

Assessment of Office Stock in Richmond upon Thames

Planning

1 August 2015

ASSESSMENT OF OFFICE STOCK IN RICHMOND UPON THAMES

**Produced by Local Plan Team
Environment**

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1. Introduction

1.1 Changes to permitted development rights and the Council's response

- 1.1.1 In May 2013 the Government implemented a change in legislation allowing office (B1 use class) floorspace to be converted to residential (C3 use class) without planning permission through an extension of permitted development rights¹. The Council was not able to gain an exemption to these new PD rights, exemptions being limited to a very small number of boroughs.
- 1.1.2 Permitted development rights can be withdrawn if the local planning authority issues an Article 4 Direction. The Secretary of State has the power to make a direction modifying or cancelling an Article 4 direction for this type of permitted development right. In areas where an Article 4 Direction is in force, planning permission must be sought, which allows the authority to consider the planning merits of each case.
- 1.1.3 The Council was concerned that the loss of office floorspace would have a detrimental impact on the economy of the borough. Peter Brett Associates (PBA) were employed to assist in the evidence gathering process. In November 2013 the Council published Article 4 Directions for a number of areas in the borough. The Article 4 Directions were subsequently allowed by the Secretary of State and **came into effect on 30 November 2014**. These areas are restricted in geographic extent and only apply in the following places:
- Richmond town centre – parts of
 - Twickenham town centre – parts of
 - Teddington town centre and Waldegrave Road
 - National Physical Laboratory, Teddington
 - Kingsway Business Park, Hampton
 - Castle Business Village, Station Road and Mount Mews, High Street, Hampton
 - Hampton Hill Business Park, Hampton Hill
 - West Twickenham, south of River Crane
 - St George's Industrial Estate, Twickenham
 - Old Lodge Place, St Margarets
 - Tideway Yard and The Old Power Station, Mortlake
 - Blake Mews Station Avenue, Kew
- 1.1.4 More information, including maps of the above areas can be found on the Council's website². It should be noted that the Council considers that the Development Management policies, in particular DM EM2, should be applied to protect valuable employment use where it is possible to do so. Office accommodation outside of these designated areas is of great value to the borough economy and there is a proven need to protect employment sites in the borough as has been established by the Local Plan evidence base. This is due to a number of factors including: the distribution of employment land across the borough being largely dispersed, rather than in agglomerations in specific areas; the larger than average proportion of small businesses; and the number of highly qualified entrepreneurs living in the borough looking for office space for business start-ups near where they live.

1.2 Loss of office floorspace in the borough

- 1.2.1 The Council has been closely monitoring the loss of office floorspace resulting from the changes in PD rights. A research paper on this subject was published as part of a series of

1

<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>
<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

² http://www.richmond.gov.uk/article_4_directions_offices_to_residential

documents making up the 2014 Authority's Monitoring Report³. Monitoring shows that there has been significant loss of office floorspace.

1.2.2 Overall figures have subsequently been updated (including consents up to end April 2015).

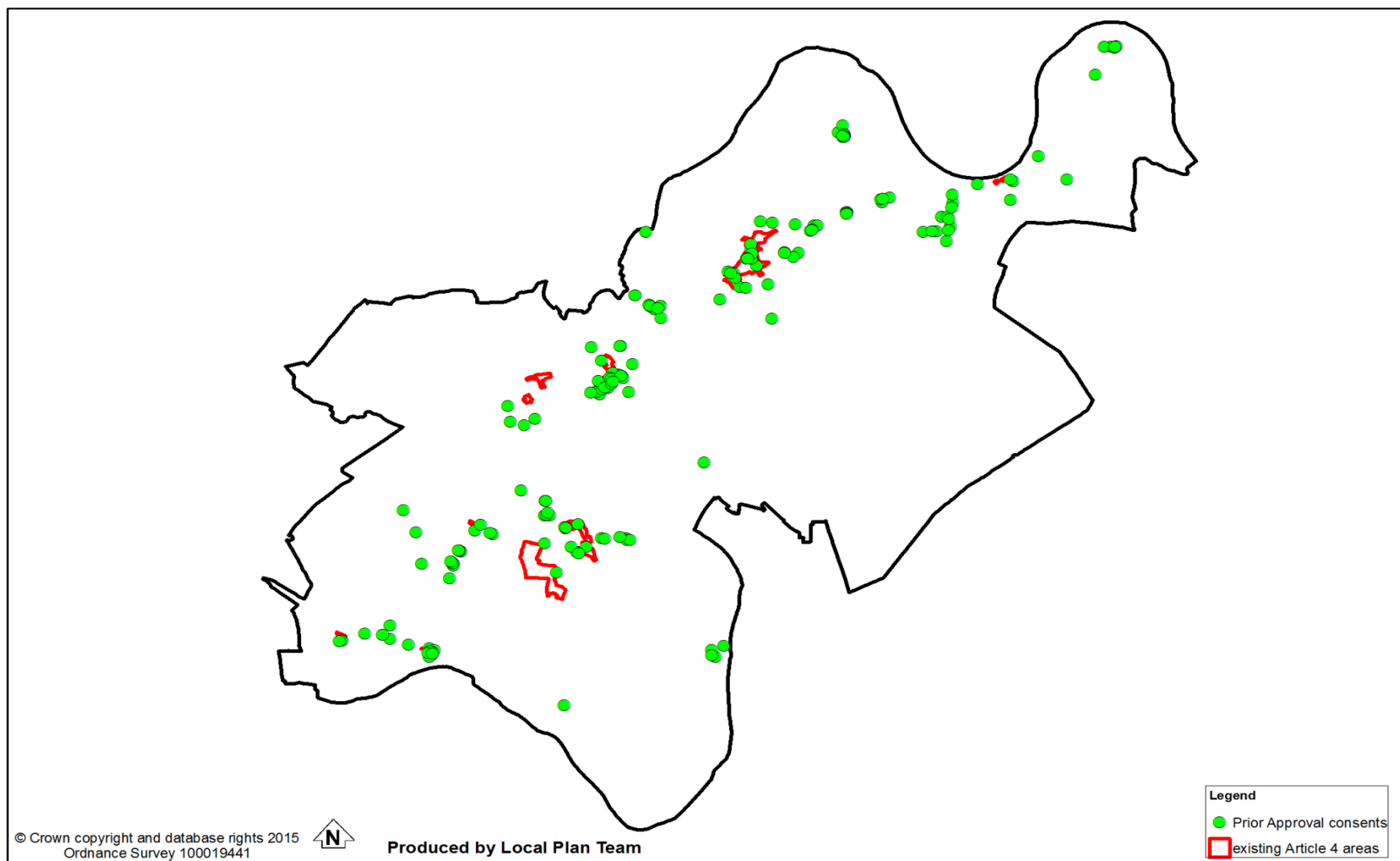
Since the change to legislation was introduced:

- 212 applications have been approved or allowed on appeal.
- If implemented these applications result in a total potential loss of 71,363m² of office floorspace, yielding 856 residential units.
- This amounts to an estimated 24% of office floorspace in the borough.⁴

³ http://www.richmond.gov.uk/employment_amr_2014.pdf

⁴ Using the Valuation Office estimate of 300,000m² in the borough (2012 as a denominator).

Prior Approvals in Richmond upon Thames at end March 2015



Source: LBRuT decisions data.

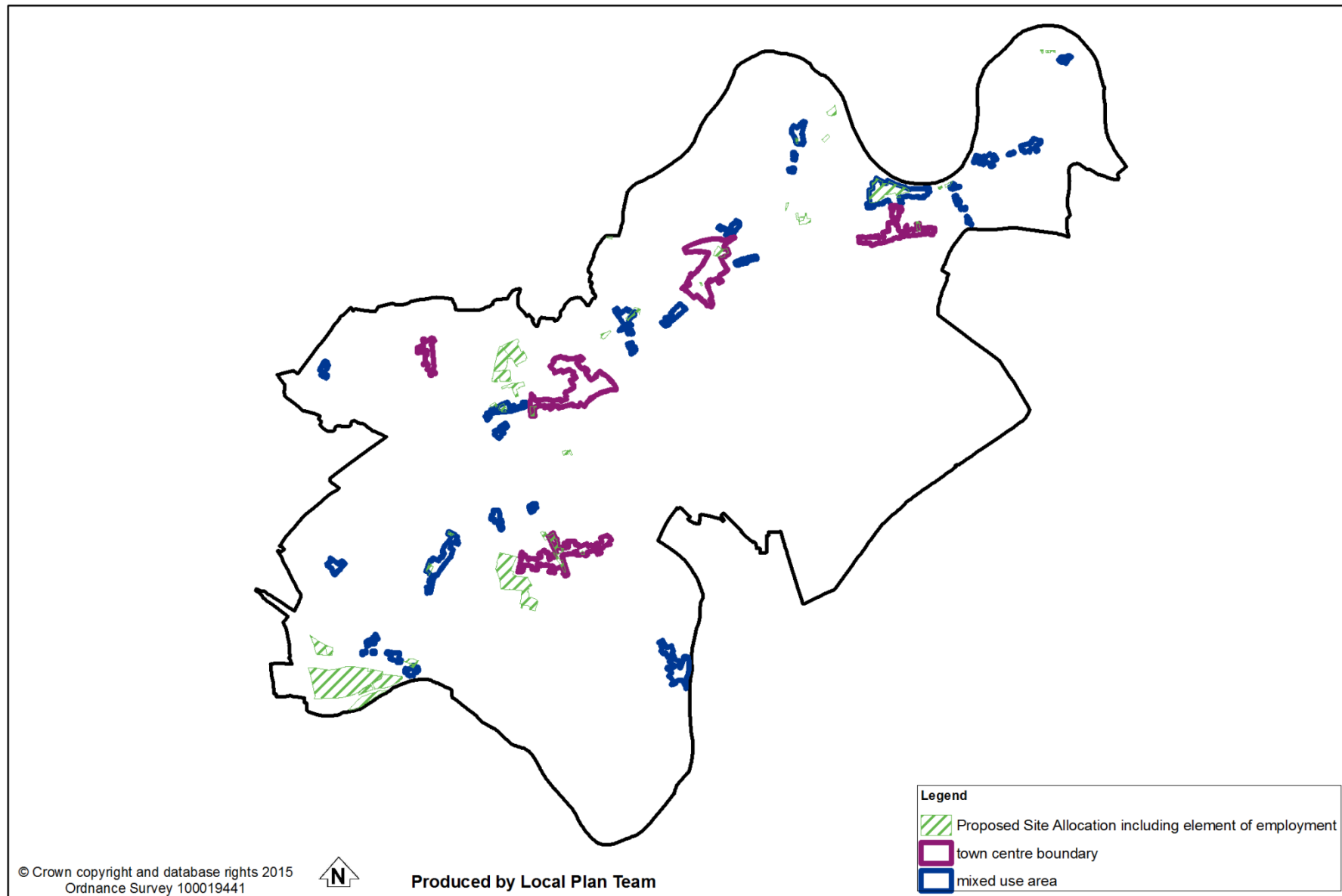
- 1.2.3 As a response to the potential significant loss of employment floorspace and feedback from the business community reporting that many businesses were being evicted, the Council made a commitment⁵ to extend the existing Article 4 areas (in force 30 November 2014) to cover other significant office provision in the borough. The intention was to focus on:
- the 5 town centres of Richmond, Twickenham, Teddington, East Sheen and Whitton, (in doing so considering the extent of the area subject to an existing Article 4 Direction where in existence).
 - the Areas of Mixed Use as defined on the Local Plan proposals map- policy DM TC2 of the Development Management Plan⁶.
 - other agglomerations of significant office provision across the borough
 - significant stand-alone offices
- 1.2.4 The Council again commissioned consultants Peter Brett and Associates (PBA) to take forward this work. Their report was finalised in February 2015 and is presented in Appendix 1. The PBA report presents data supporting the need to protect office floorspace examining factors such as: the latest office employment forecasts, the educational characteristics of the workplace population and expected house price growth.
- 1.2.5 It specifically assessed the mixed use areas taking into account the level of office employment (using data purchased from Experian on businesses in the borough) and the distribution of prior approval consents. This was a desk-based exercise. The consultants recommended which centres should have more detailed site surveys to assess the quality of office stock. Therefore, this exercise is thorough and robust. Indeed, the field work is considered necessary to ensure that any Article 4 Direction made is based on empirical evidence and is thus fully justified.
- 1.2.6 For completeness Table A2 presents the outcome of the initial desk-base assessment of sites, using the PBA report as the key determinant. In a small number of instances the Council has deviated from PBA's recommendations where local knowledge/ closer examination of the data indicated otherwise.
- 1.2.7 There are two key reasons why a centre/ site was **not** recommended for site assessment. They are as follows:
- A number of AMUs/ employment areas were excluded from the site assessment exercise, primarily because they were not considered to contain enough office space/ employment to make it likely that an Article 4 Direction would be warranted. AMUs vary in size from large villages such as Barnes and St Margarets to small groups of commercial uses. AMUs are not defined purely on the existence of office employment but reflect a mix of commercial and community uses. Some employment areas were predominantly light industrial with little B1 office floorspace.
 - In some AMUs the office floorspace is expected to be reduced substantially or completely lost to conversion as a result of the prior approval process. Consents are generally assumed to be implemented and completed by May 2016.

⁵ See 9 July 2014 Cabinet report:

<http://cabnet.richmond.gov.uk/documents/s51440/july%20cabinet%20report%20article%204%20directions.pdf>

⁶ http://www.richmond.gov.uk/final_development_management_plan_adopted_nov_2011.pdf

Map showing Town Centre Boundaries, Areas of Mixed Use and Proposed Site Allocations with an employment element



2. Assessment of office stock

2.1 Methodology

- 2.1.1 The Council undertake a series of site visits to the centres/areas identified as needing assessment in the field. Each office was identified, photographed, assessed in terms of a number of factors detailed below and mapped. The results are presented in the following sections.

2.2 Data sources used

- 2.2.1 This exercise uses the employment data supplied by Experian enabling the identification of office employment across the borough. It should be noted that this data has its limitations. Firstly, it may record employees who work for the business but who are not employed at that particular site, which could have the effect of exaggerating on-site employment. Secondly, the data are based on postcodes. There may be a number of businesses assigned to the same postcode which will not be visible when mapped. In addition, the data point itself may be located outside the AMU/employment site, but the business/businesses located inside it. Therefore, careful checking of the address data has been necessary to improve accuracy. Thirdly, some businesses on the database are run from home and are therefore primarily residential in use.
- 2.2.2 Throughout the report employment data are presented for each centre. For town centres, employment data within a 50 metre buffer of the town centre boundary has been used. For Mixed Use Areas, the AMU boundary itself is primarily used, but the tables also pick up significant employers near to the boundary.
- 2.2.3 The other key data source is the location of where approval has been given for change of use from office to residential under permitted development rights up to and including March 2015⁷. These consents were mapped by PBA and the Council. The Study takes into account the geographical extent of the Article 4 Directions which remove these rights in defined areas, coming into force on 30 November 2014.
- 2.2.4 The exercise also uses data from the Council's Annual Town Centre Land Use Survey 2014 which surveys the ground floor occupiers of premises located in the borough's town, local and neighbourhood centres, and local parades.
- 2.2.5 It also draws upon the previous employment land studies commissioned by the Council⁸ and uses the local knowledge of officers.

2.3 Criteria for assessing the quality of office stock

- 2.3.1 Each building was described in terms of age and whether a conversion or purpose-built. The following criteria were used to assess the quality of the office stock. The following were used as criteria for assessing quality. The overall evaluation of each office takes into account a combination of these factors.
- **The condition of the building** including maintenance. Generally, those properties defined as "good" or "high" quality were considered as worthy of protection as were modern buildings and good quality period properties.

⁷ Please note the overall figure in paragraph 1.1.2 is updated to include the month of April 2015 approvals, elsewhere in the report tables relate to the period up to and including March 2015.

⁸ (1) PBA, Richmond Employment Sites and Premises March 2013 http://www.richmond.gov.uk/final_report_march_2013.pdf

(2) URS, Employment Land Study (November 2009)
http://www.richmond.gov.uk/home/services/employment_land_study_november_2009.htm

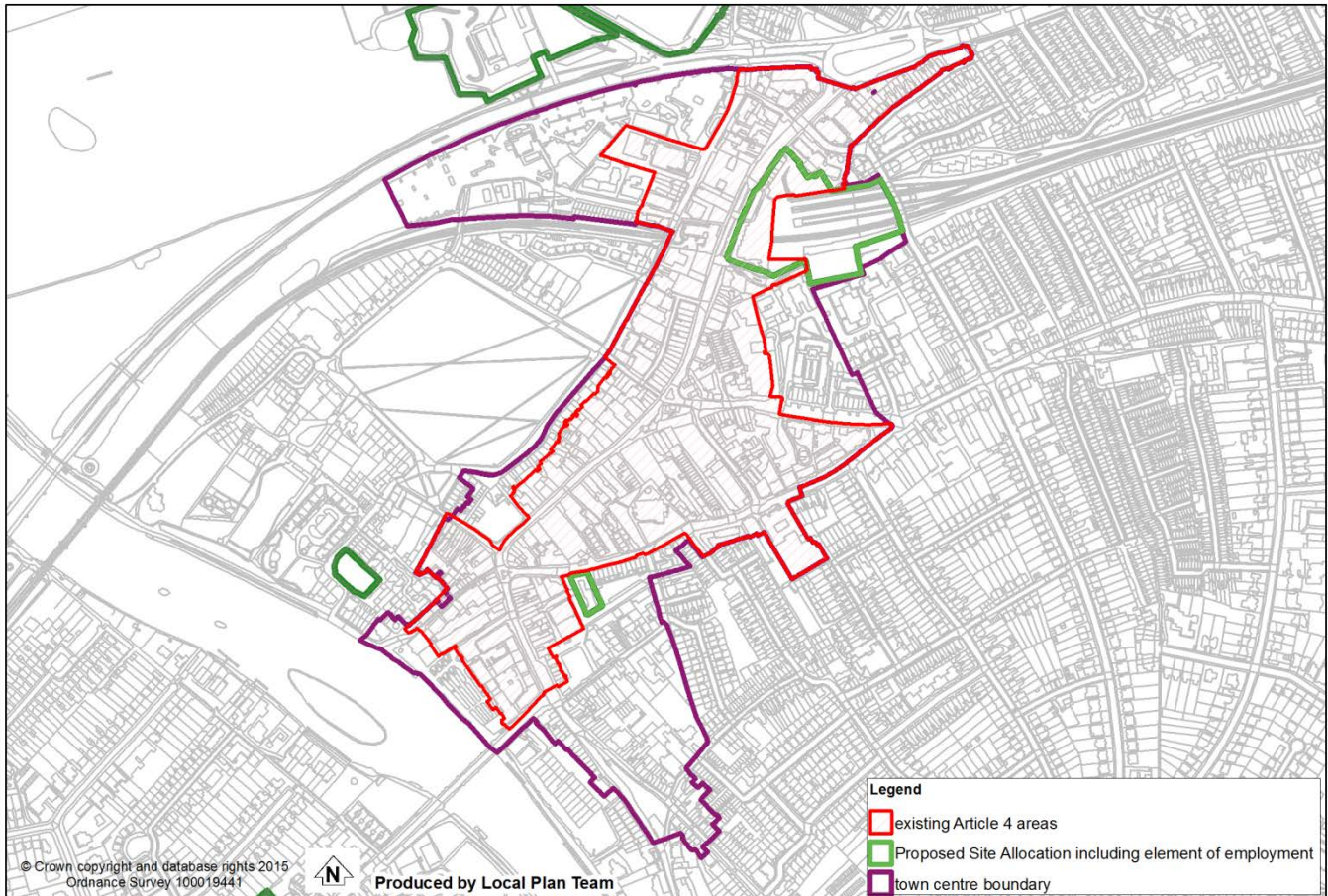
- **The general environment-** including the location of the premises in relation to proximity to facilities making it attractive to businesses in terms of staff retention, its public transport accessibility, quality and amount of car parking and maintenance of grounds.
- **The scale of the building** - Larger office blocks generally being considered more suitable for protection. Whilst it is acknowledged that smaller premises make a valuable contribution to office stock overall, it is also recognised that it is neither possible nor reasonable to protect every office in the borough through an Article 4 Direction.
- **Location in terms of occupancy of upper floors** - Related to the issue of scale is whether the office premises are located on upper floors only. In this case a decision was taken based on size, quality of stock and location bearing in mind the level of stock already potentially lost to conversion in the area at the time of the assessment.
- **Planning status of sites** - where an Article 4 Direction was under consideration, any valid and unexpired permissions relating to properties likely to be included were taken into account. A property having planning consent would not necessarily automatically exclude it from an area proposed for an Article 4 Direction, depending on the quality and location of the building etc. The building's heritage is also taken into account bearing in mind that Listed Buildings are exempt from this permitted development right.
- **Occupancy** – the building's occupancy was also a consideration. However, as above, being vacant or marketed did not automatically exclude a building. The quality and scale of the building itself was taken into account.

3.1 Richmond town centre

3.1 (a) Area Information

Name of Centre/Survey area:	Richmond
Time and Date of Survey	Monday 9 th Feb 2015
General Mix of Uses in the Centre	<p>Richmond is a major centre in the London town centre network and the largest of the borough's centres.</p> <p>Richmond is an attractive shopping centre with a sub-regional role. Its retail offer is the most extensive in the borough, having a range of multiples and independents. It has the added attractions of the River Thames and the Green, many restaurants and cafes and cultural provision including the theatre which add to its success.</p> <p>Richmond is identified in the London Plan as a major centre and has a night time economy cluster of regional/sub-regional importance. It defines a policy direction classified as "low growth" (policy A2.6).</p> <p>Office guidelines - (see Policy 4.2) provide a broad indication of the approach to office development based upon research in the London Office Policy Review 2009: Speculative office development could be promoted on the most efficient and accessible sites in the context of wider schemes to enhance the environment and offer of the centre as a commercial location. This might entail some long-term net loss of overall office stock through change of use of provision on less attractive sites.</p> <p>Richmond/Kingston is also identified as a potential strategic Outer London development centre for leisure/tourism/arts/culture/ sports (Policy 2.16).</p> <p>More information on Richmond town centre can be found on the Council's website http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf </p>
PTAL level	1a. BR Station and London Underground. Bus station on Red Lion Street.
Type of Centre / Definition in Development Plan	Major centre

Richmond town centre



3.2 (b) Office employment

Table 3.2.1 showing larger businesses with office employees

Within existing Article 4	Office jobs	Address		SIC *2007 Description
Richmond	200+	Oriel House	26 The Quadrant	Activities of call centres
Richmond	200+	Spencer House	23 Sheen Road	Other information technology and computer service activities
Richmond	50-199	Palm Court	4 Heron Square	Management consultancy activities (other than financial management)
Richmond	50-199	3 Water Lane		Engineering design activities for industrial process and production
Richmond	50-199	Eton House	18-24 Paradise Road	Publishing of journals and periodicals
Richmond	50-199	Boston House	The Little Green	Credit granting by non-deposit taking finance houses and other specialist consumer credit grantors
Richmond	50-199	Goodwin House	5 Union Court	Business and other management consultancy activities
Richmond	50-199	5 Kew Road		Management consultancy activities (other than financial management)
Richmond	50-199	Ambassador House	Paradise Road	Engineering design activities for industrial process and production
Richmond	50-199	Eton House	18-24 Paradise Road	Publishing of journals and periodicals
Richmond	50-199	2nd Floor	Westminster House	Publishing of journals and periodicals
Richmond	50-199	Third Floor	18-20 George Street	Business and other management consultancy activities
Richmond	11-49	34 The Quadrant		Business and other management consultancy activities
No	11-49	2 The Green		Advertising agencies
Richmond	11-49	Parkshot House	5 Kew Road	Advertising agencies
Richmond	11-49	Eton House	18-24 Paradise Road	Real estate agencies
No	11-49	9 The Green		Solicitors
Richmond	11-49	Spencer House	23 Sheen Road	Advertising agencies
Richmond	11-49	9 The Quadrant		Real estate agencies
Richmond	11-49	27a The Quadrant		Real estate agencies
partly within	11-49	16 The Green		Solicitors
Richmond	11-49	Eton House	18-24 Paradise Road	Other information technology and computer service activities
Richmond	11-49	Hill House	2 Heron Square	Public relations and communication activities
Richmond	11-49	3 Water Lane		Other business support service activities n.e.c.
Richmond	11-49	34 The Quadrant		Management consultancy activities (other than financial management)
Richmond	11-49	Bridge House	Heron Square	Other business support service activities n.e.c.

