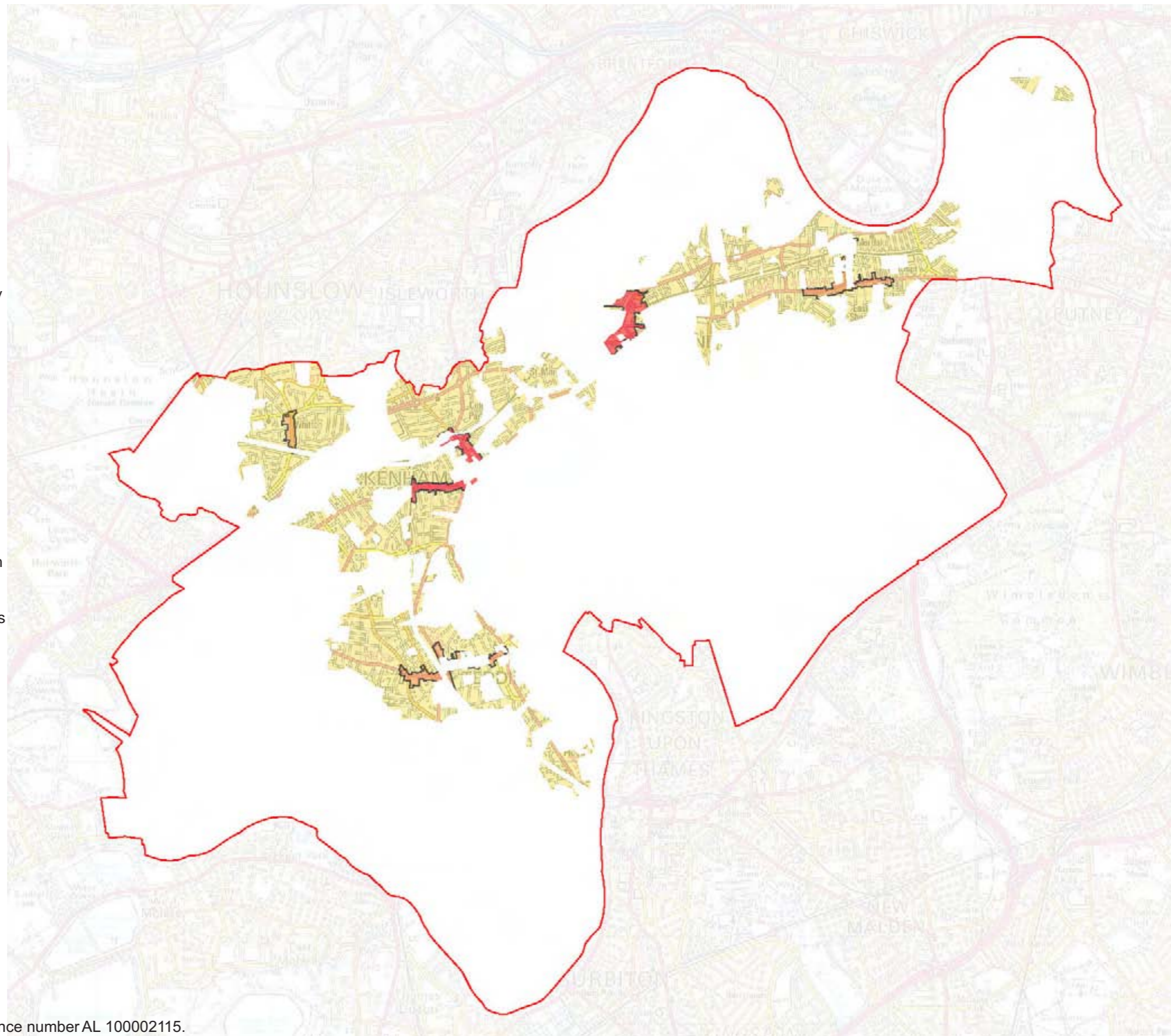
Sieve 3c - Topography

**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020

# SIEVE 3 RESULTS

- Borough Boundary
- Areas with a low PTAL or other environmental constraints, where proposed development densities should adhere to current planning policy and taller buildings will generally be inappropriate
- Areas outside a district or major centre but with an urban or suburban setting and medium to high PTAL, which are generally suitable for low to medium density development depending on local character. The area is generally inappropriate for taller buildings.
- Urban areas that fall within a district centre mixed use boundary with a medium PTAL, which are generally suitable for medium density development depending on local character. The area will be sensitive to taller buildings.
- Urban areas that fall within a district or major centre mixed use boundary with a high PTAL, which are generally suitable for medium to high density development depending on local character. This area is also appropriate for tall buildings of a certain height



- Sieve 1a - Restrictive Policies Broken Down
- Sieve 1b - Restrictive Policies Overlapped
- Sieve 1 - Geographical Output
- Sieve 2a - PTAL
- Sieve 2b - Character Areas
- Sieve 2c - High Building Analysis
- Sieve 2d - Town Centre Boundaries
- Sieve 2 - Geographical Output
- Sieve 3a - Topography
- Sieve 3b - Heritage Features
- Sieve 3c - Views, Vistas and Landmarks
- Sieve 3 - Geographical Output

(c) Crown copyright. All rights reserved. Licence number AL 100002115.

**Client:** London Borough of Richmond upon Thames  
**Project:** Sustainable Urban Development Study  
**Title:** Sieve 3 Results  
**Reference:** RICL1003  
**Date:** 18 September 2008  
**Scale:** not to scale

Sieve 3 Results - The plan illustrates the area which is excluded from higher density development and taller buildings. It also highlights potential constraints to development.

**TURLEYASSOCIATES**

25 Savile Row  
 London  
 W1S 2ES  
 T: 020 7851 4010  
 F: 020 7851 4020