Within existing Article 4	Office jobs	Address		SIC *2007 Description
Richmond	11-49	Greyhound House	23-24 George Street	Financial management
Richmond	11-49	22 George Street		Banks
no	11-49	30 Red Lion Street		Activities of business and employers membership organisations
yes	11-49	Brooks House	34 Paradise Road	Management consultancy activities (other than financial management)
no	11-49	15 Petersham Road		Specialised design activities
Richmond	11-49	10 Church Terrace		Other engineering activities (not including engineering design for industrial process and production or engineering related scientific and technical consulting activities)
no	11-49	2nd Floor	The Poppy Factory	Activities of mortgage finance companies
Richmond	11-49	Ai House	Holbrooke Place	Non-life insurance
Richmond	11-49	18 Petersham Road		Activities of credit bureaus
Richmond	11-49	3-5 Richmond Hill		Business and other management consultancy activities
Richmond	11-49	Cobden House	Park Lane	Engineering design activities for industrial process and production
Richmond	11-49	Cobden House	Park Lane	Other information technology and computer service activities

Source: © Experian 2012.

Note: Names of businesses are suppressed for confidentiality.

* Standard Industrial Classification.

3.1 (c) Prior Approvals

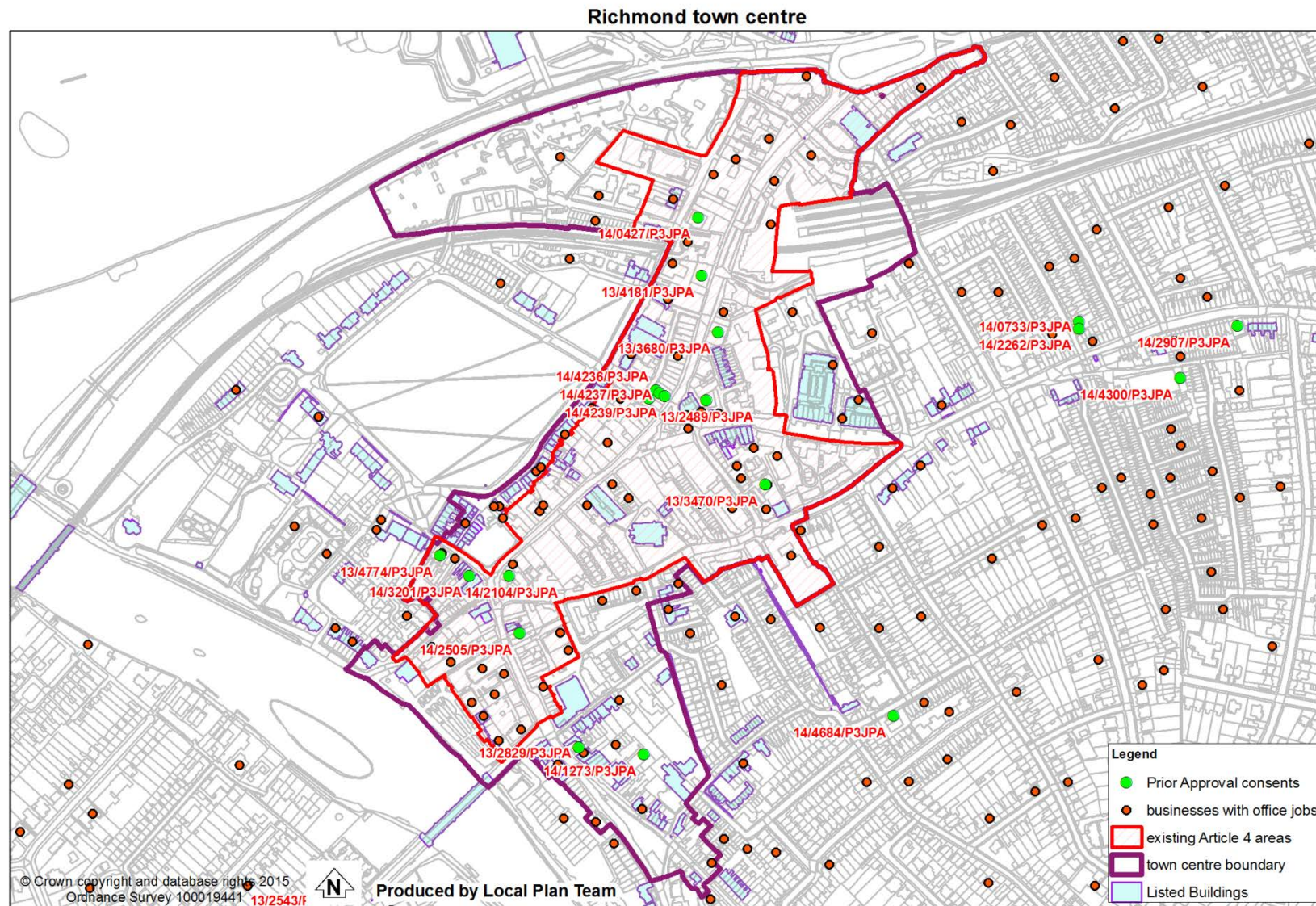
Table 3.1.2: Prior approvals within and near to Richmond town centre boundary

Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/2829/P3JPA	Richmond	no	12 - 14 Hill Rise Richmond	Change of use of rear ground floor and first to third floors from B1 to C3 residential use ...	370	6	3x 2bed & 3x 1bed flats
13/3470/P3JPA	Richmond	Richmond	1 Towers Place Richmond TW9 1EG	Change of use from B1 offices to 6 flats.	534	6	5x 2bed & 1bed flats
13/4774/P3JPA	Richmond	Richmond	14 King Street Richmond TW9 1NF	Change of use of whole of building from B1 offices to C3 residential..	550	8	4x 2bed & 4x 1bed flats
14/2505/P3JPA**	Richmond	Richmond	18A Hill Street Richmond TW9 1TN	Change of use of third floor from office (B1a) to residential (C3) comprising 1 x 1 bed flat	37	1	1x 1bed flat
14/2904/P3JPA	Richmond	Richmond	19 Duke Street Richmond	Change of use of 1st, 2nd and 3rd floors from B1 office use to create three residential units.	214	3	2x 2bed & 1x 1bed flats
13/3680/P3JPA	Richmond	Richmond	34 - 40 The Quadrant Richmond	Change of use of upper floors from B1 office use to 18 residential units	1300	18	10x 2bed & 8x 1bed flats
14/2104/P3JPA	Richmond	Richmond	4 - 6 George Street Richmond TW9 1JY	Change of use of second floor from office (B1) to residential (C3)...	153	3	2x 2bed & 1x 1bed flats
14/3201/P3JPA	Richmond	Richmond	4-5 King Street Richmond TW9 1ND	Conversion of first, second and third floors from B1 office use to 1 x 2 bed and 1 x 3 bed apartments.	235	2	1x 3bed & 1x 2bed flats
14/4236/P3JPA	Richmond	Richmond	First Floor 3 The Quadrant Richmond TW9 1BP	Change of use from offices (use class B1a) to create 1 self contained flat (use class C3)	44	1	1x 1bed flat
14/0427/P3JPA	Richmond	Richmond	Merevale House Parkshot Richmond TW9 2RG	Change of use from offices (B1a) to residential use (C3) for 9 dwellings ...	785	9	7x 2bed & 2x 1bed flats
13/2489/P3JPA	Richmond	Richmond	Petrocon House 1 Princes Street Richmond	Change of use of first, second and third floors from B1 offices to residential comprising 4 x 1 bed and 2 x 2 bed self contained apartments.	400	6	2x 2bed & 4x 1bed flats
13/4181/P3JPA	Richmond	Richmond	Quadrant House The Quadrant Richmond	Change of use of first, second and third floors from B1a (Office) to C3 ..	1208	16	11x2 bed & 5x1bed flats
14/4239/P3JPA	Richmond	Richmond	Second Floor 3 The Quadrant Richmond TW9 1BP	Change of use from offices (use class B1a) to create 1 self contained flat (use class C3)	48	1	1x 1bed flat
14/4237/P3JPA	Richmond	Richmond	Third Floor 3 The Quadrant Richmond TW9 1BP	Change of use from offices (use class B1a) to create 1 self contained flat (use class C3)	41	1	1x 1bed flat
14/1273/P3JPA	Richmond	no	Indigo House Holbrooke Place Richmond	Change of use from B1(a) to residential, comprising of 13 residential units.	1316	13	2x 3bed, 7x 2bed & 4x 1bed flats
14/4684/P3JPA [supersedes earlier PA consent]***	No [The Vineyard]	No	45 The Vineyard Richmond TW10 6AS	Change of use from offices (use class B1a) to residential (use class C3) comprising 1 no. 2 bed house and 1 no. 3 bed house	834	2	1x 3bed & 1x 2bed house
Total					8069	96	

Source: LBRuT applications monitoring. Data up to and including March 2015.

** This site subsequently has full planning permission for development. 14/2447/FUL

*** Additional application for this address approved -15/2662/GPD15



Source: Local Plan Team. Employment data © Experian 2012.

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.1 (d) Summary of office quality assessment







3.1.1 Field analysis of Richmond town centre revealed significant quality office accommodation not protected by the existing Article 4 designation boundary. Offices are to be found in a number of areas, in particular properties:

- fronting Richmond Green (to rear of George Street)
- Richmond Hill and adjacent area, including Petersham Road

3.1.2 The following Table contains a summary of the assessment of office stock. The detail can be found in Appendix A3.




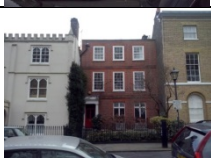

Table: 3.1.3: Office stock in & around Richmond town centre





Ref	Photo	Location	Description	Quality	Vacant
Richmond Hill & adjacent area –					
R1		Poppy Factory, 20 Petersham Road	1920s stunning industrial building, to rear of street.	Refurbished, well-maintained, high quality. Attractive to business user.	No
R2		Adjacent former Poppy Factory, 20 Petersham Road	1980s low quality 'industrial'/office building	Low building with little alternative use except as low quality open plan offices.	No
R3		16 Petersham Road,	1990s office building	Very high quality. Attractive to business user.	No
R4		12-14 Petersham Rd 12 - Otterman House [Mallard Court (residential) to rear]	1980s office building	High quality. Attractive to business user.	No
R5		10 Church Terrace (Brook House)	1980s deep office building	High quality. Attractive to business user.	No
R6		24 Ormond Road,	Old, very deep, partly timber building, include side entrance	Poor quality, expect right hand side former shop (?) interior unit. Low attraction to business users.	No
R7		30-32 Hill Rise, * included in existing Article 4 area	Circa 1700 building, originally a pair (24-32)	Listed II 1983 Good condition. Attractive to business user.	No
R8		2 Richmond Hill, Rayleigh House	C18th building, altered C19;	Listed II 1983 Good condition. Attractive to business user.	No
R9		6-8 Richmond Hill	3 storeys incl GF shop. Part office, part residential.	BTM Front building in good condition. Rear shed not seen.	No

Ref	Photo	Location	Description	Quality	Vacant
R10		15 Petersham Road, Northumberland House	1980s office building 3 storeys, GF vacant	High quality Attractive to business user.	Yes
R11		3+5+7+9 Richmond Hill,	Period building. 3+5+7: 3 storeys; 9: 2 storey; + basements at rear	3+5 Poor; 7+9 Good Low attraction to business users	Yes
R12		10+12+14+16 Hill Rise	2 storeys + attic office above GF shops	BTM Poor condition. Low attraction to business users.	Yes
R13		34-38 Hill Rise, Holbrook(e) House	3 storey offices + attic. Flats?	Unknown condition. Half of front garden boarded up. No recent planning history.	Yes
R14		18+20 Hill Rise	3 storey offices and GF extension with shops at front. 1F vacant.	Listed II. Appears good condition. Attractive to business user.	Yes
R38		Sandal House, Wakefield Road	193m2 of newbuild office floorspace. Mixed use scheme on former car park.	Newbuild Attractive to business user	n/k

The Green, Richmond

[nb Listed Buildings or buildings within the curtilage of a listed building are exempt from office to residential permitted development rights]

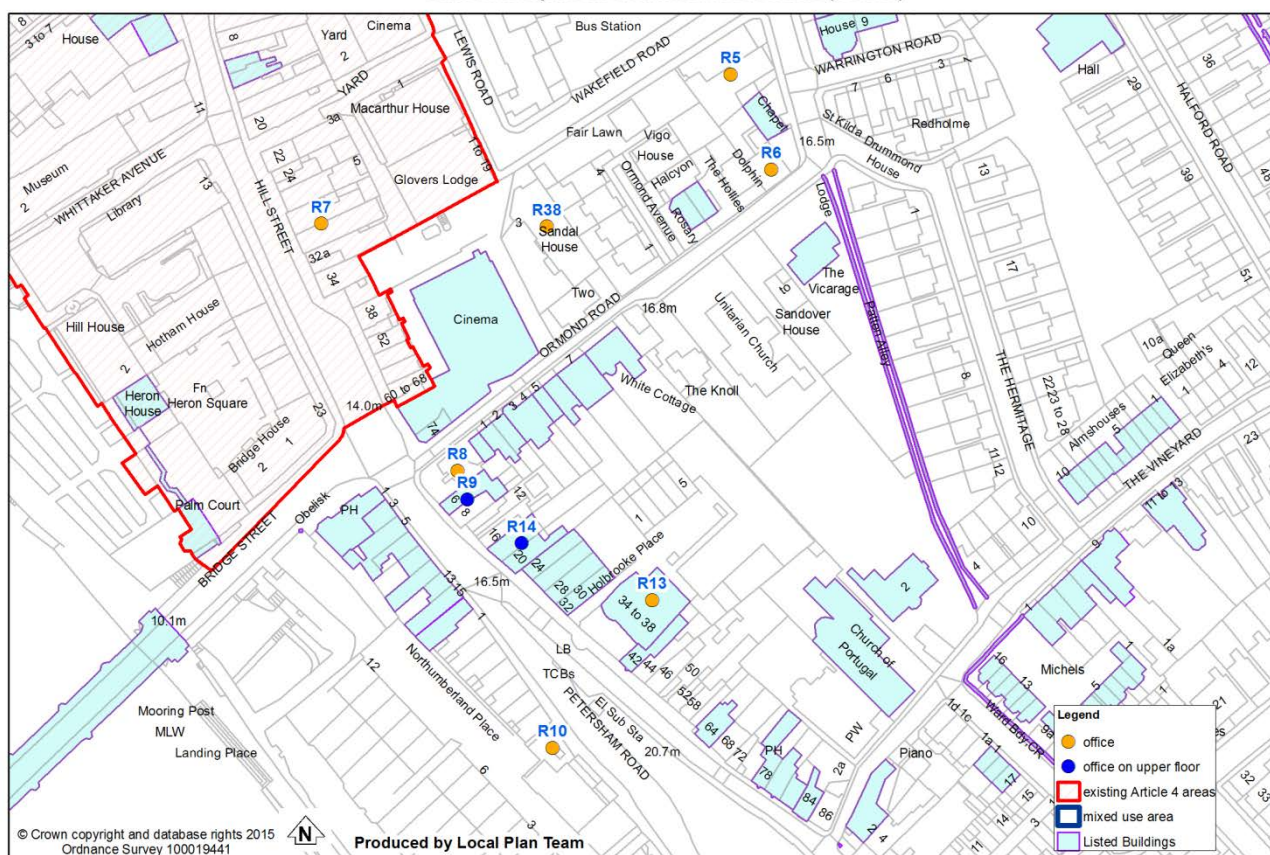
R15		1 The Green	3-storey building of unknown date	Listed II. Average condition. Attractive to business user	No
R16		2 The Green	3 – storey C18th rendered in early C19th	Listed II. Good condition. Attractive to business user	No
R17		3 The Green, Gothic House	3 – storey C18th or early c19th	Listed II. Average condition. Attractive to business user.	No
R18		4 The Green	Mid C18 building 3 storeys + front basement	Listed II. Very good condition. Attractive to business user.	No
R19		5 The Green	Early C18 with late C18 or early C19 front and internal alterations. 3 storeys + front basement	Listed II. Very good condition. Attractive to business user.	No

Ref	Photo	Location	Description	Quality	Vacant
R20		6 The Green	1980s office building 4 storeys including lower ground floor	BTM High quality. Attractive to business user.	No
R21		7 The Green	C18 house refaced C19 building 3 storeys + basement	Listed II. Good condition. Attractive to business user	No
R22		8 The Green, Onslow House	Mid C18 pair house 3 storeys + front basement	Listed II. Average. Attractive to business user	No
R23		9 The Green	Mid C18 pair house 3 storeys + front basement	Listed II. Average. Attractive to business user	No
R24		11 The Green	C18 building 3 storeys + front basement	Listed II*. Good condition. Attractive to business user.	No
R25		12 The Green	Early C18th building 3 storeys + front basement	Listed II*. Good condition. Attractive to business user.	No
R26		14 The Green	C18th building, refaced early C19 3 storeys + front basement	Listed II. Good condition. Attractive to business user.	No
R27		16 The Green	Early C18th building 4 storeys + front basement (unknown use)	Listed II. Good condition. Attractive to business user.	No
R28		18 The Green	C18th building 3 storeys	Listed II. Good condition. Attractive to business user.	No
R29		19 The Green	Originally C18th building, altered in C19th 3 storeys	Listed II 1950, 'included partly for group value'. Poor condition. Attractive to business user with investment.	No
R30		20-21 The Green	Very narrow part of 1990s major development facing George Street 2 storeys above car park entrance towards Green. Rear of building covered by Article 4 Direction.	20 - BTM. Very good condition. Very attractive to business user 21 The Green – Listed.	No

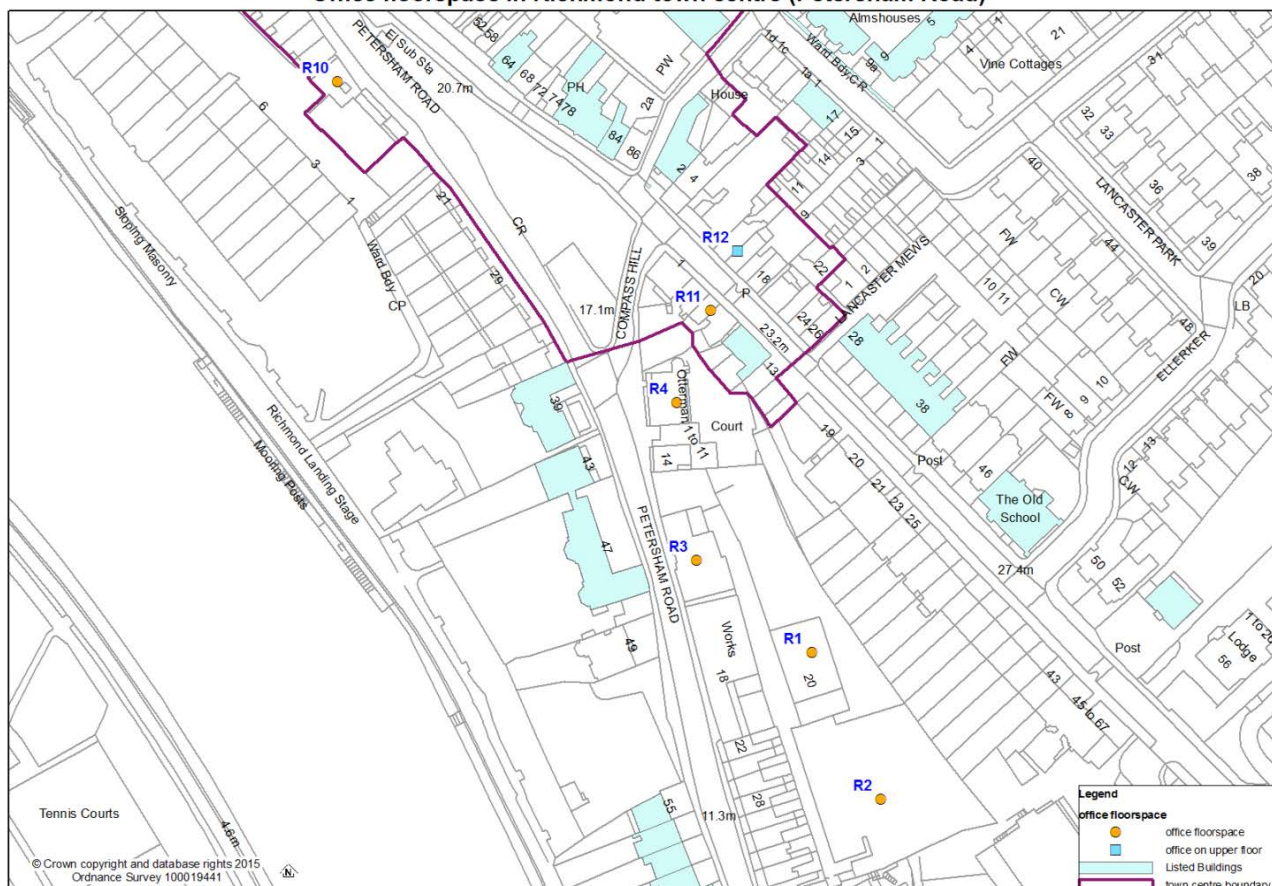
Ref	Photo	Location	Description	Quality	Vacant
R31		25 The Green	Mid to late C18th building 4 storeys + front basement	Listed II. Good condition. Attractive to business user.	No
R32		26 The Green	Former shop on GF 3 storeys + front basement	BTM. Good condition. Attractive to business user.	No
R33		31 The Green	Probably late C18th building 3 storeys	Listed II. Good condition. Attractive to business user.	No
R34		2 Friars Lane	Building of unknown date; unknown if extending at back 3 storeys, including GF parking, two entrances	Average condition. Low attraction to business user.	No
R35		3 Friars Lane	Possibly former assembly hall of unknown date 3 storeys	BTM. Average condition. Low attraction to business user.	No
R36		4 Friars Lane	Building of unknown date Ground floor joined to ground floor of former assembly hall	BTM. Good condition. Low attraction to business user.	No
R37		17 The Green	Very old, functionally linked to Boots building facing George Street 3 storeys, GF loading and/or fire exit from Boots. 1 st & 2 nd Floors vacant	Listed II Poor condition Attractive to business user	Yes

3.1 (e) Mapping of office quality assessment

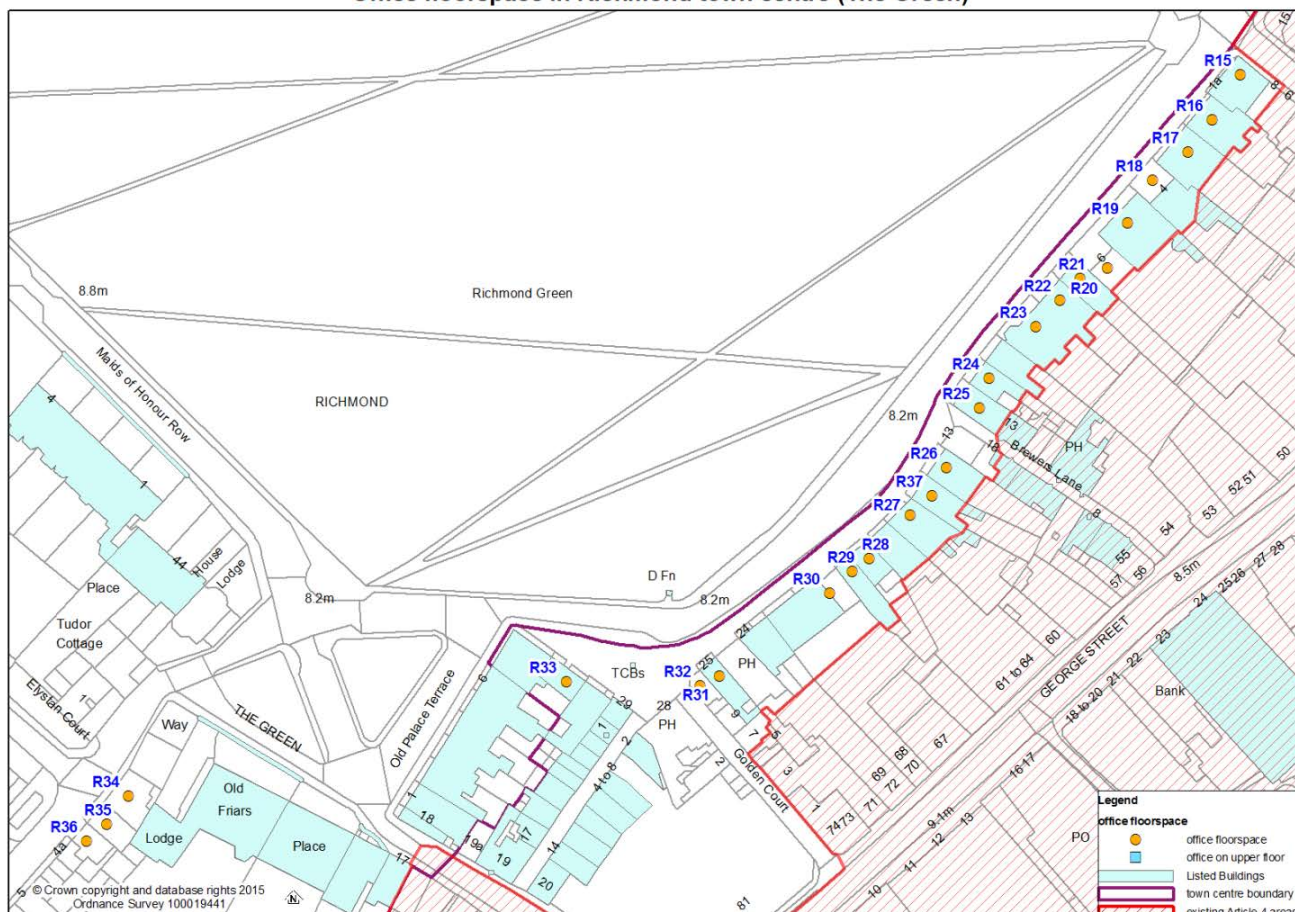
Office floorspace in Richmond town centre (central)



Office floorspace in Richmond town centre (Petersham Road)



Office floorspace in Richmond town centre (The Green)



3.1 (f) Conclusions and Recommendations

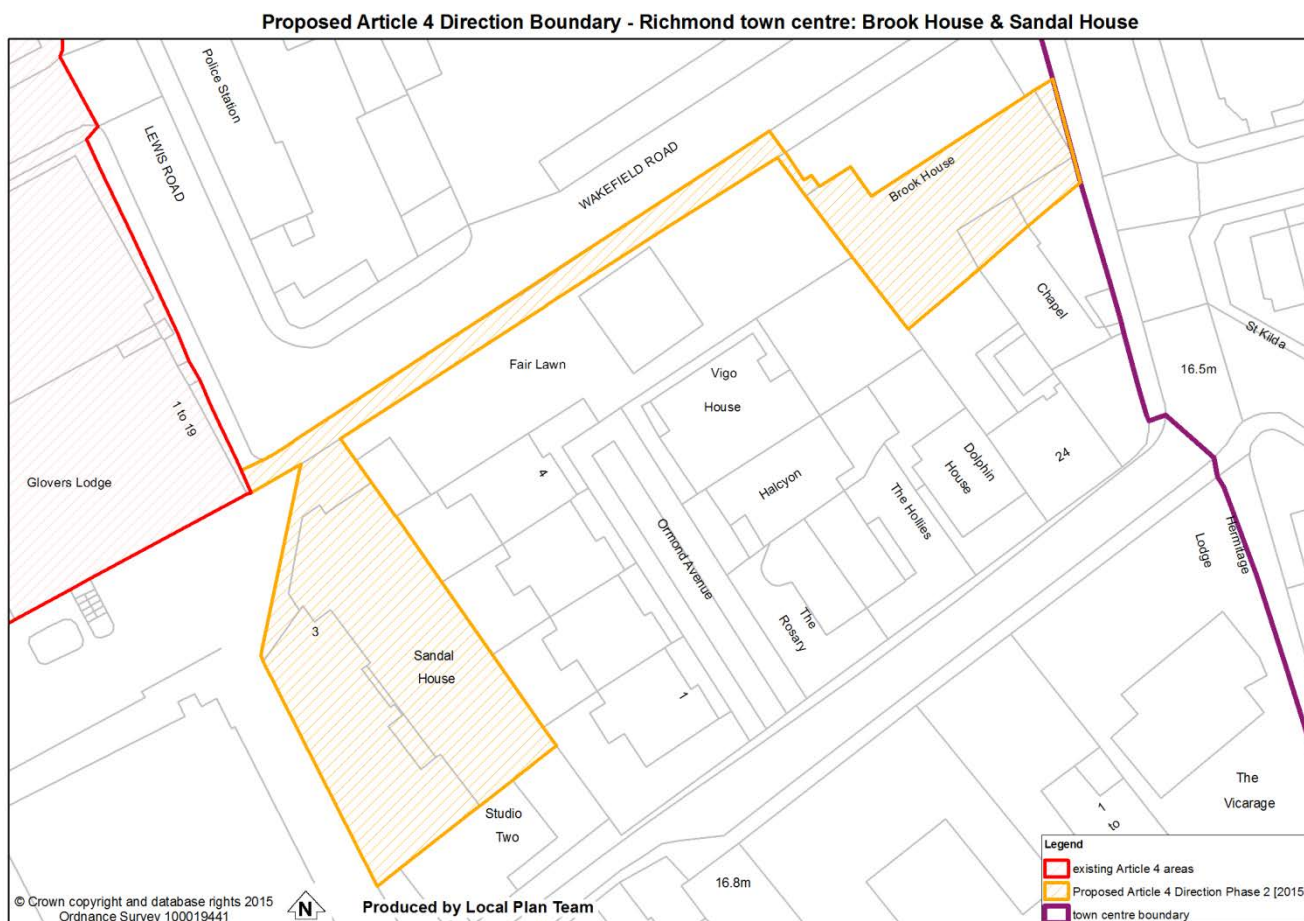
- 3.1.3 Much of office accommodation in Richmond town centre is covered by an extensive Article 4 Direction. However, fieldwork has revealed that there are areas where an Article 4 could be potentially be considered, namely an area centring on Petersham Road, on Richmond Hill, and a relatively small number of buildings around the Green which are Buildings of Townscape Merit and not Listed and therefore not exempt from the relevant PD changes.
- 3.1.4 On balance, it is considered that an Article 4 Direction or extension to the existing Article 4 boundary is not warranted for office stock around the Green and on Richmond Hill, with the exception of Brook House (ref R5) and Sandal House (R38) which are good quality accommodation, the latter being newbuild. Here, a minor extension to the existing boundary is proposed. Elsewhere, the amount of remaining office stock not already exempt as a Listed Building or without consent, is fairly limited.
- 3.1.5 There is also a strong case for introducing an Article 4 Direction just beyond the town centre boundary on Petersham Road where there is significant office accommodation which is of high or very high quality.
- 3.1.6 Therefore an Article 4 boundary is proposed covering office properties on Petersham Road: R1, R2, R3, R4 and R10 (the latter, Northumberland Place is currently vacant although high quality office stock).

Table: 3.1.4: Planning status of offices considered for an Article 4 Direction:

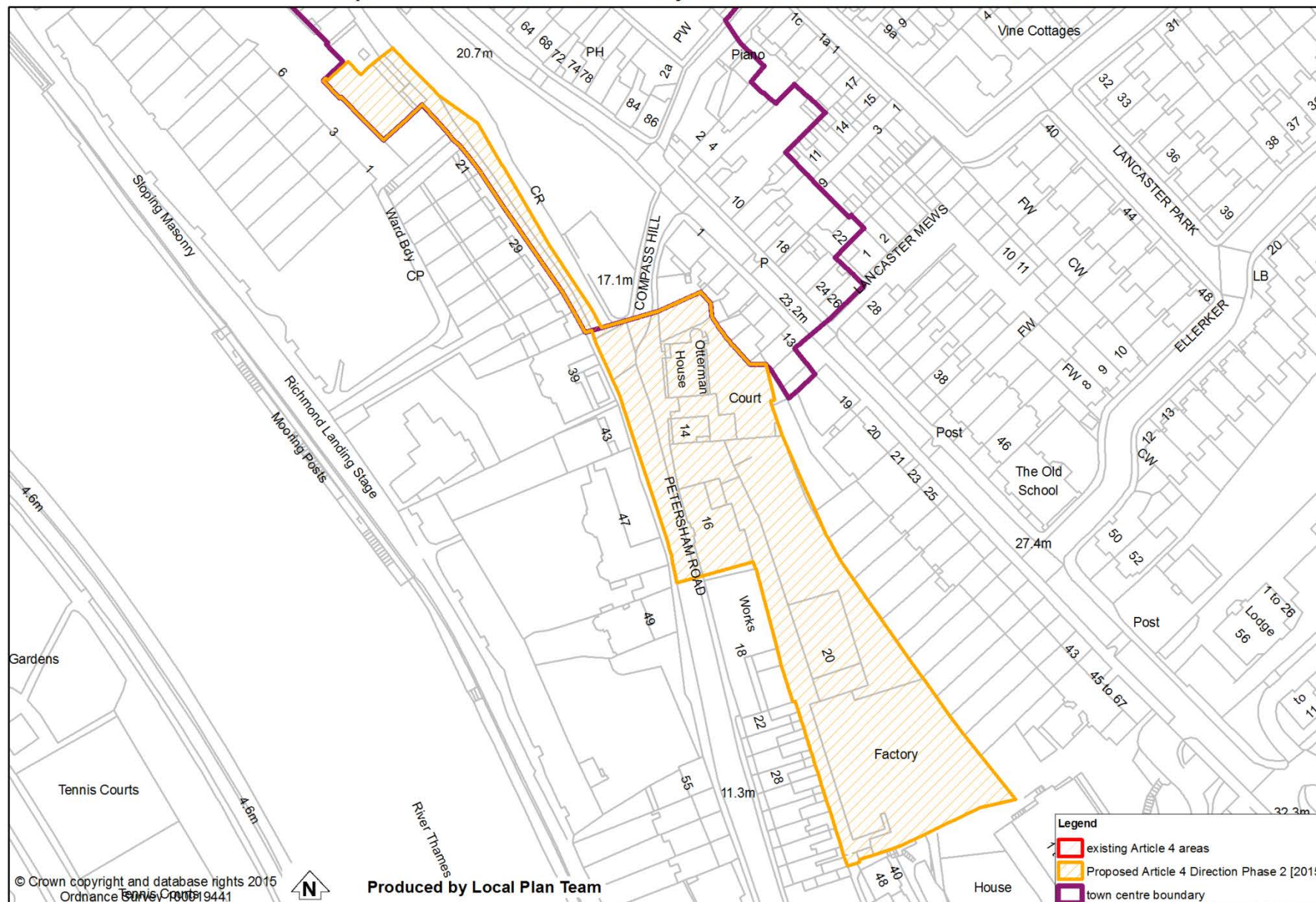
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
R10	15 Petersham Rd	08/1934/COU	Change of use of ground floor from B1 (offices) to A2 (financial and professional services).	granted permission 29-Sep-2008 not implemented
R11	3,5,7 & 9 Richmond Hill			
R12	10, 12, 14 & 16 Hill Rise, Upper floors			
R1	Poppy Factory, 20 Petersham Rd		Recent applications relate to trees	
R2	Adj Poppy Factory, Petersham Rd		Recent applications relate to trees	
R3	16 Petersham Rd	-		
R4	12-14 Petersham Rd 12 - Otterman Hse Mallard Court to rear	94/1387/FUL	Change Of Use Of Third Floor From Residential Flat To Offices And Lifting Of Condition (d) Attached To Planning Permission Ref: 84/435 Dated 27/6/84	granted permission 01-Dec-1994
R5	Brook House	14/0689/FUL	Replace the wooden windows and doors with timber windows and doors	granted permission 17-Jul-2014
R38	Sandal House	09/2420/FUL	Erection of a four storey mixed use block with basement, providing eleven flats and 193sq.m of B1 office space,	granted permission 24-Jan-2011
		13/2737/FUL	Removal of roof over the on-site parking and turning area and installation of one new canopy over bin stores and office entrance and one new canopy ...	granted permission 19-Sep-2013

Source: Planning application monitoring

3.1 (g) Proposed Article 4 Direction boundaries



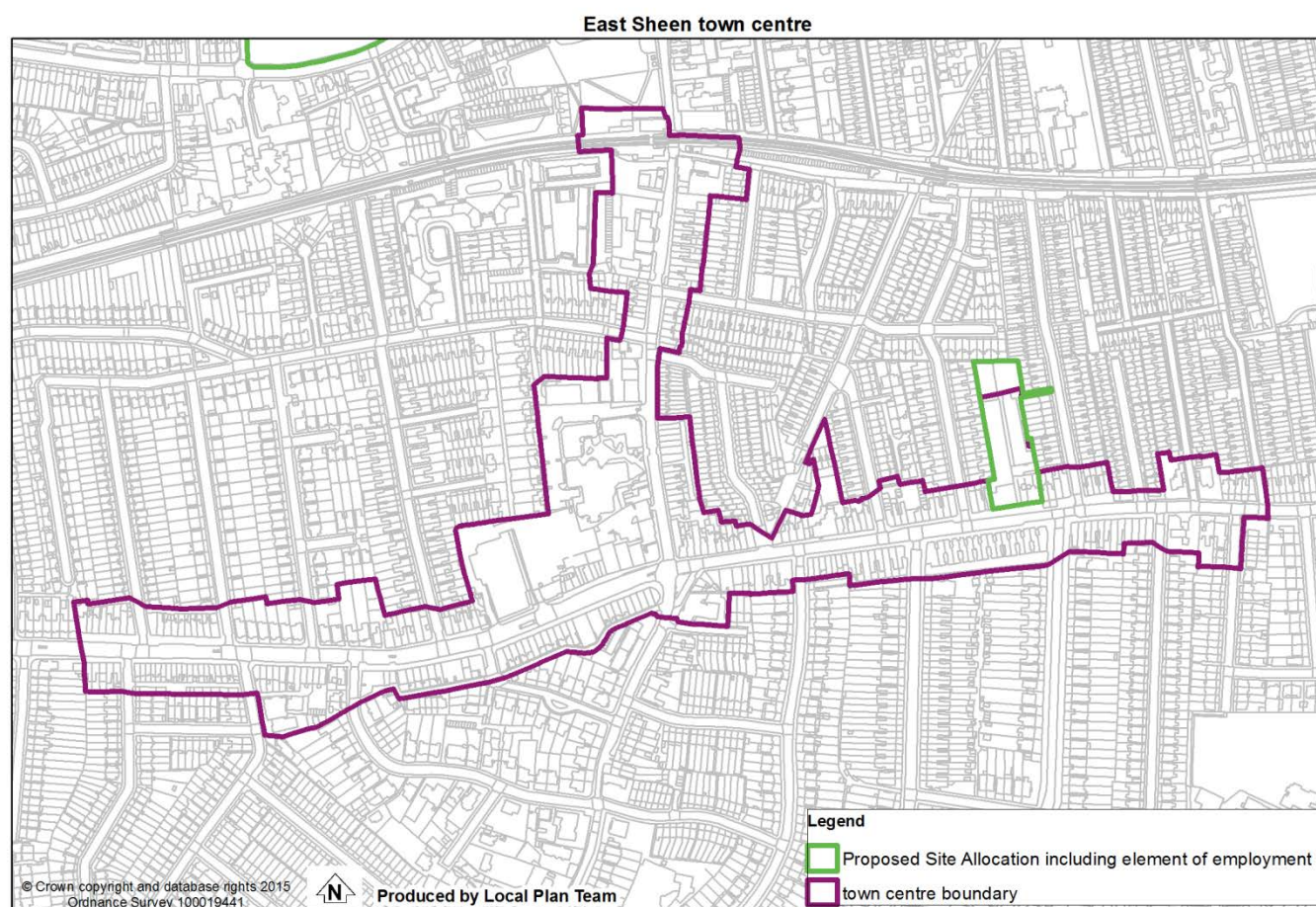
Proposed Article 4 Direction Boundary - Richmond town centre: Petersham Road



3.2 East Sheen town centre

3.2 (a) Area Information

Name of Centre/Survey area:	East Sheen
Time and Date of Survey	12 th February 2015
General Mix of Uses in the Centre	<p>The London Plan defines East Sheen as a district centre, as such its main purpose is to provide convenience goods and services to local communities. It is considered as a suitable location for “medium growth” (policy A2.6)¹, i.e. a “town centre(s) with moderate levels of demand for retail, leisure or office floorspace and with physical and public transport capacity to accommodate it.”</p> <p>More information on East Sheen town centre can be found on the Council’s website: http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf</p>
PTAL level	<p>PTAL level of (3) 10.01 – 15.00 Moderate in central areas and Sheen Lane.</p> <p>Mostly level of (2) 5.01 – 10.00 Poor elsewhere on URRW.</p> <p>Nearest BR Station - Mortlake.</p>
Type of Centre / Definition in Development Plan	District centre



¹ However, it is acknowledged that such categorisations are indicative and refer to the broad potential for the whole centre and not individual sites.

3.2 (b) Office employment

Table 3.2.1 businesses with office employees within 50 metres of East Sheen town centre boundary

Office jobs	Address		SIC *2007 Description
11-49	21a St Leonards Road		Activities of exhibition and fair organizers
11-49	341 Upper Richmond Road West		Banks
11-49	391 Upper Richmond Road West		Security systems service activities
11-49	347 Upper Richmond Road West		Banks
0-10	167 Lower Richmond Road		Other professional, scientific and technical activities (not including environmental consultancy or quantity surveying) n.e.c.
0-10	York House	Upper Richmond Road West	Investigation activities
0-10	75 Sheen Lane		Other business support service activities n.e.c.
0-10	Suite 100	Parkway House	Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.
0-10	Suite 103	Parkway House	Engineering related scientific and technical consulting activities
0-10	196 Upper Richmond Road West		Credit granting by non-deposit taking finance houses and other specialist consumer credit grantors
0-10	Unit 200	Parkway House	Advertising agencies
0-10	Unit 2	Pooley Drive	Public relations and communication activities
0-10	357 Upper Richmond Road West		Banks
0-10	Upper Richmond Road West		Investigation activities
0-10	52 Grosvenor Gardens		Business and other management consultancy activities
0-10	Unit H	London House	Sound recording and music publishing activities
0-10	179 Upper Richmond Road West		Solicitors
0-10	151 Sheen Lane		Other credit granting (not including credit granting by non-deposit taking finance houses and other specialist consumer credit grantors and activities of mortgage finance companies) n.e.c.
0-10	Parkway House	Sheen Lane	Real estate agencies
0-10	10-12 Priests Bridge		Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.
0-10	457 Upper Richmond Road West		Non-life insurance
0-10	Parkway House	Sheen Lane	Letting and operating of own or leased real estate (other than Housing Association real estate and
0-10	Unit 2	Pooley Drive	Other information technology and computer service activities

Office jobs	Address	SIC *2007 Description
0-10	100 South Worple Way	Other information technology and computer service activities
0-10	11 Well Lane	Specialised design activities
0-10	2 Deanhill Road	Other information technology and computer service activities
0-10	4 Coval Passage	Advertising agencies
0-10	51 Sheen Lane	Activities of conference organizers
0-10	345 Upper Richmond Road West	Real estate agencies
0-10	7 Sunbury Avenue	Public relations and communication activities
0-10	68 First Avenue	Publishing of journals and periodicals

Source: Experian 2012.

Note: Names of businesses are suppressed for confidentiality.

* Standard Industrial Classification.

3.2 (c) Prior Approvals

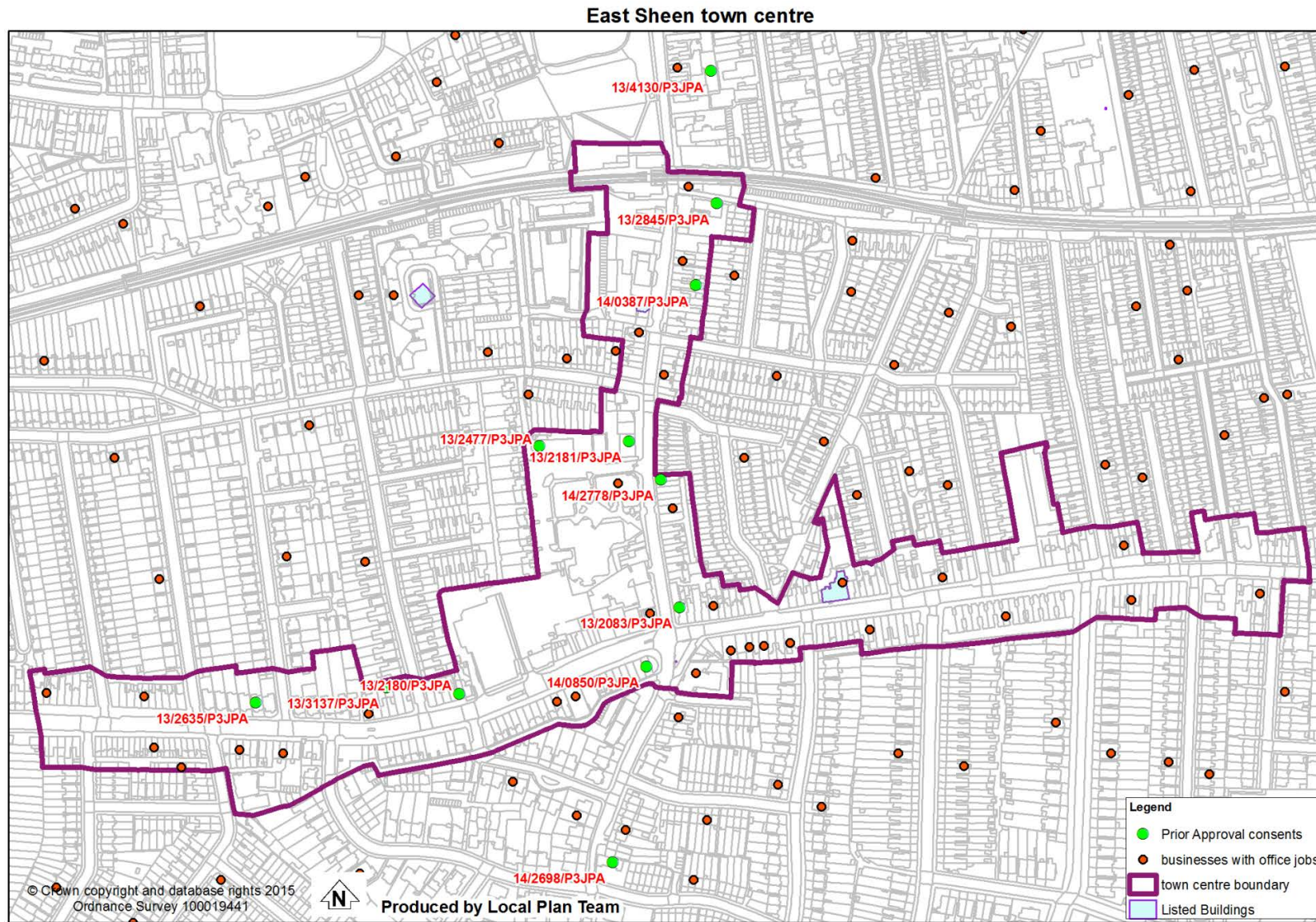
Table 3.2.2: Prior Approvals with & near to the town centre boundary up to and including March 2015

Planning Reference	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/2778/P3JPA*	105 Sheen Lane East Sheen London SW14 8AE	Change of use of rear ground floor office to residential.	55	1	1x 1bed flat
13/2477/P3JPA	21A St Leonards Road East Sheen London SW14 7LY	Conversion of offices from B1 to C3 (5 x 3 bed dwellings).	700	5	5x 3bed flats
13/2180/P3JPA*	300 Upper Richmond Road West East Sheen London SW14 7JG	Proposed change of use from B1 Office use to C3 Residential use (1 No.studio flat and 1 No.1 bedroom flat).	115	2	1x 1bed flat & 1 studio
14/0850/P3JPA	363 - 365 Upper Richmond Road West East Sheen London SW14 7NX	Conversion of first and second floors from B1 office to C3 residential use.	193	2	2x 2bed flats
13/2181/P3JPA*	48 - 50 Sheen Lane East Sheen London	Proposed change of use from B1 Office use to C3 Residential use (2 No.2 bedroom apartments).	170	2	2x 2bed flats
14/0387/P3JPA	51A Sheen Lane East Sheen London SW14 8AB	Change of use from B1 Office to C3 Dwelling. Conversion to one bedroom flat.	44	1	1x 1bed flat
13/2845/P3JPA	99 South Worple Way East Sheen London	Change of use from class B1 (offices) to C3 (residential).	519	6	6x 2bed flats
13/2083/P3JPA*	First Floor Sheen Lane House 254 Upper Richmond Road West East Sheen London SW14 8AG	Change of use of first floor office space to residential comprising 2 no. 1 bedroom apartments and 1 no. studio apartment.	170	3	2 x1bed flat & 1 studio
13/3137/P3JPA*	3 Chestnut Mews East Sheen London SW14 7DD	Change of use from B1a (Office) to C3 (residential).	65	1	1x 1bed flat
13/2635/P3JPA*	First Floor 334 Upper Richmond Road West East Sheen London SW14 7JR	Change of use of offices at first floor to residential incorporating the conversion of an office suite to a two bedroom flat.	81	1	1x 2bed flat
Total			2112	24	

Source: LBRuT applications monitoring.

Data up to and including March 2015.

* developments completed. Source – LBRuT, 2015 Completions Survey











Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.2 (d) Summary of office quality assessment

3.2.1 Field analysis of East Sheen town centre revealed office accommodation on both Sheen Lane and the central part of the Upper Richmond Road West.

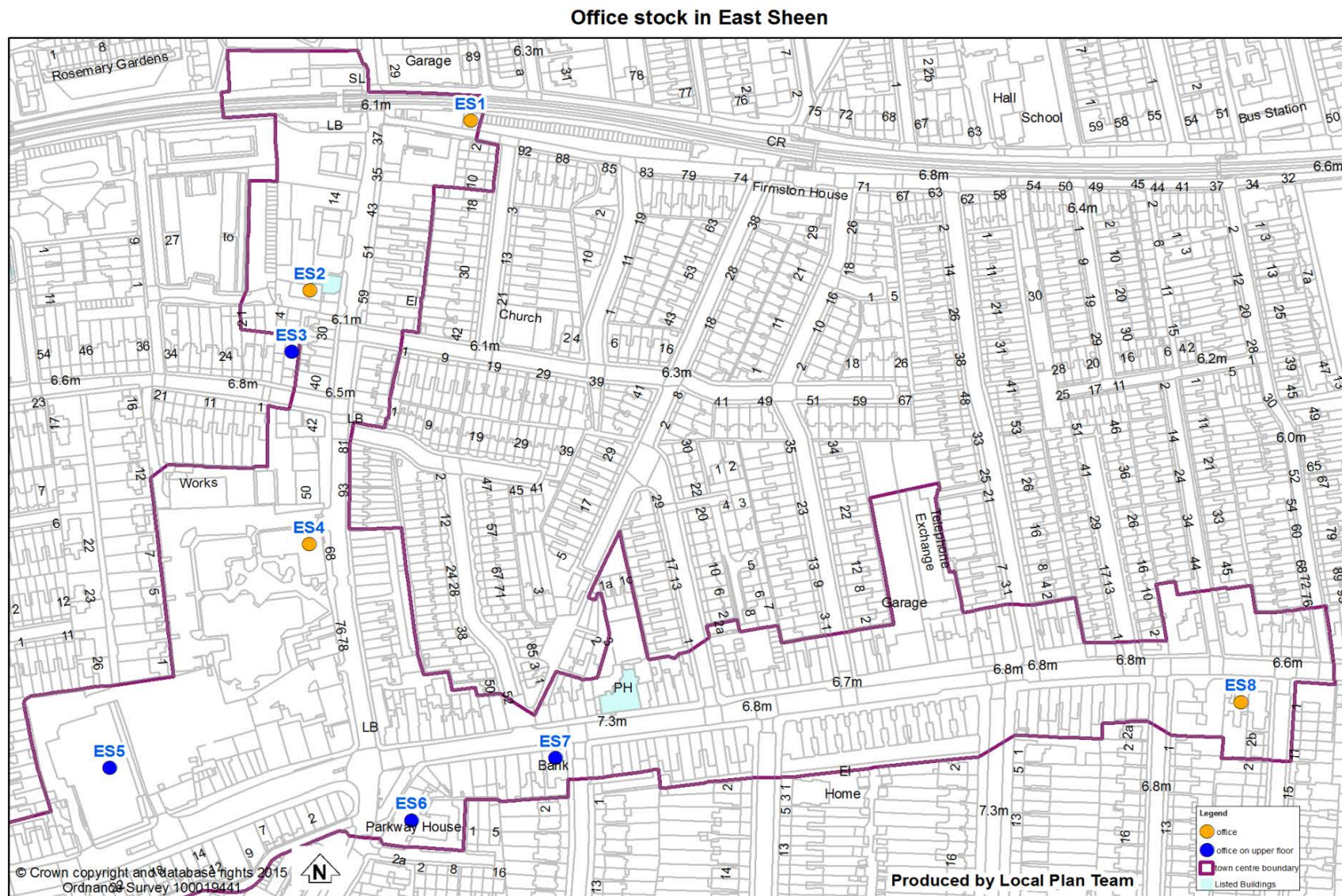
3.2.2 The following table contains a summary of the assessment of office stock. The detail can be found in Appendix A4.

Table: 3.2.3 Summary of assessment of office stock

Ref	Photo & Location	Description	Quality	Vacant	
ES1		94 South Worple Way	Early C20th building. 2 storey with car park.	Good quality Attractive to business user.	no
ES2		28 Sheen Lane, Mortlake Court	1990s courtyard building. 1 storey surrounding a courtyard Full planning permission for change of use to residential	High quality Attractive to business user.	no
ES3		1 Pooley Drive	1990s courtyard building. 1 storey at first floor level	High quality Attractive to business user.	no
ES4		68 Sheen Lane, Centre House	NHS offices, 1 of 3 buildings of community centre. 2-3 storeys with generous car parking at rear.	High quality, low density Attractive to business	no
ES5		288, 290 & 292 Upper Richmond Road	2 storey office above Waitrose.	Poor quality Average attraction to business user.	no
ES6		Parkway House, Sheen Lane	4 office storeys above GF shops and basement car park.	Good quality Attractive to business user.	no
ES7		341 Upper Richmond Road	One office storey above bank	Good quality Attractive to business user.	no
ES8		179 Upper Richmond Road	C 19th building. 2 office storeys Approximate floorspace 370 m2 building area (as measured from GIS)	Good quality Attractive to business user.	no

Source: Local Plan Team.

3.2 (e) Mapping of office quality assessment



3.2 (f) Conclusions and Recommendations

3.2.3 Office accommodation is generally assessed as either good or high quality. There are several large office blocks in the centre worthy of protection through introduction of an Article 4 Direction. Bearing in mind the planning status of sites set out below it is considered that an appropriate boundary would include properties ES4, ES5 and ES6. Although the office floorspace above Waitrose is considered to be of relatively poor quality, its inclusion reflects the fact that East Sheen is one of only 4 district centres in the borough and that limited stock is available. This lower grade stock is therefore worthy of protection.

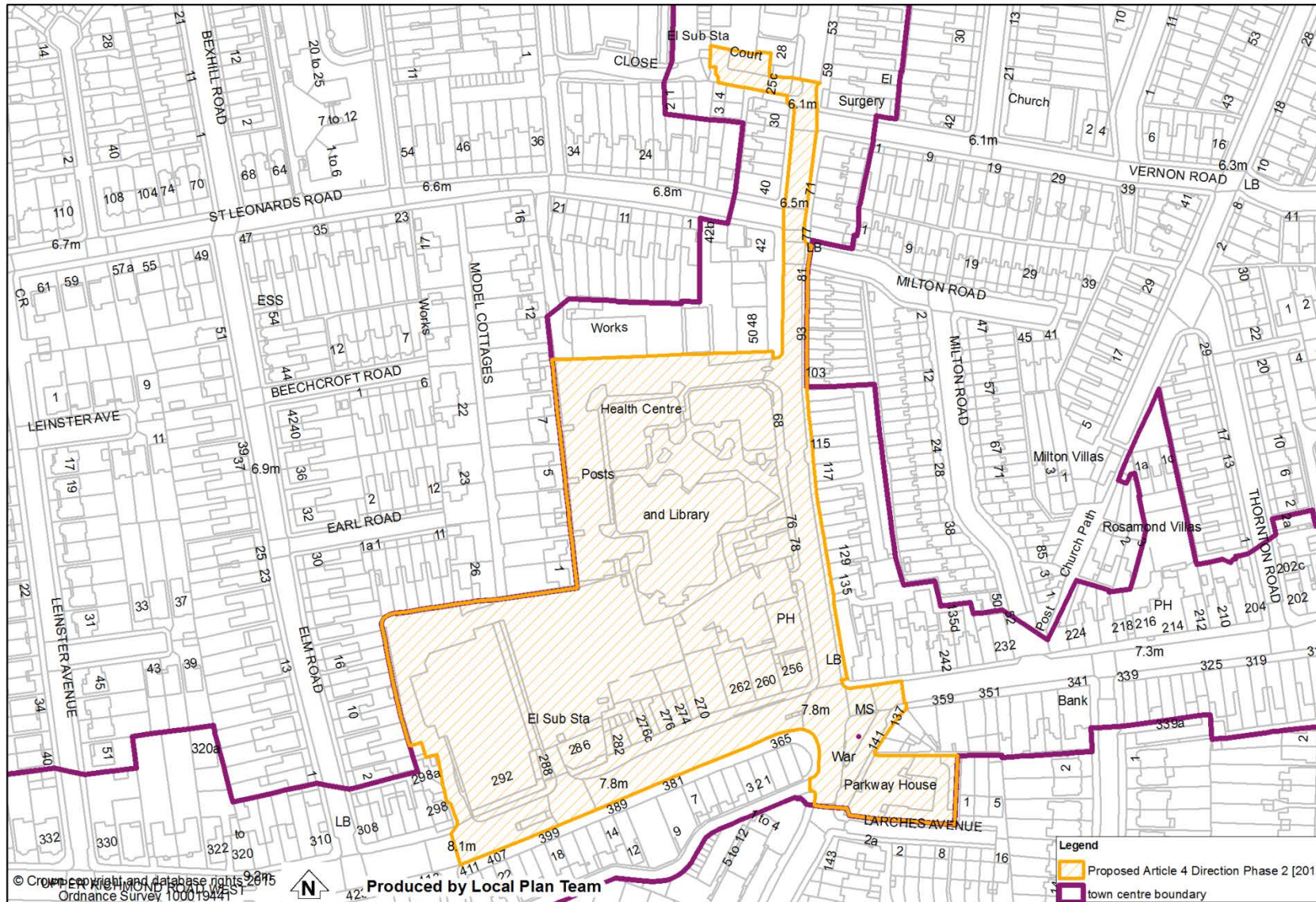
3.2.4 Site ES1 is excluded being part of a proposed Site Allocations proposal site. Elsewhere sites which are either too small in scale and/or ancillary are also excluded.

Table: 3.2.4 Planning status of office sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
ES2	Mortlake Court	11/2630/FUL	Change of use of existing vacant commercial premises to 4 self-contained flats together with external alterations.	granted permission 23-Mar-2012 Due to expire March 2015
	http://apps-idox01:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=11%2F2630%2FFUL			
	28 High Street	11/2628/FUL	External alterations and change of use of vacant commercial premises to three self-contained flats at part ground, first and second floors and a Class A1 retail shop at ground level.	granted permission 23-Mar-2012 Exception to employment policy. Also Listed Building.
	http://apps-idox01:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=11%2F2628%2FFUL			
ES4	Centre House, 68 Sheen Lane	-		
ES5	288, 290 & 292 Upper Richmond Road	-		
ES6	Parkway House – Sheen Lane	14/3651/ES191	Use as a cab booking office (retrospective application). GF unit facing road – not offices.	refused permission 15-Oct-2014

3.2 (g) Proposed Article 4 Direction boundary

Proposed Article 4 Direction Boundary - East Sheen



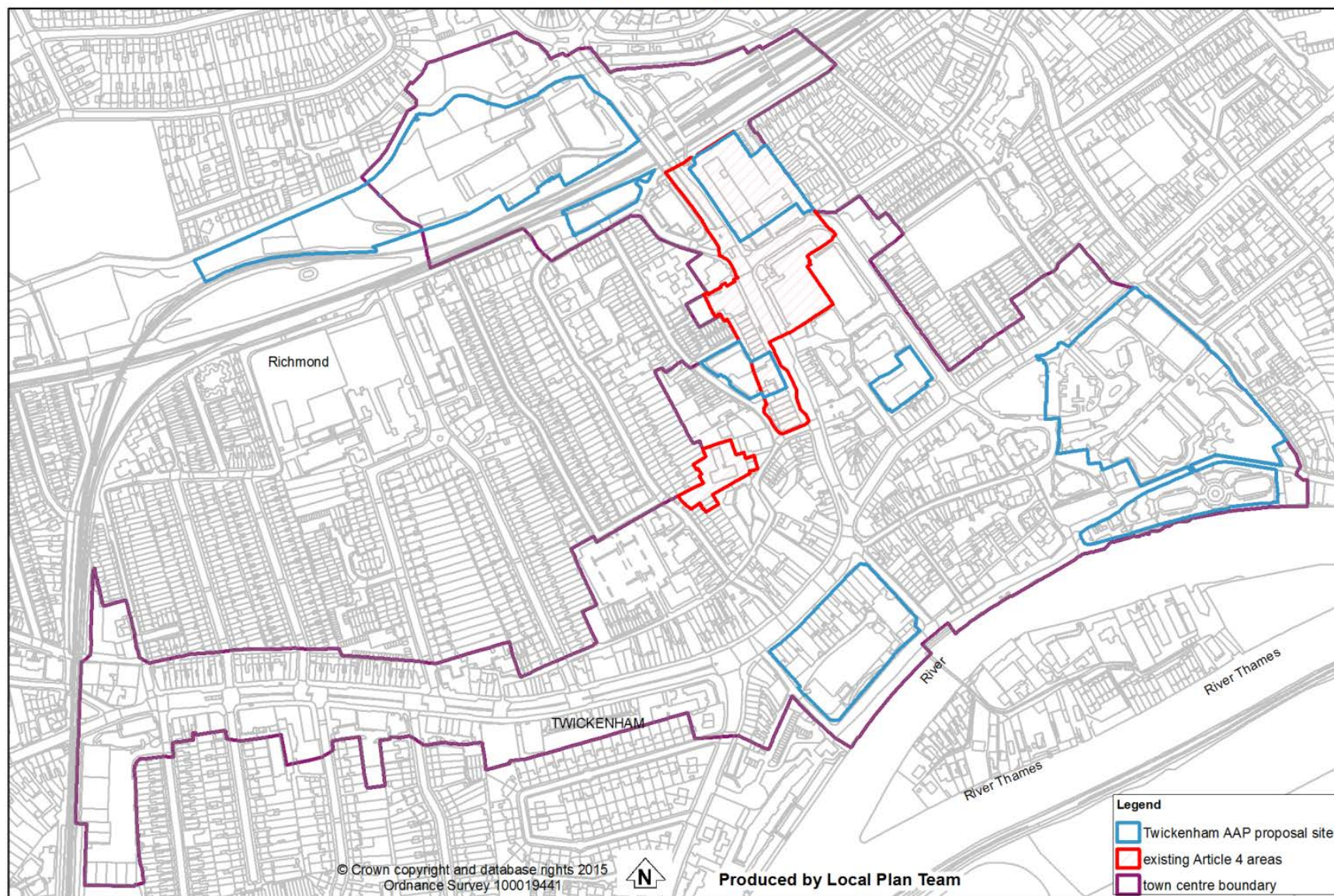
3.3 Twickenham town centre

3.3 (a) Area Information

Name of Centre/Survey area:	Twickenham
Time and Date of Survey	19 th February 2015
General Mix of Uses in the Centre	<p>Twickenham is a district centre, forming part of the Mayor's town centre network. As such its main purpose is to provide convenience goods and services to local communities.</p> <p>The London Plan provides guidance on the future policy direction of centres and defines Twickenham as appropriate for "medium growth" (policy A2.6), which is described as "town centres with moderate levels of demand for retail, leisure or office floorspace and with physical and public transport capacity to accommodate it." Twickenham is also considered to have a specialised cluster of night-time activities of more than local importance and is identified as suitable for speculative office development¹.</p> <p>The Council has adopted an Area Action Plan for Twickenham town centre which sets the statutory framework for the development of the centre and includes site allocations.</p> <p>More information on Twickenham town centre can be found on the Council's website http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf</p>
PTAL level	<p>Central area covering most of the centre with the exception of Heath Road -5 20.01 – 25.00 Very Good</p> <p>Most of the rest of the centre: 4 15.01 – 20.00 Good</p> <p>Very Western end of Heath Road: 3 10.01 – 15.00 Moderate</p> <p>BR Station: Twickenham</p>
Type of Centre / Definition in Development Plan	District centre

¹ speculative office development could be promoted on the most efficient and accessible sites in the context of wider schemes to enhance the environment and offer of the centre as a commercial location.

Twickenham town centre



3.3 (b) Office employment

Table 3.3.1: Businesses with office employees within 50 metre buffer of Twickenham TCB (excluding those in existing Article 4)

Office jobs	Address		SIC *2007 Description	Notes
200+	Sovereign House	26-30 London Road	Other information technology and computer service activities	13/4310/P3JPA – change of use FF to TF approved as Prior Notification consent
50-199	Stone House	12-13 Church Street	Solicitors	
50-199	8 Oak Lane		Activities of exhibition and fair organizers	Prior Notification consent
11-49	25 King Street		Banks	
11-49	42 York Street		Activities of business and employers membership organisations	
11-49	15 London Road		Financial management	
11-49	84 Heath Road		Real estate agencies	
11-49	4 York Street		Advertising agencies	
11-49	38 Church Street		Real estate agencies	
11-49	2 London Road		Banks	
11-49	17 Heath Road		Publishing of journals and periodicals	Prior Notification consent granted 13/1926/P3JPA
11-49	2 Heathlands Close		Motion picture, video and television programme production activities	
11-49	Unit 4	Ilex House	Other information technology and computer service activities	
11-49	32 York Street		Advertising agencies	
11-49	Unit 3	Ilex House	Advertising agencies	
11-49	Langdale House	61 Arragon Road	Other professional, scientific and technical activities (not including environmental consultancy or quantity surveying) n.e.c.	
11-49	Second Floor	Bridge House	General public administration activities	Prior Notification consent
11-49	32 London Road		Other information technology and computer service activities	
11-49	2 Heath Road		Engineering design activities for industrial process and production	2-4 Heath Rd – Prior Notification consent
11-49	44 York Street		Other information service activities n.e.c.	
11-49	57 Holly Road		Advertising agencies	
11-49	St James House	Grosvenor Road	Non-life insurance	
0-10	113 London Road		Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.	
0-10	17 Heath Road		Credit granting by non-deposit taking finance houses and other specialist	

Office jobs	Address		SIC *2007 Description	Notes
			consumer credit grantors	
0-10	1 Holly Road		Architectural activities	
0-10	1 Ilex House	94 Holly Road	Activities of conference organizers	
0-10	Unit 8	111 Heath Road	Motion picture, video and television programme production activities	
0-10	St George's House	3 St George's Place	Other information technology and computer service activities	Prior Notification consent
0-10	17 Heath Road		Banks	
0-10	132-134 Heath Road		Security systems service activities	
0-10	74 Heath Road		Real estate agencies	
0-10	32 Heath Road		Building societies	
0-10	4 York Street		Real estate agencies	
0-10	37-39 York Street		Business and other management consultancy activities	
0-10	5 Church Street		Management consultancy activities (other than financial management)	
0-10	1 King Street		Banks	
0-10	38 King Street		Banks	
0-10	Kestral House	111 Heath Road	Advertising agencies	
0-10	17 Heath Road		Urban planning and landscape architectural activities	
0-10	2nd Floor Uk House	82 Heath Road	Solicitors	
0-10	46-48 Heath Road		Real estate agencies	
0-10	56 Heath Road		Solicitors	
0-10	1 Holly Road		Other information technology and computer service activities	
0-10	15 Richmond Road		Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.	
0-10	2 Devoncroft Gdens		Other information technology and computer service activities	
0-10	25 London Road		Real estate agencies	
0-10	23 London Road		Solicitors	
0-10	61 Heath Road		Other information service activities n.e.c.	
0-10	66 Heath Road		Real estate agencies	
0-10	1st Floor	6-8 Colne Road	Other information technology and computer service activities	

Source: Experian 2012. * Standard Industrial Classification.

Note: Names of businesses are suppressed for confidentiality. Excludes very small businesses.

3.3 (c) Prior Approvals

Table 3.3.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU/TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/1194/P3JPA	Twickenham	no	16B King Street Twickenham TW1 3SN	Change of use of first floor from B1 (offices) to C3 (residential) comprising one 2 bedroom flat	90	1	1x 2bed flat
13/1926/P3JPA*	Twickenham	no	17 Heath Road Twickenham TW1 4AW	Proposed change of use from B1 Office use to C3 Residential use (14 No.1 bedroom flats).	730	14	14x 1bed flats
13/2783/P3JPA*	Twickenham	no	21 And 23 York Street And 31 Garfield Road Twickenham	Change of use of first and second floor from office use (B1) to 6 no 1 bed flats (C3)	410	6	6x 1bed flats
13/3940/P3JPA	Twickenham	no	2-4 Heath Road Twickenham TW1 4BZ	Change of use of first floor from B1 office use to 3 x 1 bed and 1 x studio flat.	84	4	3x 1bed & 1 studio flats
13/3147/P3JPA*	Twickenham	no	32 York Street Twickenham TW1 3LJ	Prior approval for change of use of the first, second and third floors from class B1(a) Offices to C3 Residential	220	3	3x 1bed flats
14/0473/P3JPA*	Twickenham	no	32 York Street Twickenham TW1 3LJ	Change of use of ground floor from B1 office use to a residential one bed flat.	52	1	1x 1bed flat
13/2742/P3JPA	Twickenham	no	40-42 King Street Twickenham TW1 3SH	Conversion of the property, from class B1a to class C3, 3 x 1 bed and 1 x 2 bed flats	390	4	1x 2bed & 3x 1bed flats
13/4813/P3JPA	Twickenham	no	5 Holly Road Twickenham TW1 4EA	Change of use from offices to one residential unit	64	1	1x 2bed house
13/3094/P3JPA	Twickenham	no	52 - 64 Heath Road Twickenham	Change of use of first floor B1 office to C3 residential (2 x 1 bed, 4 x 2 bed, 1 x 3 bed units)	420	7	1x 3bed 4x 2bed & 2x 1bed
14/2171/P3JPA*	Twickenham	no	8 Oak Lane Twickenham TW1 3PA	Change of use from B1 office use to 5 residential flats, comprising 4 x 2 bed and 1 x 1 bed units.	273	5	4x 2bed & 1x 1bed flats
13/4208/P3JPA*	Twickenham	no	90 Queens Road Twickenham TW1 4ET	Change of use from offices (B1) to four 1 bed residential dwellings.	208	4	1x 2 bed & 3x 1bed flats
13/1932/P3JPA*	Twickenham	no	96 Holly Road Twickenham TW1 4HF	Conversion of B1 office building to 2 one bed apartments and 2 two bed apartments.	255	4	2x 2bed & 2x 1bed flats
14/3893/P3JPA*	Twickenham	no	Evergreen House 2 - 4 King Street Twickenham TW1 3RZ	Change of use of 1st, 2nd and 3rd floors from Class B1 office use to 12 x residential units (Class C3) (6 x 2-bed, 3 x 1-bed & 3 x studio units)	750	12	6x 2bed, 3x 1bed & 3x studio flats
13/2867/P3JPA	Twickenham	no	First Floor 34 York Street Twickenham TW1 3LJ	Conversion of existing first floor office (No. 34) to 1 Bed s/c flat	45	1	1x 1bed flat
13/2927/P3JPA*	Twickenham	no	Holly House 36 - 40 Heath Road Twickenham TW1 4BZ	Change of use of 1st and 2nd floors from use class B1 to use class C3 to form 8	740	8	2x 3bed 2x 2bed and

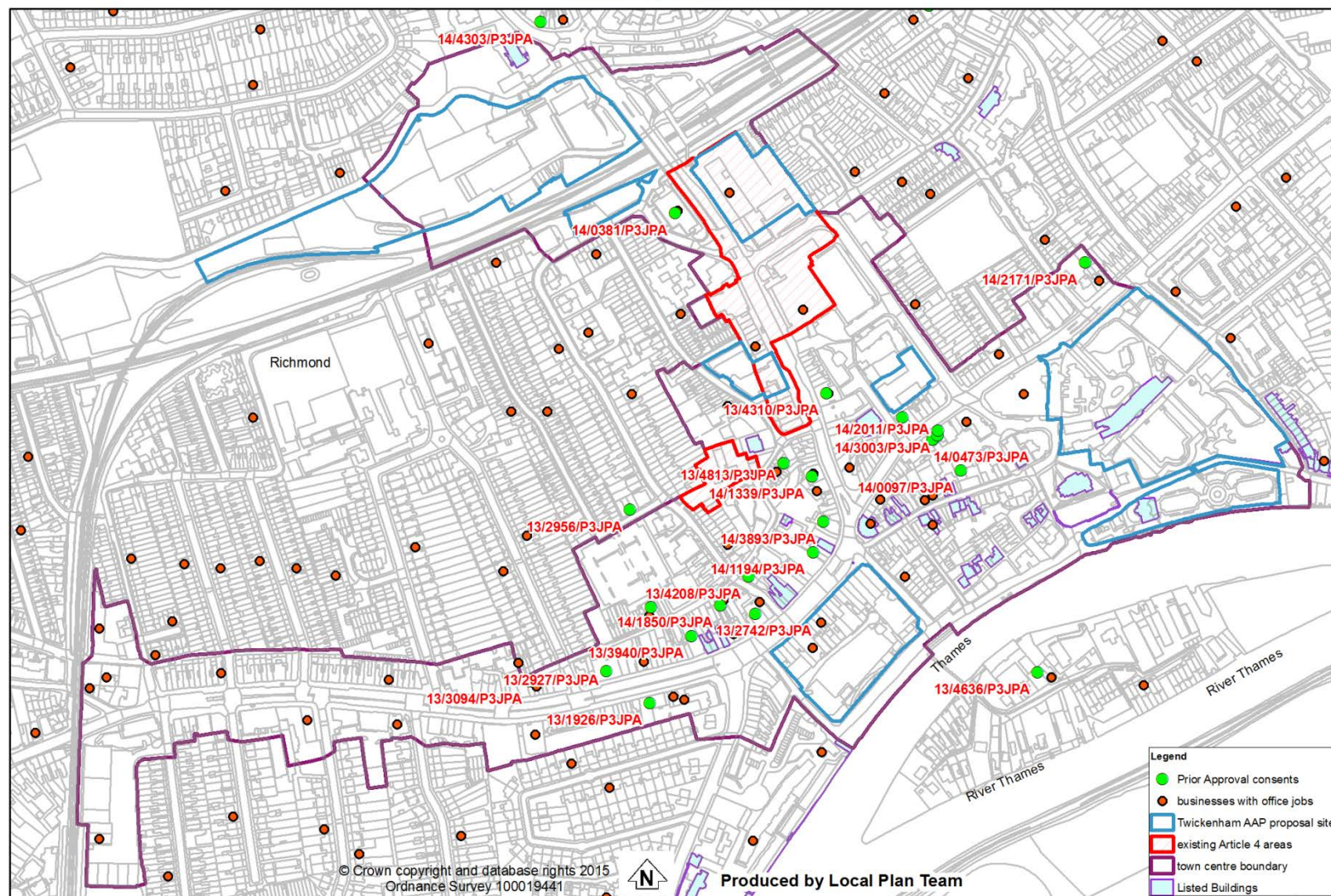
Planning Reference	within AMU/TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
				flats.			4x 1bed flats
14/2011/P3JPA	Twickenham	no	Second Floor 34 York Street Twickenham TW1 3LJ	Change of use of 2nd floor from B1 (offices) to C3 (residential) comprising 1 x 1 bedroom flat	41	1	1x 1bed flat
13/4310/P3JPA	Twickenham	no	Sovereign House 28 - 30 London Road Twickenham	Change of use of first to third floors from B1 office use to C3 dwelling house use comprising 8 x 1 bed and 4 x 2 bed units.	412	12	4x 2bed & 8x 1bed flats
14/0097/P3JPA*	Twickenham	no	St Georges House 3 St Georges Place Twickenham	Change of use of office floorspace (Use Class B1a) to 9 residential units (Use Class C3).	670	9	6x 2bed & 3x 1bed
14/1850/P3JPA	Twickenham	no	The Hub 57 Holly Road Twickenham TW1 4HW	Change of use from B1 (offices) to C3 (Dwelling houses) - 1 x 1 bed and 1x 2 bed unit	140	2	1x2 bed & 1x 1bed flat
14/3003/P3JPA	Twickenham	no	Third Floor 34A York Street Twickenham TW1 3LJ	Change of use from offices (B1a) to residential (C3) comprising of 1 one-bed flat.	40	1	1x 1bed flat
14/0381/P3JPA	Twickenham	no [adjacent Twickenham Art 4]	Bridge House 69 London Road Twickenham	Change of use from B1 office use to C3 residential use comprising 41residential units.	4364	41	4x 3bed, 15x 2bed & 22x 1bed
14/1339/P3JPA	Twickenham	no	13 - 15A London Road	Change of use of first, second and third floors from B1 office use to C3 residential comprising of 9 residential flats (comprising 6 x 1 bed and 3 x 2 bed)	646	9	6x 1 bed, 3x2 bed
14/4303/P3JPA	No [adj TCB]	no	2 - 6 Whitton Road Twickenham TW1 1BJ	Change of use from B1(a) Office use to C3 (Residential) use to form 3 no. 2 bedroom apartments with integral cycle and refuse storage.	240	3	3x 2bed flats
13/2956/P3JPA	No [just outside TCB]	no	107 Sherland Road Twickenham TW1 4HB	Conversion of existing B1 office accommodation to provide a 2 bed dwelling house.	133	1	1x 2bed house
14/3277/P3JPA	no [Candler Mews close to TCB]	no	32 Candler Mews Twickenham TW1 3JF	Change of use from offices (B1) to residential (C3) comprising of 1 x 2 bed and 1 x 3 bed flats	302	2	1x 3bed & 1x 2bed flats
13/4437/P3JPA	no [Candler Mews close to TCB]	no	33 Candler Mews Twickenham TW1 3JF	Change of use from B1 Office to C3 Residential, 3 x apartments.	388	3	1x3bed 1x2bed & 1x 1bed flats
Total					12,107	159	

Source: LBRuT applications monitoring.

Data up to end March 2015.

* developments completed. Source 2015 Completions Survey

Twickenham town centre



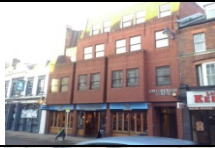







Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.
Please note: There may be more than one consent for the same address reflecting permissions for different parts of the building/ floors. E.g. there are 3 applications relating to different floors at No 34 York St.













3.3 (d) Summary of office quality assessment

3.3.1 Field analysis of Twickenham town centre revealed 22 office premises (excluding the existing Article 4 areas), 5 of which were vacant when surveyed. None of identified office stock considered as part of this assessment is located within the two existing Article 4 areas in the centre. Much of the office stock is located in the central areas with some on Heath Road. Some offices are located on upper floors and others are purpose built or are part of mixed use developments incorporating warehousing/ workshop space. The latter being located near the railway line at the western end of Heath Road.

3.3.2 The following table contains a summary of the assessment of office stock. The detail can be found in Appendix A5.

Table 3.3.3: Summary of Office Stock in Twickenham

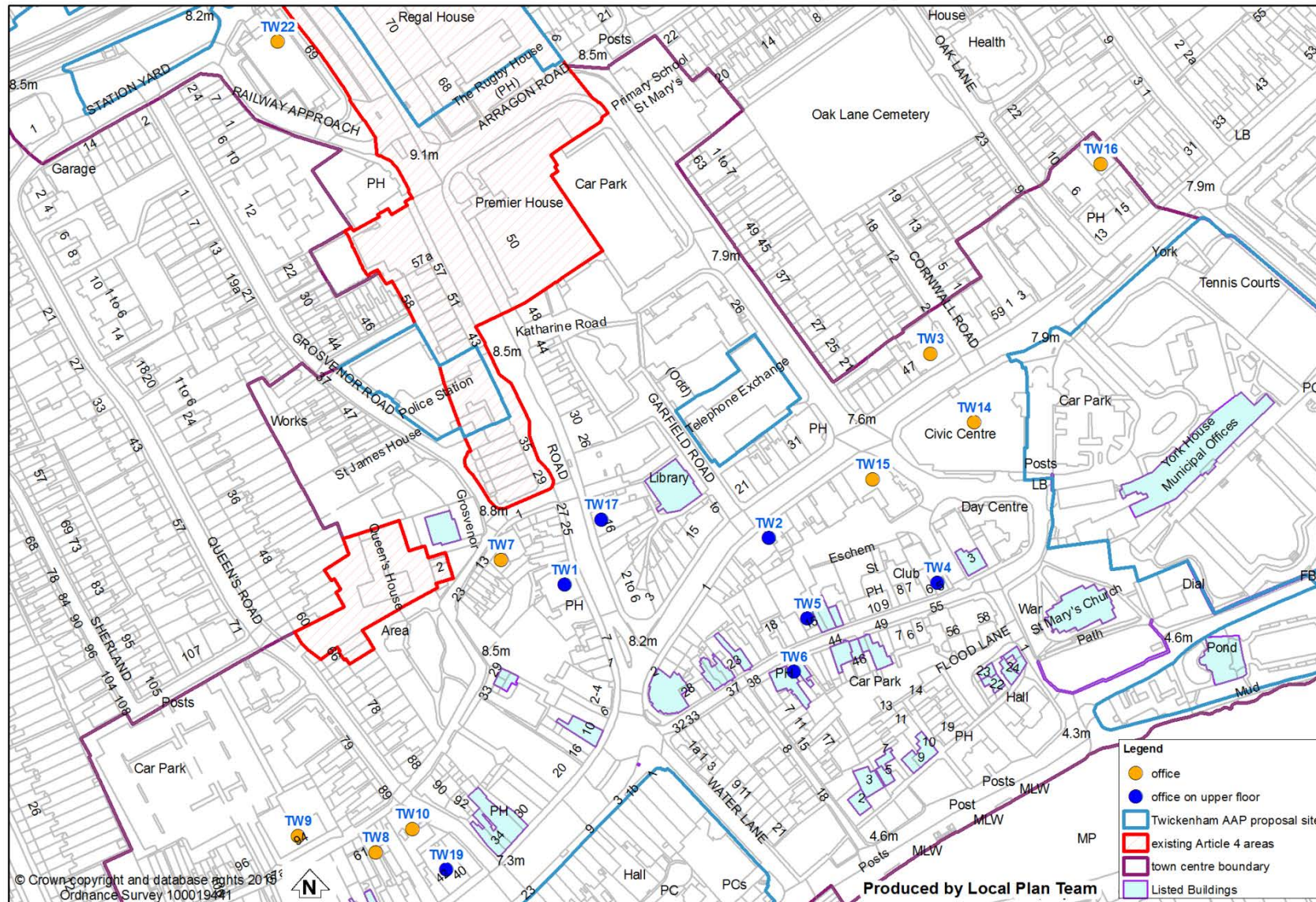
Ref	Photo	Location	Description	Quality	Vacant
TW1		13+15 London Road, Ruthbridge House	1980s office building 3 storeys above Nero. 1F+2F Vacant. 3F occupied PA consent given	Good quality. Medium attractive to business user	No
TW2		26+28 York Street, Twickenham	2 storeys of unknown use above pub	No 26 BTM Very poor quality. Low attraction to business user	No
TW3		49+53 York Street	1980s office building 4 storeys incl GF	Good quality. Attractive to business user.	No
TW4		5-6 Church Street	Two C19th buildings 3 storeys	Good quality. Medium attractive to business user.	No
TW5		Grange House, 15 Church Street	1980s deep office building 2 storeys above shop unit and archway at rear	Good quality. Medium attractive to business user.	No
TW6	-	40 Church Street	2 storeys above shop unit. Grade II Listed	Good quality. Attractive to business user.	No
TW7		5 Holly Road, Glenmhor House	1980s office building 2 storeys Has PA consent	Average quality. Attractive to business user.	No
TW8		57 Holly Road, The Hub	1980s office building 2 storeys Has PA consent Possibly vacant	Average quality. Attractive to business user.	?
TW9		94 Holly Road, Ilex House	1980s office building 2-3 storeys with small car park at rear.	Good quality. Attractive to business user	No
TW10		91 Queens Road	Various C19 buildings at corner site 2 storeys	Good quality. Medium attractive to business user.	No

Ref	Photo	Location	Description	Quality	Vacant
TW11		82 Heath Road, UK House	1980s office building 2 storeys above GF shops.	Good quality. Medium attractive to business user	No
TW12		111 Heath Road, Kestrel House	1930s office building with GF shop 2 storeys Appeal allowed	Good quality. Medium attractive to business user.	No
TW13		4+6 Edwin Road & 15 Lion Road [Electroline House]	Three mixed use workshop buildings of unknown age 2 storey front buildings with high GF building at back [predominantly warehouse]	Average quality. Medium attractive to business user	Some to let
TW14		Civic Centre, 44 York St	Purpose- built Council offices	High quality. Attractive to business user	No
TW15		42 York St	Purpose built office used by Council	High quality. Attractive to business user	No
TW16		8 Oak Lane	Modern building [1980-2000] PA consent given & implemented. Further applications for changes to building received.	Good	n/k
TW17		16+18 London Road	1 storey office only above Specsavers and gym [3 rd floor looks ancillary to gym]	Average quality. Medium attractive to business user	No
TW18		32+34 Heath Road	1 storey office only above Nationwide & restaurant, 2F changed to D2 in 2010	Medium attractive to business user	No
TW19		38+40+42+46 King Street	2 storeys of unknown use above shops and bank 40-42 – prior approval consent 46 – appears residential	Poor quality. Low attractions to business user.	Yes
TW20		159 Heath Road	1980s office building at entrance to industrial estate 2 storeys, GF vacant, 2 rented flats on 2F	Average quality Attractive to business user because of 21 car park spaces.	Yes
TW21		6-8 Colne Road, Korus House	3 storeys with parking garages storage on GF at front	Poor quality. Narrow newer building wrapped around adjoined building at back. Few windows. Low attraction to business user.	Part occupied
TW22		Bridge House, 69 London Road	Purpose built office Please see table 3.3.4 Likely to be occupied by Haymarket Group	High quality. Attractive to business user	Yes

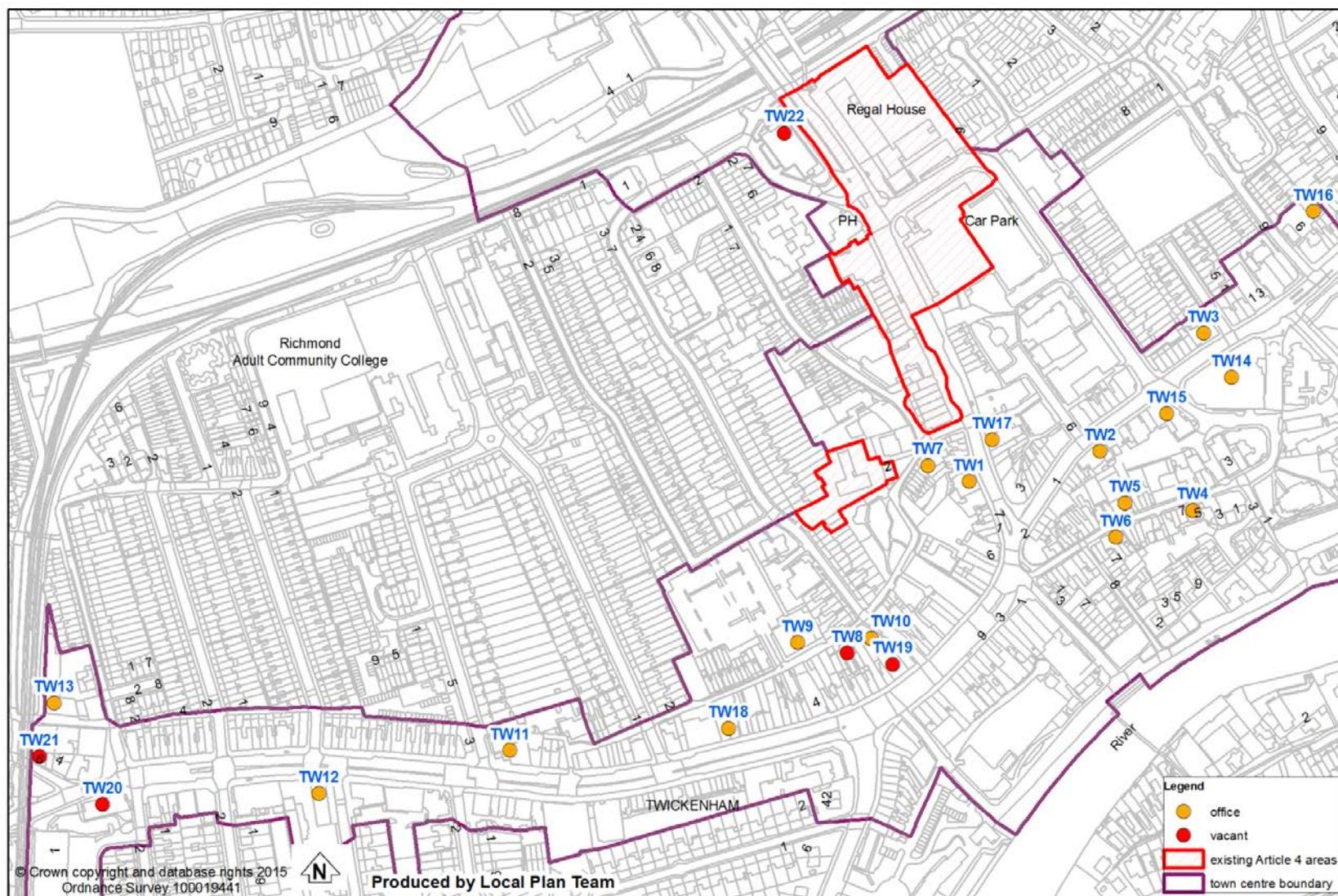
Source: Local Plan Team.

3.3 (e) Mapping of office quality assessment

Twickenham town centre office stock (central)

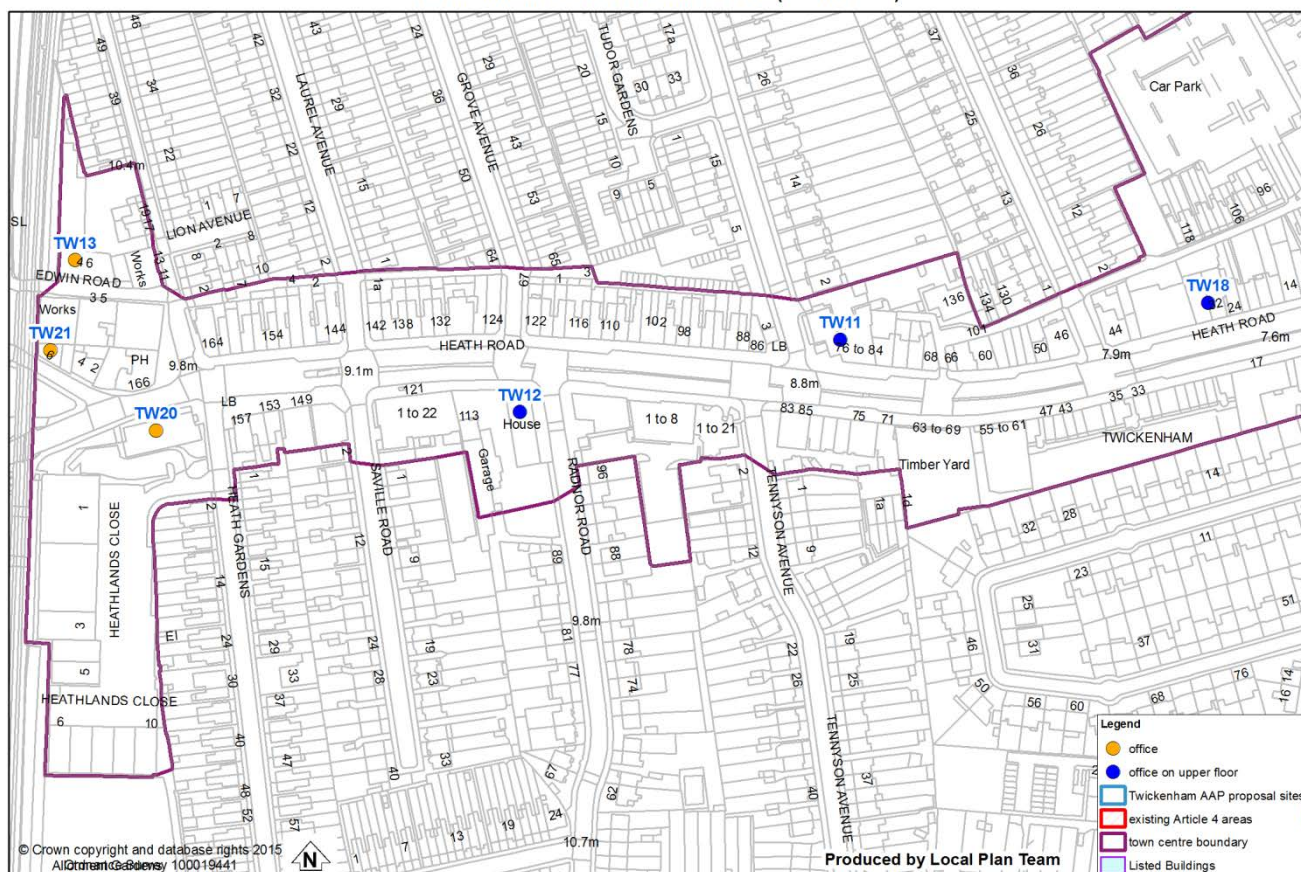


Office stock in Twickenham town centre (identifying vacancies)



NB – Site TW22 is currently vacant but is currently the subject of several planning applications from the Haymarket Group.

Twickenham town centre office stock (Heath Road)



3.3 (f) Conclusions and Recommendations

- 3.3.1 In Twickenham 26 offices have been given consent for conversion to residential under the prior approval process since the government introduced the changes to permitted development rights. This amounts to a potential loss of 12,107m² of office floorspace and a commensurate gain of 159 residential units should permissions be implemented. This loss is substantially more than any other centre including Richmond.
- 3.3.2 Site assessment reveals that there is sufficient quality office accommodation not covered by the centre's existing Article 4 Direction, to warrant a significant extension to this boundary. The office stock in Twickenham is dispersed. It is proposed that the extended boundary would encompass the central area including York Street and the Council offices and extending along the northern side of Heath Road, and is primarily based on the adopted town centre boundary.
- 3.3.3 The proposed boundary thus includes:
- the modern and substantial developments of Ilex House and UK House
 - the Council offices on York Street
 - smaller scale office in the central areas
 - Kestrel House on Heath Road (provided that the prior approval consent is not implemented at the time the Article 4 Direction is consulted on. NB Appeal allowed 21 July 2015)
 - Bridge House, London Road which is expected to be occupied as an office use²

² <http://www.haymarket.com/news/haymarket-relocates-uk-headquarters>
<http://www.haymarket.com/news/haymarket-relocates-uk-headquarters>

3.3.4 The adopted Twickenham Town Centre Area Action Plan (July 2013) includes policy TWP 2 which states that policy DM EM2 (generally seeking protection of employment land) will continue to be applied and that the Council will continue to ensure the retention of the existing supply of office floor space in order to meet the forecast demand. It goes on to state that the Council will “consider proposals to bring unsuitable or under-utilised office space above shops into residential use”. Policy TWP 2 allows for consideration of change of use for upper floors within the context of the policy DM EM2 which aims to retain floorspace supply to meet future demand.

3.4.5 Some of the office floorspace in Twickenham is above shops or other businesses. The proposed Article 4 Direction encompasses some such properties. This approach is justified for a number of reasons:

- Twickenham is likely to lose a considerable amount of office floorspace should the prior approval consents be implemented,
- Twickenham is likely to experience expansion and growth over the coming years,
- There has been considerable investment in the centre recently resulting in improvements in the physical environment which are likely to improve the attractiveness of the centre to business with an expected resultant increase in demand for offices, and
- Twickenham is a highly accessible location by public transport.

Table 3.3.4: Planning status of office stock

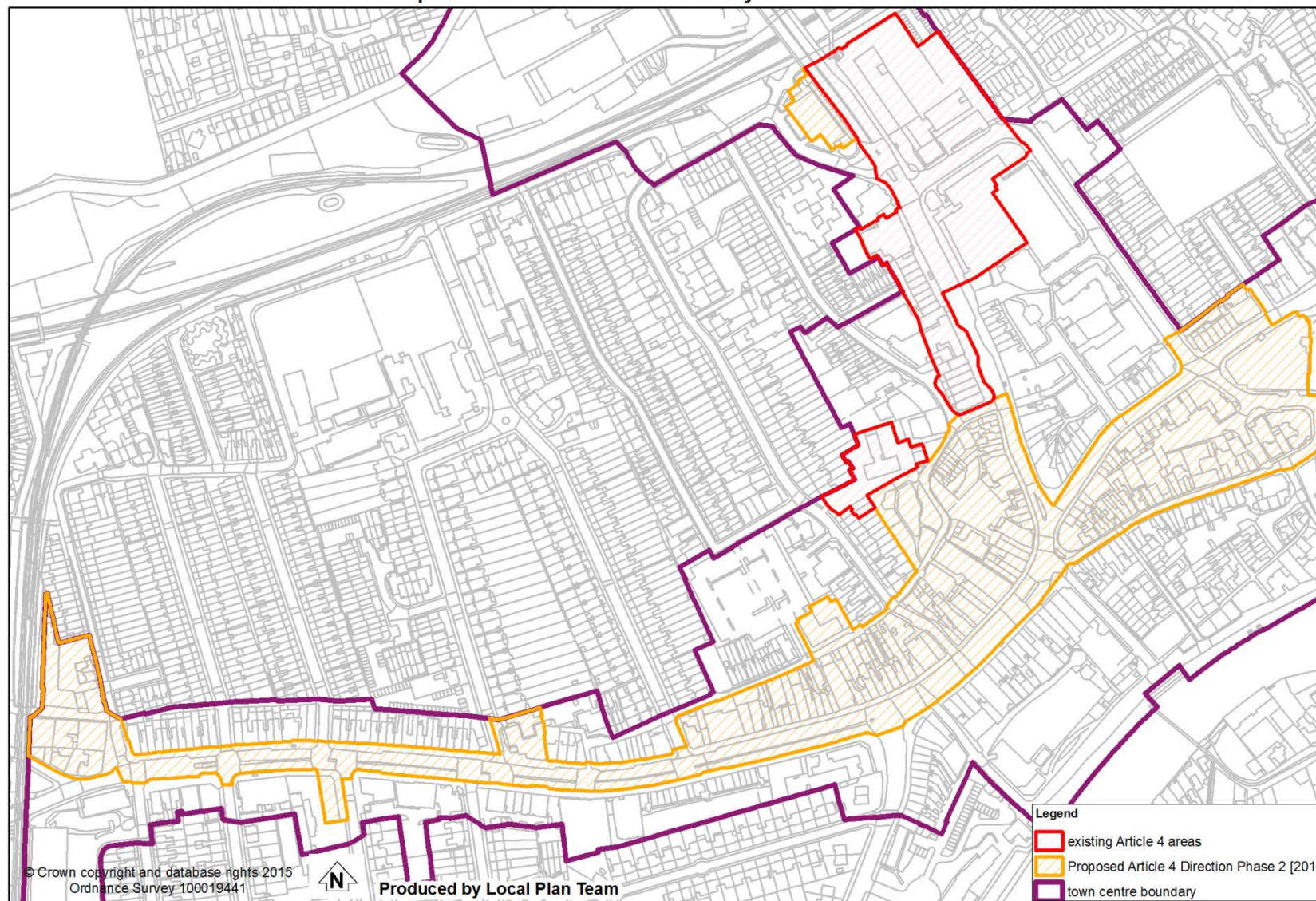
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
TW1	13 & 15 London Road, Ruthbridge House	14/0476/P3JPA	Change of use of first, second and third floors from B1 office use to 9 residential flats.	withdrawn by the applicant 26-Mar-2014
		14/2489/P3JPA	Change of use from offices (B1) to 9 flats (6 one bedroom and 3 two bedroom) (C3)	Refused 04/08/2014
		14/1339/P3JPA	Change of use of first, second and third floors from B1 office use to C3 residential comprising of 9 residential flats (comprising 6 x 1 bed and 3 x 2 bed)	Prior Approval Refused 23-May-2014. Appeal Application Permitted on Appeal on 03-Oct-2014
TW3	49+53 York Street	-		
TW4	5+6 Church Street, Thames House	-		
TW5	Grange House, 15 Church Street	10/0701/FUL	Provision of compliant accessible car-parking bay; new demarcation painting of car-parking bays; upgrade and replacement of existing air-conditioning condensers on the roof; new air conditioning extract louvre grilles; new demarcation of safe roof access way; new lighting;	granted permission 09-Jun-2010
TW7	5 Holly Road, Glenmhor House	13/4813/P3JPA	Change of use from offices to one residential unit	Prior Approval Approved 28-Feb-2014
TW8	57 Holly Rd, The Hub	14/1850/P3JPA	Change of use from B1 (offices) to C3 (dwelling houses) - 1 x 1 bed and 1x 2 bed unit	Prior Approval Approved 24-Jun-2014
TW9	94 Holly Road, Ilex House	08/4003/COU	Change of use from B1 to D1 use to operate a clinical and non-clinical substance misuse service. (refer to letter dated 19th November 2008)	granted permission 11-Feb-2009 completed 31/07/2009
TW10	91 Queen's Rd	-		
TW11	UK House, 82 Heath Rd	-		

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
TW12	Kestrel House, 111 Heath Rd	14/4464/P3JPA	Change of use of part of the ground floor and first floor offices (B1a) to residential (C3) comprising 6 one bed residential units.	Prior Approval Refused 05-Jan-2015. Appeal Lodged on 09-Mar-2015. Allowed 21/7/2015
TW13	4 & 6 Edwin Road and 15 Lion Road	97/1397	Refurbishment Of Existing Warehouse Units, Demolition And Rebuilding Of New Industrial Unit Fronting Edwin Road And Formation Of New Site Access To Edwin Road. Use Of Site For B1 Purposes.	granted permission 18-Dec-1997 [not implemented]
TW17	3-5 King Street	-		
TW18	32-34 Heath Road	No 32 10/1654/COU	Change of use of 1st floor offices from B1 use to D2 (assembly and leisure) use as a martial arts, fitness and self-defence facility.	granted permission 15-Nov-2010 Implemented 2011. 219m2.
TW19	38-46 King Street	40-42 King St 13/2742/P3JPA	Conversion of the property, from class B1a to class C3, 3 x 1 bed and 1 x 2 bed flats	Prior Approval Approved 18-Sep-2013
TW21	159 Heath Road	13/4424/OUT	Outline application for the demolition of existing building and erection of a part three, part four storey building providing a single commercial unit (A1, A2, B1, D1 & D2) and 24 new 1 and 2 bedroom flats (8 affordable units and 16 private sale units) together with associated access, parking and landscaping (Full details of landscaping reserved for future consideration) (REVISED DESCRIPTION).	In Progress
		13/4019/FUL	Demolition of existing office building with two residential units and erection of a part single, part three, part four storey building providing ground floor commercial uses (A1(non-food retail), A2, B1, D1 & D2) and 21 No. 1 and 2 bedroom flats (6 social rent affordable units and 15 private sale units) with associated access, parking and landscaping.	Granted 15/05/2015
TW14	Civic Centre, 44 York St	-		
TW15	42 York St	-		
TW26	Bridge House, 69 London Road	15/2133/FUL	Various recent applications of refurbishment of office, including: New entrance canopy fronting onto London road on first floor. Proposed use of existing roof top at 3rd floor for use as terrace amenity space.	In Progress
		15/2116/FUL	Full height glazed enclosure of existing light well to create B1 office space within existing footprint on the 1st floor. Installation of new circulation stair in new enclosure.	In Progress
		14/0381/P3JPA	Plus below (unlikely to be implemented) Change of use from B1 office use to C3 residential use comprising 41 residential units.	Prior Approval Refused 17-Mar-2014. Appeal Application Permitted on Appeal on 14-Nov-2014
TW16	8 Oak Lane	14/2171/P3JPA	A number of applications relating to the conversion of the office into residential including changes to fenestration. Change of use from B1 office use to 5 residential flats, comprising 4 x 2 bed and 1 x 1 bed units.	Prior Approval Approved 16-Jul-2014

Source: Local Plan Team.

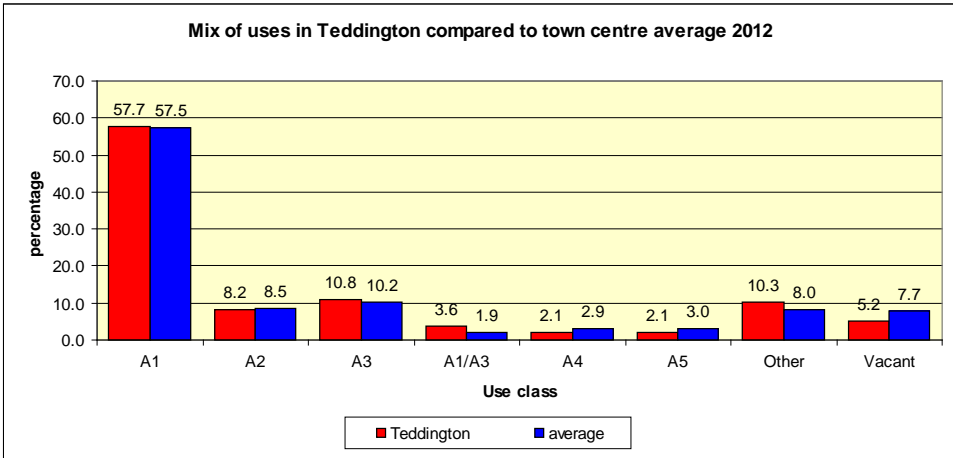
3.3 (g) Proposed Article 4 Direction boundary

Proposed Article 4 Direction boundary - Twickenham town centre



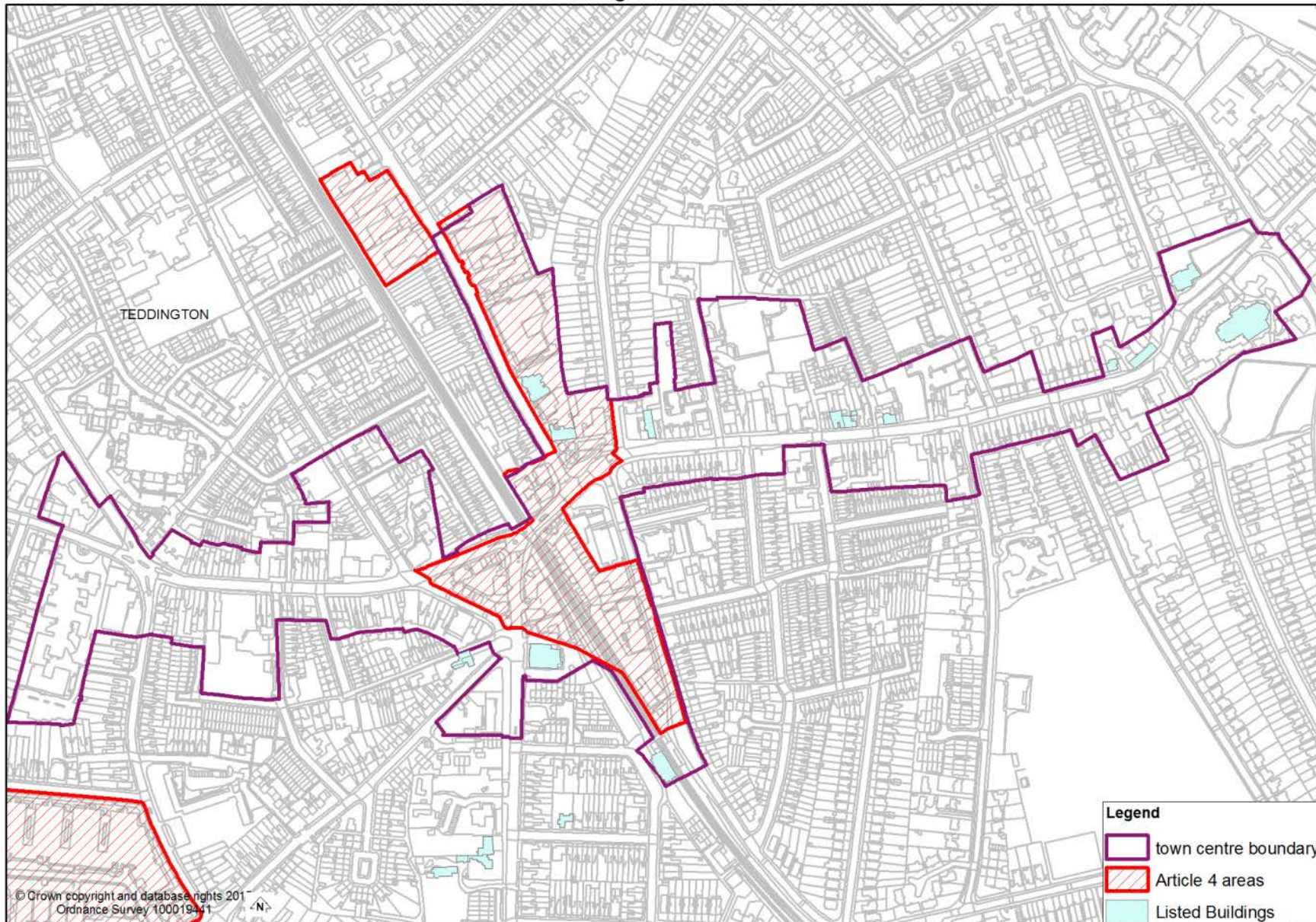
3.4 Teddington town centre

3.4 (a) Area Information

Name of Centre/Survey area:	Teddington
Time and Date of Survey	17 th Feb 2015
General Mix of Uses in the Centre	<p>The London Plan defines Teddington as a district centre, as such its main purpose is to provide convenience goods and services to local communities. It is considered as a suitable location for “medium growth” (policy A2.6)¹</p>  <p>More information on Teddington town centre can be found on the Council's website: http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf</p>
PTAL level	1a. BR Station and London Underground. Bus station on Red Lion Street.
Type of Centre / Definition in Development Plan	District centre

¹ However, it is acknowledged that such categorisations are indicative and refer to the broad potential for the whole centre and not individual sites.

Teddington Town Centre



(b) Office employment

Table 3.5.1 showing businesses with office employees in the centre and within 50 metres of the town centre boundary

Within existing Article 4	Office jobs	Address		SIC *2007 Description
	50-199	Park House	Station Road	Advertising agencies
	50-199	Thames House	180 High Street	Regulation of the activities of providing health care, education, cultural services and other social services, excluding social security
	50-199	10 Station Road		Other information technology and computer service activities
yes	50-199	60 Waldegrave Road		Business and other management consultancy activities
yes	50-199	Causeway House	The Causeway	Other information technology and computer service activities
yes	50-199	Unit 3-4	Teddington Business Park	Motion picture, video and television programme production activities
	50-199	Livingston House	2 Queens Road	Other information technology and computer service activities
yes	50-199	Harlequin House	7 High Street	Advertising agencies
	11-49	54-56 Waldegrave Road		Other professional, scientific and technical activities (not including environmental consultancy or quantity surveying) n.e.c.
	11-49	19 High Street		Activities of collection agencies
	11-49	1 Bridgeman Road		Management consultancy activities (other than financial management)
	11-49	63-67 High Street		Other information technology and computer service activities
yes	11-49	Orlando House	1 Waldegrave Road	Market research and public opinion polling
	11-49	6 High Street		Banks
	11-49	99 Waldegrave Road		Security systems service activities
	11-49	Field Lane		Other information technology and computer service activities
yes	11-49	Harlequin House	7 High Street	Market research and public opinion polling
	11-49	2 High Street		Other information technology and computer service activities
	11-49	135 High Street		Other information technology and computer service activities
yes	11-49	8-10 Park Road		Business and other management consultancy activities
yes	11-49	13 The Causeway		Other information technology and computer service activities
	11-49	2 High Street		Motion picture, video and television programme post-production activities
	11-49	A 1 Elfin Grove		Architectural activities
	11-49	Churcham House	1 Bridgeman Road	Public relations and communication activities
yes	11-49	1 Park Road		Advertising agencies
yes	11-49	Goodrich House	1 Waldegrave	Other research and experimental development on natural sciences and engineering

Within existing Article 4	Office jobs	Address		SIC *2007 Description
yes	11-49	3 Park Road		Real estate agencies
yes	11-49	Floor	1 Harlequin House	Other business support service activities n.e.c.
yes	11-49	3rd Floor Harlequin House 7	The	Other business support service activities n.e.c.
	11-49	Cairns House	10 Station Road	Other information technology and computer service activities
yes	11-49	Harlequin House 7	High Street	Advertising agencies
	0-10	42 High Street		Banks
	0-10	61 High Street		Real estate agencies
	0-10	168 High Street		Specialised design activities
yes	0-10	Third Floor Causeway House	13 The Causeway	Other information technology and computer service activities
yes	0-10	60 Waldegrave Road		Regulation of the activities of providing health care, education, cultural services and other social services, excluding social security
yes	0-10	Orlando House	3 High Street	Management consultancy activities (other than financial management)

Source: Experian 2012.

Note: Names of businesses are suppressed for confidentiality. Excludes some very small businesses.

* Standard Industrial Classification.

3.4 (c) Prior Approvals

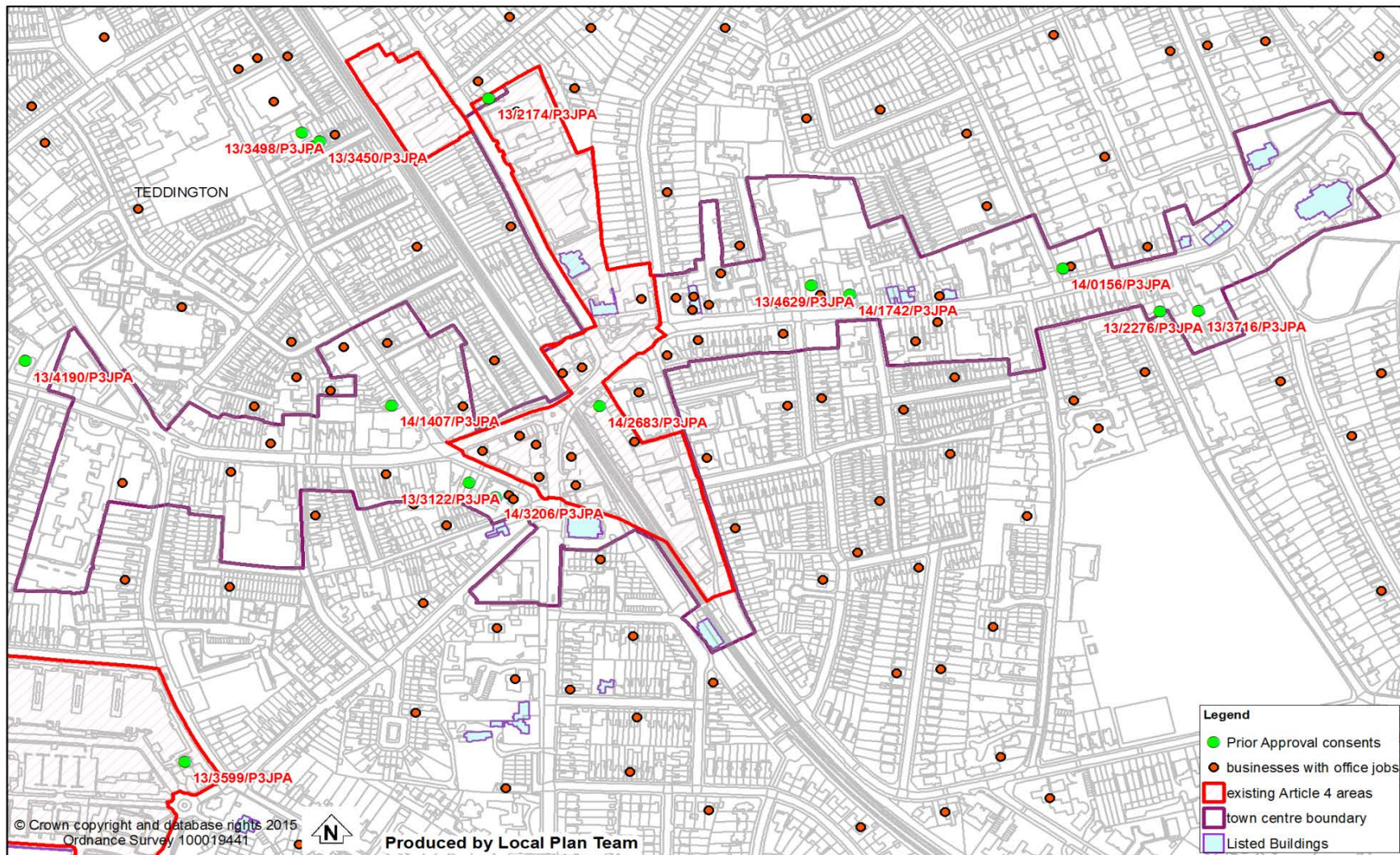
Table 3.4.2: Prior Approvals up to and including March 2015

Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/0156/P3JPA	Teddington	no	127 High Street Teddington TW11 8HH	Change of use of 3 storey + basement B1(a) office use to C3 residential into 4 No. residential units. (1 studio and 3no. 2 bed flats),	280	4	3x 2 bed flats & 1x studio
13/2416/P3JPA	Teddington	no	168 High Street Teddington	Change of use of existing first floor form B1 office use to C3 residential use.	122	1	1x 2 bed flat
14/1407/P3JPA	Teddington	no	1A Church Road Teddington TW11 8PF	Change of use from B1 office use to C3 residential (1x 1 bed unit to ground floor)	41	1	1x 1 bed flat
13/4629/P3JPA*	Teddington	no	53 - 55 High Street Teddington	Conversion of first and second floors from B1 office use to C3 residential (4 x 1 bed flats)	180	1	4x 1 bed flats
14/1742/P3JPA	Teddington	no	63 - 67 High Street Teddington	Change of use from B1 office use to C3 residential use (3 x 2, 1 x 3 bed units)	362	3	1x 3 bed & 2x 2 bed flats
13/3716/P3JPA*	Teddington	no	7 Trinder Mews Teddington TW11 8HY	Change of use from B1 office to C3 residential (2 No. 1-bedroom units)	130	2	2x 1 bed flats
13/3122/P3JPA	Teddington	no	First And Second Floors 10 - 12 The Causeway Teddington TW11 0HE	Change of use from B1 office use to C3 residential use (6 x one and two bed flats)	406	6	2x 2 bed & 4x 1bed flats
13/2276/P3JPA*	Teddington	no	The Courtyard 1 Kingston Lane Teddington TW11 9HL	Change of use from B1 offices to a 4 bed dwelling house with 2 off street parking spaces.	171	1	1x 4 bed house
14/2683/P3JPA	Teddington	Teddington & Waldegrave Rd	2 High Street Teddington TW11 8EW	Change of use of office building (B1) to 8 residential flats (4 x 1 bed and 4 x 2 bed).	395	8	4x 2 bed & 4x 1bed flats
14/3206/P3JPA*	Teddington	Teddington and Waldegrave Rd	16-20 The Causeway Teddington TW11 0HE	Internal alterations to change the use from B1 office to C3 residential (8 x 1 and 2 bed flats)	832	8	5x 2 bed & 3x 1 bed flats
13/2174/P3JPA*	No, adj to Teddington	Teddington and Waldegrave Road	Systems House 68 Waldegrave Road Teddington TW11 8NY	Change of use of ground floor offices to a residential flat including minor alterations and associated works	65	1	1x 2 bed flat
13/4190/P3JPA*	No [just outside TCB]	no, outside Article 4 boundary	Shrewsbury House 16 Hampton Road Teddington	Change of use of office accommodation to 2 x 1 bed flats	102	2	2x 1bed flats
Total					3086	38	

Source: LBRuT applications monitoring.

* developments completed. Source – LBRuT, 2015 Completions Survey

Teddington town centre




Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.4 (d) Summary of office quality assessment

3.4.1 Field analysis of Teddington town centre revealed significant quality office accommodation which had not been protected by the existing Article 4 designations in and around the centre. The majority is occupied or in the case of Livingston House, proposed for redevelopment.

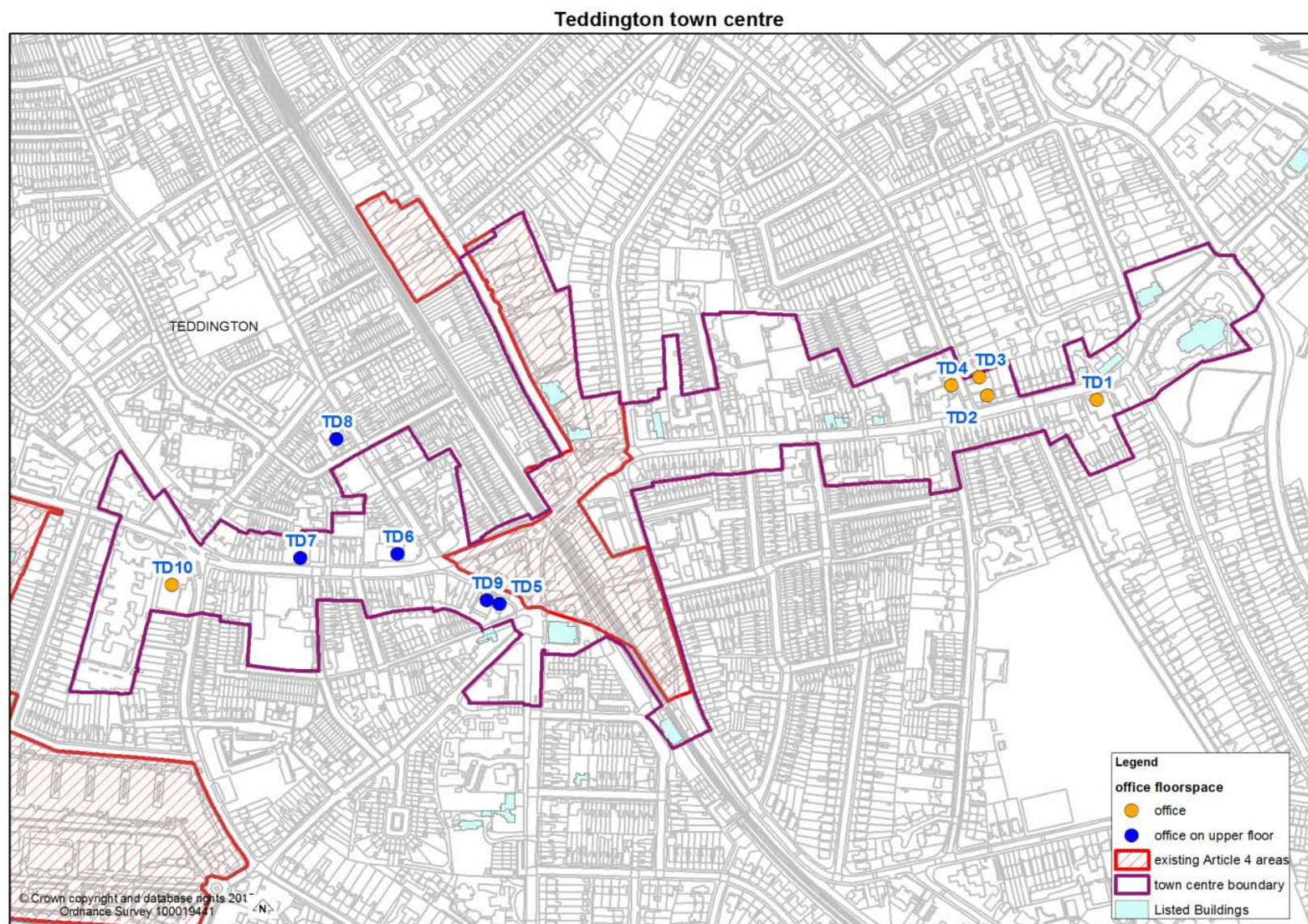
3.4.2 The following table contains a summary of the assessment of office stock. The detail can be found in Appendix A6.

Table: 3.4.3: Summary of Office Stock in Teddington

Ref	Photo & Location	Description	Quality	Vacant
TD1		180 High Street, Thames House 2000s office building 4 storeys Car park behind building	High quality Attractive to business users	No
TD2		127/129/131 High Street C19th century buildings 3 storeys plus attics	High quality Attractive to business users	No
TD3		2A Cambridge Road, Wizard House 1980s 2-storey office building	Fairly new, good quality	No
TD4		Grindley House, 1 Cambridge Road C19th century building 2 storeys;	High quality. Recently repainted	No
TD5		22+24 The Causeway 1970s building 3 storey building	Average-low quality Average attractiveness to businesses	No
TD6		65-67 Broad Street 1980s office building 3 storey building	Average quality Attractive to business users	No
TD7		43 & 45 Broad Street 1970s office building. offices first floor and second floor	Average quality Scaffolding on roof Medium attractiveness to business	No
TD8		25 Church Road offices on first and second floor	Good quality New windows Attractive to business users	No
TD9		16-20 The Causeway 1970s building 3 storeys, 3500sq ft, all vacant.	Poor quality Low attractiveness to businesses High risk of conversion	Yes
TD10		2-6 Queens Road, Livingston House 1980s office building. 3.5 storey office building (vacant), plus 2 storey warehouse at the rear	High quality Proposed school site.	Yes

Source: Local Plan Team

3.4 (e) Mapping of office quality assessment



3.4 (f) Conclusions and Recommendations

3.4.3 Site assessments suggest there are two clusters of offices, one in the High Street and the other on Broad Street (mainly office on upper floors).

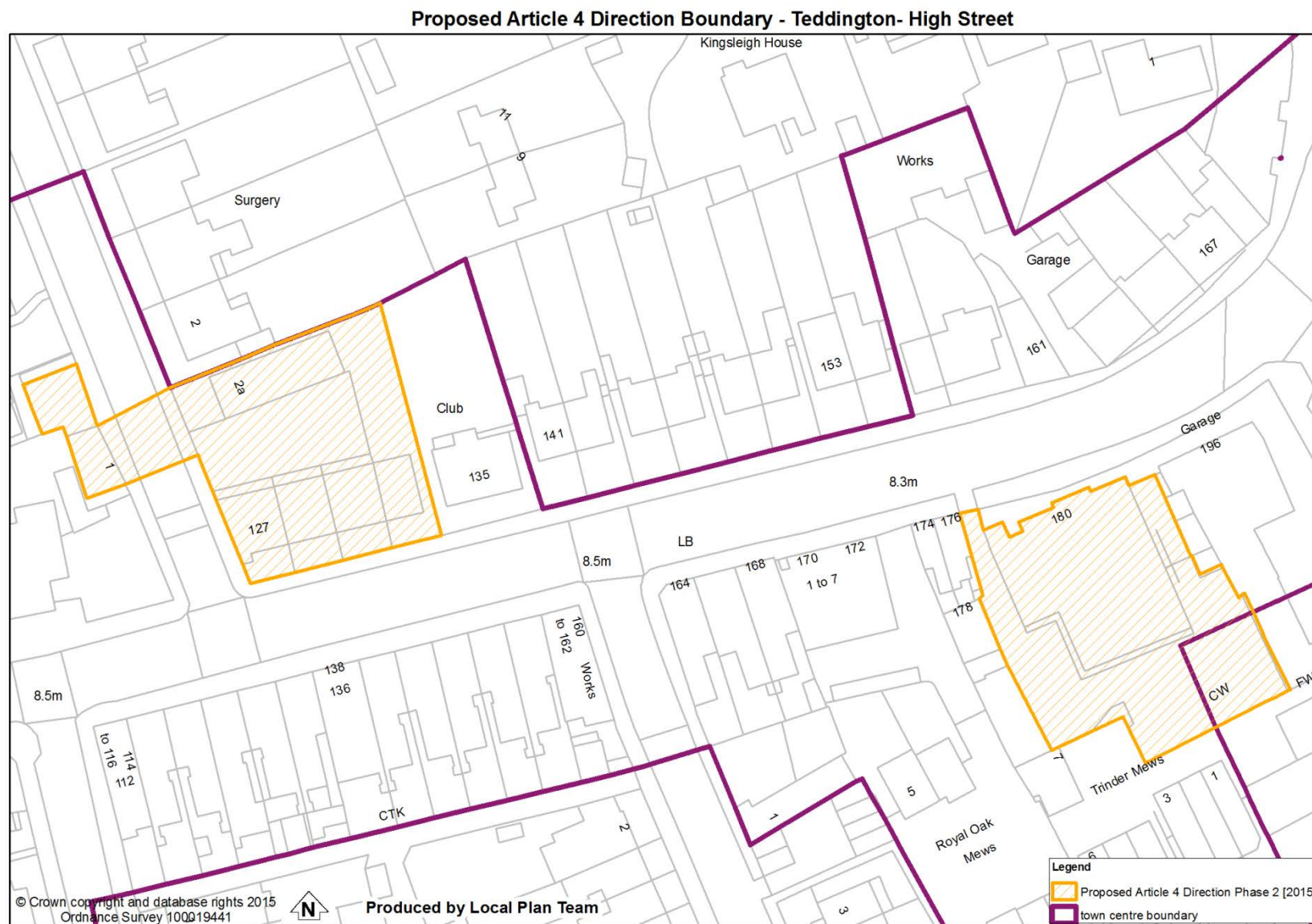
Table 3.4.4: Planning status of sites considered for Article 4 Direction

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
TD1	180 High Street, Thames House	13/3709/FUL	Construction of steel and glass canopy above entrance doors located within a recess of the front elevation. Replacement of existing entrance doors. Lighting to be introduced beneath proposed canopy In addition BC approval for refit in 2013.	granted permission 04-Dec-2013
TD2	127 High Street 129 & 131 – no history	14/0156/P3JPA	Change of use of 3 storey + basement B1(a) office use to C3 residential into 4 No. residential units. (1 studio and 3no. 2 bed flats),	Prior Approval Approved 04-Mar-2014
TD3	2A Cambridge Road, Wizard House	-		
TD4	Grindley House, 1 Cambridge Road	-		
TD6	65-67 Broad Street For 67 Broad St (Teddington House)	15/0584/FUL	Replacement of windows to offices at 1st & 2nd floor level.	In progress
TD7	43 & 45 Broad Street	-		
TD10	Livingston House	15/1257/P3KPA	Use as state funded school for the purpose of Class C.2 (a) ...	In progress.
	The above consent relates to the use of the school for a single academic year.			

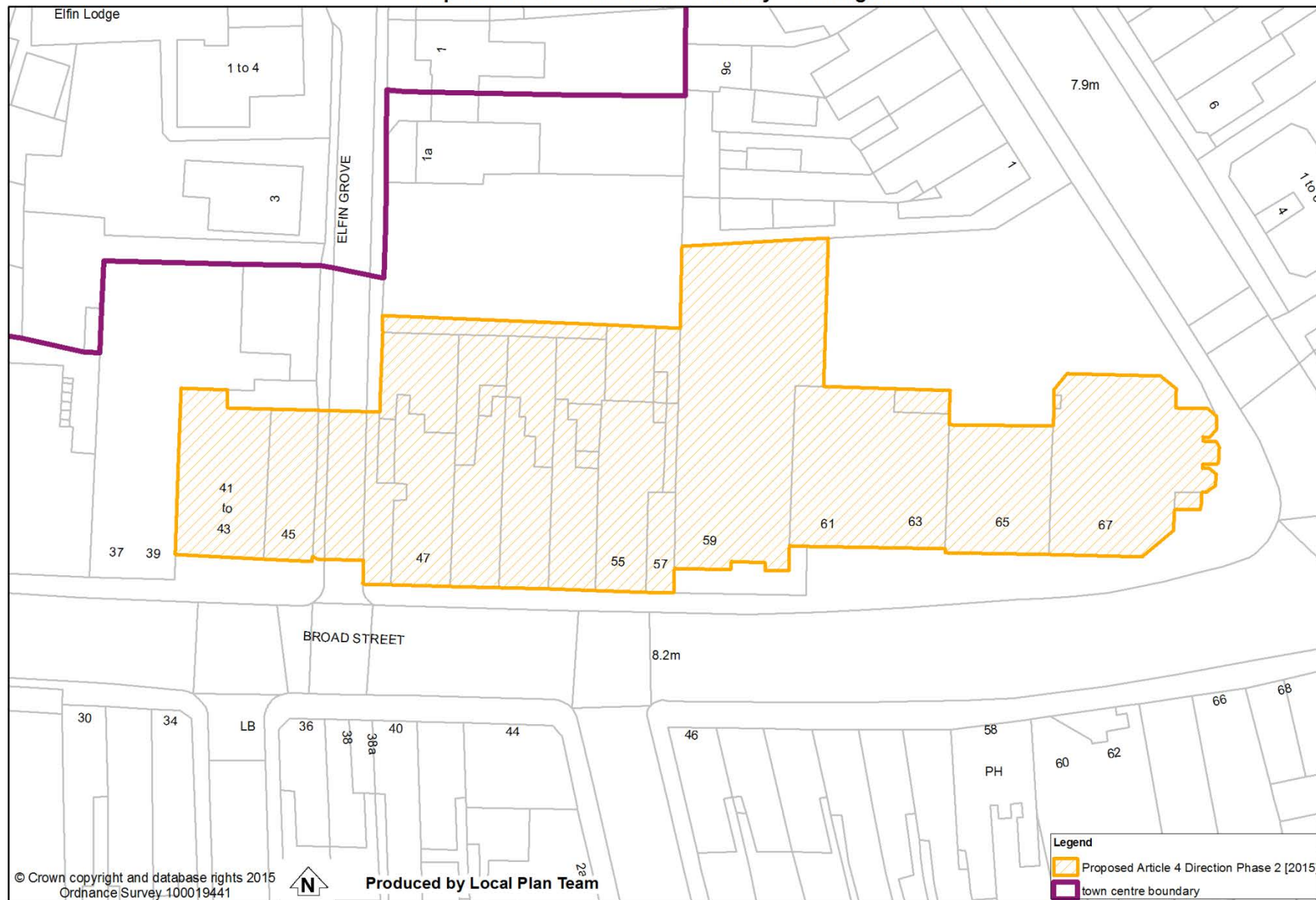
3.4.4 Bearing in mind the planning status of sites, and the quality of the office stock, it is suggested that there is sufficient good quality office accommodation, not covered by the centre's existing Article 4 Direction to warrant:

- An additional tightly drawn boundary around sites TD1 to TD4 in the High Street end of the centre.
- Taking into account consents and the nature of the stock on Broad Street, sites TD6 & TD7 should be included in a separately defined boundary.
- Livingston House is expected to be in educational use and is not therefore proposed for inclusion in an Article 4 Direction

3.4 (g) Proposed Article 4 Direction boundary



Proposed Article 4 Direction Boundary - Teddington - Broad Street



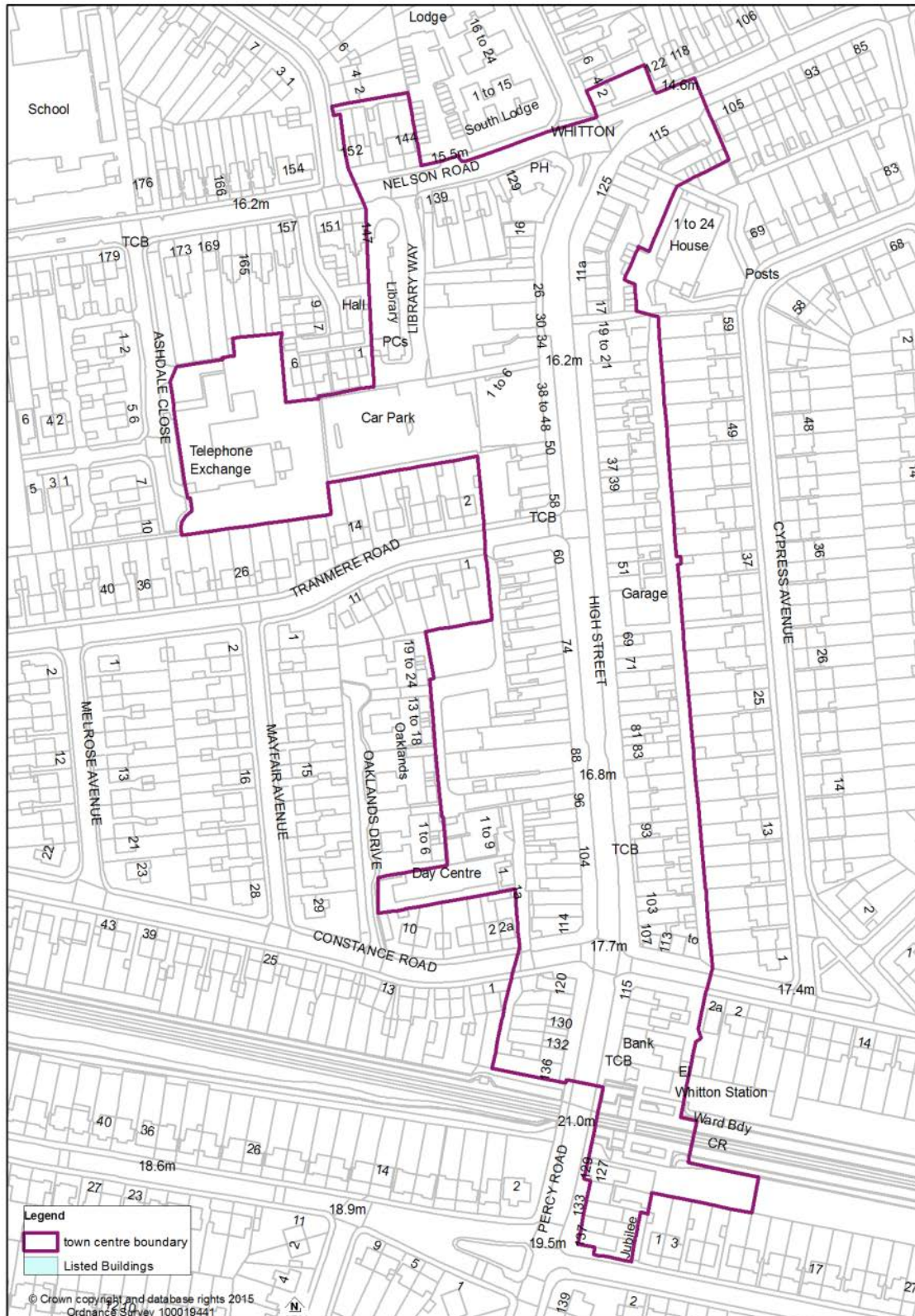
3.5 Whitton

3.5 (a) Area Information

Name of Centre/Survey area:	Whitton town centre
Time and Date of Survey	12 th February 2015
General Mix of Uses in the Centre	<p>More information on Whitton district centre can be found on the Council's website: http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf</p> <p>The London Plan defines Whitton as a district centre, as such its main purpose is to provide convenience goods and services to local communities. It is considered as a suitable location for "medium growth" (policy A2.6)¹, i.e. a "town centre(s) with moderate levels of demand for retail, leisure or office floorspace and with physical and public transport capacity to accommodate it."</p> <p>The Village Plan describes Whitton as a self-contained town with a unique 1930s village atmosphere. This includes protecting its unique architecture, within and external of the high street, and enabling village events such as a market or regular cultural events</p>
PTAL level	The majority of the centre has a PTAL rating within the following range 10.01 – 15.00 and is described as Moderate, despite the presence of the BR station
Type of Centre / Definition in Development Plan	District centre

¹ However, it is acknowledged that such categorisations are indicative and refer to the broad potential for the whole centre and not individual sites.

Whitton town centre



Maps produced by LBRuT Local Plan Team

3.6 (b) Office employment

Table 3.6.1 showing businesses with 5 or more office jobs within a 50 metre buffer of Whitton High Street

Office jobs	Address		SIC *2007 Description
0-10	Bank Chambers	High Street	Solicitors
0-10	137 Percy Road		Banks
0-10	131 Percy Road		Real estate agencies
0-10	Fourways House	121 Nelson Road	Buying and selling of own real estate
0-10	72 High Street		Banks
0-10	115 High Street		Real estate agencies
0-10	130 High Street		Real estate agencies
0-10	Minster House	126a High Street	Accounting, and auditing activities
0-10	123 High Street		Banks
0-10	114 High Street		Banks
0-10	129 Percy Road		Real estate agencies
0-10	79 Cypress Avenue		Other monetary intermediation
0-10	A 113 High Street		Financial management
0-10	Bank Chambers	High Street	Buying and selling of own real estate
0-10	115b High Street		Translation and interpretation activities

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.6 (c) Prior Approvals

3.6.1 There have been no prior approvals granted within this district centre since the change in legislation was made.

3.6 (d) Summary of office quality assessment

3.6.2 Field analysis of Whitton town centre reveals that there is little office floorspace present. A significant amount of office employment is in A2 use as estate agents.

3.6 (e) Conclusions and Recommendations

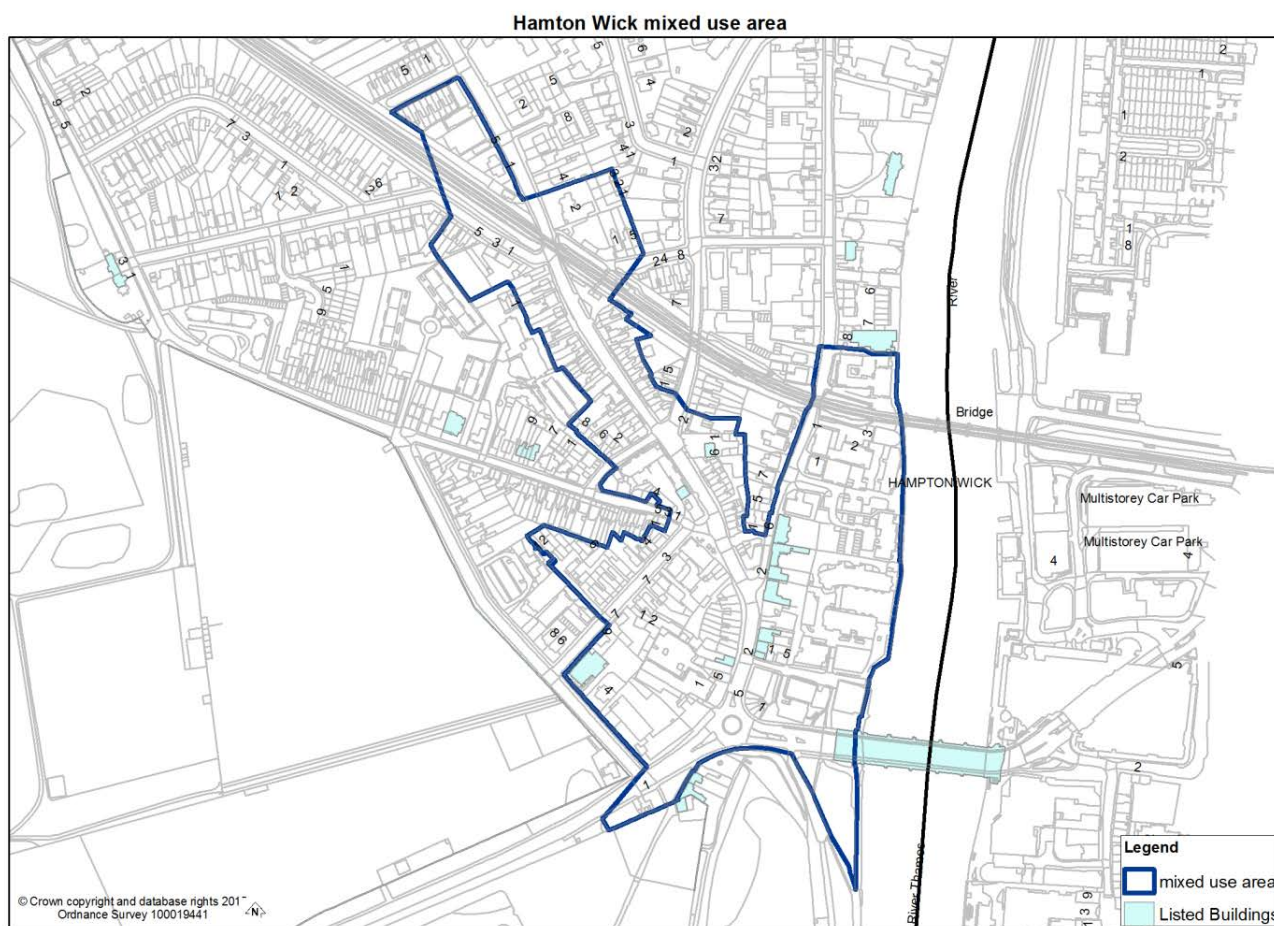
3.6.3 The field exercise reveals little office employment in the High Street. Although the Experian data suggested this to be the case, as Whitton is defined as a district centre in the borough's hierarchy of centres, a field assessment was considered necessary in the interests of thoroughness.

3.6.4 Clearly, an Article 4 designation is not warranted in this case.

3.6 Hampton Wick

3.6 (a) Area Information

Name of Centre/Survey area:	Hampton Wick
Time and Date of Survey	17 th Feb 2015
General Mix of Uses in the Centre	A small neighbourhood centre adjacent to Kingston Bridge and thus within walking distance of Kingston Metropolitan centre with an extensive range of shops and services. Hampton Wick has a limited convenience shopping function and some specialist shopping especially in the dedicated running & cycling sectors. It has a notable amount of office floor space.
PTAL level	The southern half of the centre has a PTAL rating within a range of 15.01 – 20.00 and is described as Good, with the remainder of the centre described as moderate, within the 10.01 – 15.00 range.
Type of Centre / Definition in Development Plan	neighbourhood centre



Source: Local Plan Team

3.6 (b) Office employment

Table 3.6.1 showing businesses with office employees of 5 or more within a 50 metre buffer of Hampton Wick Area of Mixed Use

Office jobs	Address		SIC *2007 Description
50-199	6 Lower Teddington Road		Advertising agencies
50-199	8 Lower Teddington Road		Advertising agencies
11-49	Riverside	8 Lower Teddington Road	Quantity surveying activities
11-49	7 St Johns Mews	St Johns Road	Other information technology and computer service activities
11-49	Bermuda House	45 High Street	Accounting, and auditing activities
11-49	1 Old Bridge Street		Solicitors
11-49	Spinnaker Court	Unit 1b Becketts Wharf	Advertising agencies
11-49	1 Park Road		Accounting, and auditing activities
11-49	2 Upper Teddington Road		Management consultancy activities (other than financial management)
0-10	Riverview House	20 Old Bridge Street	Other information technology and computer service activities
0-10	North Wing Burgoine House	8 Lower Teddington Road	Letting and operating of own or leased real estate (other than Housing Association real estate and
0-10	8 Lower Teddington Road		Management consultancy activities (other than financial management)
0-10	Wickham House	2 Upper Teddington Road	Other information technology and computer service activities
0-10	12 High Street		Motion picture, video and television programme production activities
0-10	Burgoine Quay	8 Lower Teddington Road	Business and other management consultancy activities
0-10	13 Lower Teddington Road		Activities of religious organisations
0-10	Unit 1	13 St Johns Road	Other information technology and computer service activities
0-10	Riverview House	20 Old Bridge Street	Other information technology and computer service activities
0-10	60 High Street		Architectural activities
0-10	2nd Floor Bank House	High Street	Banks
0-10	Becketts Wharf	Lower Teddington Road	Urban planning and landscape architectural activities
0-10	40 Park Road		Management consultancy activities (other than financial management)
0-10	Wickham House	2 Upper Teddington Road	Quantity surveying activities

Source: © Experian 2012.

Note: Names of businesses are suppressed for confidentiality.

* Standard Industrial Classification.

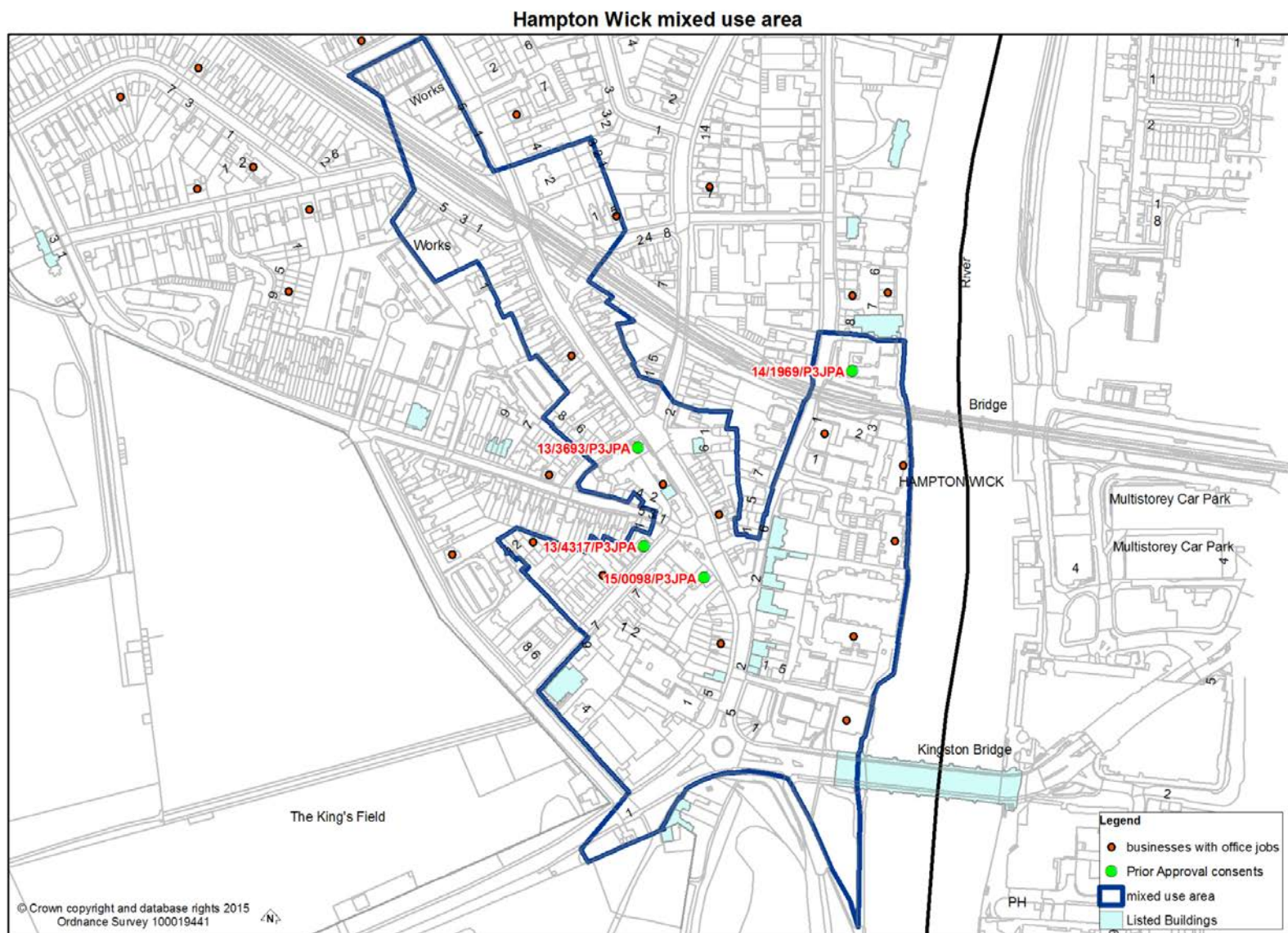
3.6 (c) Prior Approvals

Table 3.6.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/4317/P3JPA	Hampton Wick	no	2 St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	Change of use from office use (B1) to residential (C3) - 4-bedroom house.	129	1	1x 4bed house
14/1969/P3JPA	Hampton Wick	no	Burgoine Quay 8 Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4ER	Change of use of 3 upper floors from B1 office use to C3 residential use (16 residential units)	1144	16	3x 3bed, 11x 2bed & 2x1bed flats
[13/2476/P3JPA superseded] 15/0098/P3JPA*	Hampton Wick	no	33 High Street Hampton Wick Kingston Upon Thames KT1 4DA	Change of use from B1 office use to C3 residential (single dwelling)	90	1	1x2 bed house
13/3693/P3JPA	Hampton Wick,	no	Brentham House And Bermuda House High Street Hampton Wick	Change of use from B1 office use to Residential. (maximum of a mix of 22 one and two bed units)	2000	22	Mix 2bed & 1bed flats
Total					3363	40	

Source: LBRuT applications monitoring.

* Completed. Source: LBRuT, 2015 Completions Survey



Source: Maps produced by LBRuT Local Plan Team










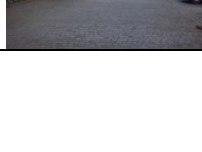
Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.








3.6 (d) Summary of office quality assessment

3.6.1 Field analysis of Hampton Wick revealed significant quality office accommodation worthy of protection and hence introduction of an Article 4 Direction. Much is located on Lower Teddington Road which is considered very high/ high quality accommodation. The following table and maps show the location of office floorspace.

3.6.2 The following table contains a summary of the assessment of office stock. The detail can be found in Appendix A7.

Table 3.6.3: Summary of Office Stock in Hampton Wick

Ref	Photo	Location	Description	Quality	Vacant
HW1		1-3 High Street	1900s 4 storey office	Good condition. Attractive to business users.	No
HW2		2 & 4 High Street	3 storey early c18th Listed	Average	No
HW3		14 & 16 High Street	2-3 storeys, partly above fish & chip shop	High/Medium	No
HW4		1-5 Old Bridge Street	2-3 storeys	Average	No
HW5		20 Old Bridge Street, Riverview House	Modern self-contained 3 storey office building facing river	Very high	No
HW6		17 Marina Place	2000s office building at the rear of site 3 storeys	High	No
HW7		6A Lower Teddington Road	1980s office building 3 storeys	High	No
HW8		Becketts Place, The Boat House	1980s office building facing river	High	No
HW9		1 Becketts Place	1980s office building	High	No
HW10		3 Becketts Wharf	1920/1930s building facing the river BTM	High	No

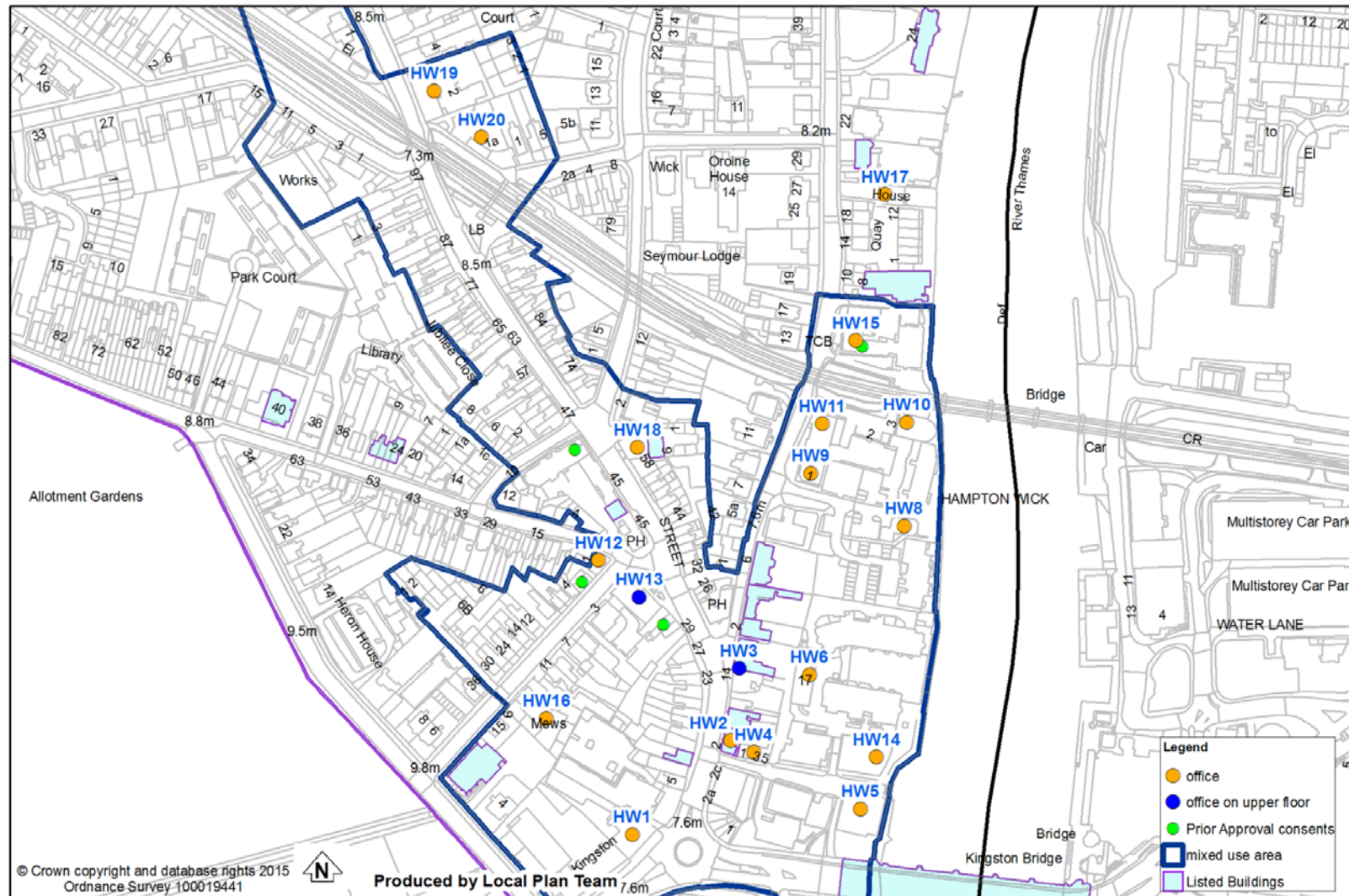
Ref	Photo	Location	Description	Quality	Vacant
HW11		1 Becketts Wharf	2000s office building adjacent to railway	High	No
HW12		1 Park Road	C19 corner building. 2 storey. BTM	High	No
HW13		37-43 High Street	1-2 storey offices above bike shop. In association with – ancillary	High	No
HW14		60-61 Marina Place	2000s office building partly facing river 3 storeys + probably GF of no 44-59.	High	Yes
HW18		Navigator House, 60 High Street	Serviced office. Listed	Fair	No
HW15		8A Lower Teddington Road, Burgoine House/Quay	1980s U-shaped office building Prior approval consent. See Table above	High	Yes
HW16		St Johns Mews	Seven 1980s mews buildings Live work units or can be used for wholly B1. Unit 6 – has permission for dentist Unit 7- wholly B1.	High	Yes
HW17		Imperial House & Old Malt House, 18 Lower Teddington Road	Conversion of former works to offices extending back from road. BTM	Good	Yes
HW19		Wickham House, 2 Upper Teddington Road		Average	?
HW20*		The Sidings, 1 Station Road	New build. Mixed use development with 471m2 office on GF	Very high	Yes {under offer}

Source: Local Plan Team

* Photo © Snellers Commercial

3.6 (e) Mapping of office quality assessment

Hampton Wick AMU office stock



3.6 (f) Conclusions and Recommendations

3.6.3 It is suggested that there is sufficient quality office accommodation to warrant the introduction of an Article 4 Direction in parts of the centre.

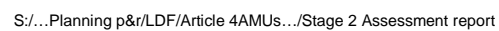
Planning status of sites considered for Article 4 Direction

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
HW1	1-3 High Street	Related: (rear of) 13/0769/VRC	Change of Use from warehouse to a D1 Church Hall associated with St Johns Church only for uses : Church Activities: Sunday School for children/ youth groups/training courses/meetings and receptions and Local Community Use: eg, students at Kingston Bridge House/social gatherings/ meetings Residents Association meetings/exhibitions. (VARIATION OF CONDITION U38293 TO ALLOW FOR PERMANENT CHANGE OF USE) Mums and Toddler groups	granted permission 29-Apr-2013
HW3	14 High St	-		
HW4	1-5 Old Bridge Street	-		
HW5	20 Old Bridge Street, Riverview House	[BC records- permission for office refurbishment 2010]		
HW6	17 Marina Place	15/0158/EN/UBW	Solar panels - intolerable glare	Case Closed Closed date: 08-Apr-2015
HW7	6A Lower Teddington Road	-		
HW8	Becketts Place (Charles Beckett House)	-		
HW9	1 Becketts Place	First Floor: 11/3952/ES191	Establish use as B1(a) Offices	granted permission 13-Jan-2012
HW10	3 Becketts Wharf			
HW11	1 Becketts Wharf	-		
HW14	60-61 Marina Place	-		
HW15	8A Lower Teddington Road, Burgoine House/Quay	14/1969/P3JPA	Change of use of 3 upper floors from B1 office use to C3 residential use (16 residential units) Permission relates to conversion of FF & SF. Retains GF.	Prior Approval Approved 17-Jul-2014
	Burgoine House related. [Listed Building].	12/0427/FUL	Conversion of existing office space to two flats	granted permission 12-Feb-2013
HW16	St Johns Mews	Unit 6: 15/0615/PS192	Use of property as a Dentist (without being contrary to condition attached to permission 03/0522/COU	granted permission 21-Apr-2015
HW17	Imperial House & Old Malt House, 18 Lower Teddington Rd	-		
HW18	Wickham House, 2 Upper Teddington Rd	14/1981/FUL	Redevelopment of front and rear sections of property to incorporate two previously approved schemes for demolition of existing single storey building and erection of two storey office building with associated car parking	granted permission 24-Jul-2014
HW19	The Sidings, 1 Upper Teddington Road	07/1157/FUL	Mixed use development comprising 471m3 ground floor commercial use (use class B1), 8 x 1 bed and 1 x 2 bed apartments with ancillary site improvements, landscaping and onsite car parking	refused permission 16-Jul-2007. Appeal allowed on 17-Jun-2008

Source: Planning Department

- 3.6.7 On balance, taking into the quality & size of the stock it is proposed to take forward an Article 4 Direction for Hampton Wick using as its basis the AMU boundary to capture office stock to the east of the High Street with a minor extension to include Imperial House on Upper Teddington Road and St John's Mews.

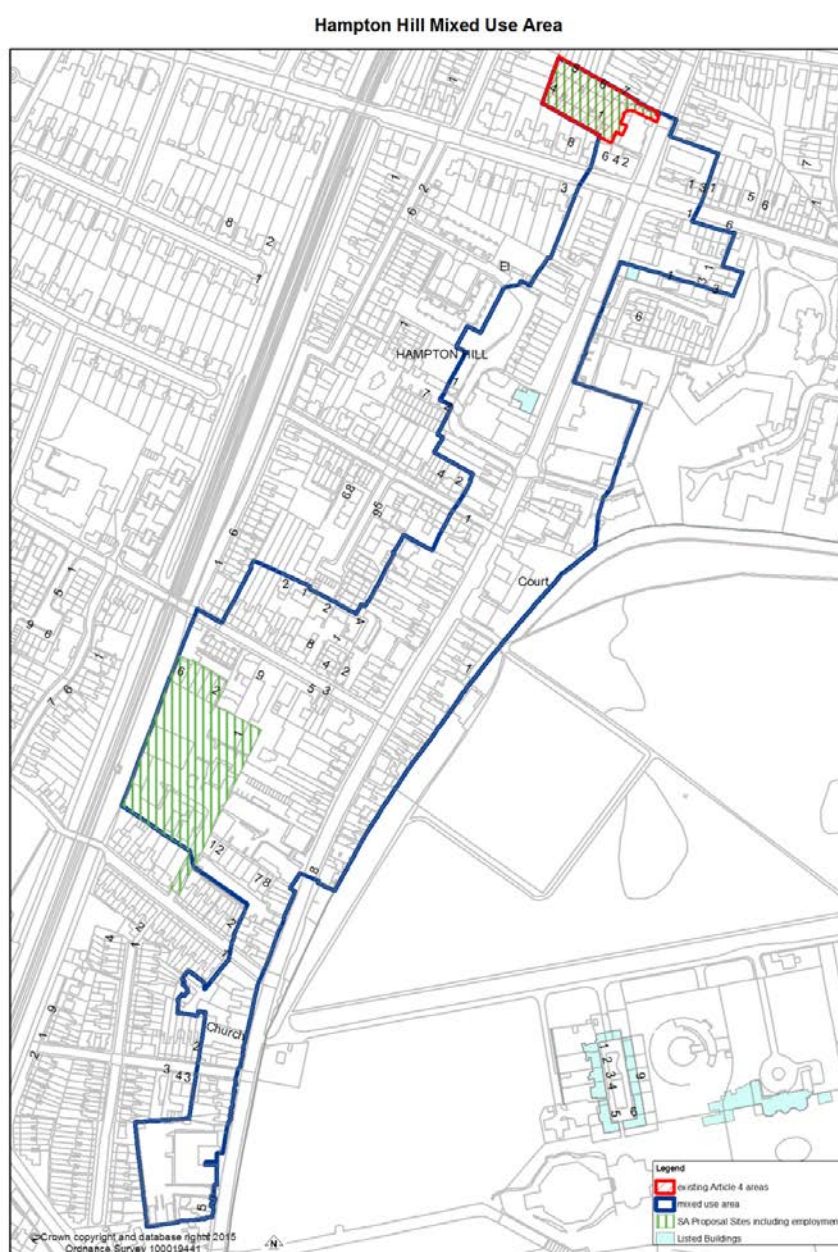
Proposed Article 4 Direction boundary - Hampton Wick



3.7 Hampton Hill

3.7 (a) Area Information

Name of Centre/Survey area:	Hampton Hill
Time and Date of Survey	17 th Feb 2015
General Mix of Uses in the Centre	Hampton Hill is a local centre in the borough town centre hierarchy. It has a reasonable convenience shopping function with several of the food retailers represented via smaller format stores. It has some specialist shopping and a theatre as part of its cultural offer. A £1.8 million programme for High Street improvements is in place ¹ . Consultation on the scope is currently taking place.
PTAL level	(2) 5.01 – 10.00 "Poor"
Type of Centre / Definition in Development Plan	local centre



¹ http://www.richmond.gov.uk/the_hamptons_uplift

3.7 (b) Office employment

Table 3.7.1 showing businesses with 5 or more office employees within a 50 metre buffer of Hampton Hill Area of Mixed Use

Office jobs	Address		SIC *2007 Description
200+	Garrick House	161 High Street	Non-life insurance
200+		161 High Street	Non-life insurance
50-199	Clarence House	165-167 High Street	Banks
50-199	Network House	15 High Street	Engineering related scientific and technical consulting activities** See PN consent
11-49	219 High Street		Other information technology and computer service activities
11-49	Upper Floor, Central House	124 High Street	Activities of credit bureaus
11-49	161 High Street		Non-life insurance
11-49	2 Archer Mews		Business and other management consultancy activities
11-49	A 113-119 High Street		Activities of conference organizers
11-49	Garrick House	161 High Street	Non-life insurance
0-10	1a-3a	Holly Road	Architectural activities
0-10	118 High Street		Real estate agencies
0-10	219 High Street		Other information technology and computer service activities
0-10	5 New Broadway		Accounting, and auditing activities
0-10	Burnham House, Archer Mews	6 Windmill Road	Letting and operating of own or leased real estate (other than Housing Association real estate and
0-10	1 Archer Mews		Other professional, scientific and technical activities (not including environmental consultancy or quantity surveying) n.e.c.
0-10	Network House	15 High Street	Letting and operating of own or leased real estate (other than Housing Association real estate and
0-10	Unit 5	53 High Street	Specialised design activities
0-10	8 The Mews	53 High Street	Other business support service activities n.e.c.
0-10	5a Hampton Road	Hampton Hill	Other business support service activities n.e.c.
0-10	Taylor Close		Other information technology and computer service activities
0-10	Central House/124 High Street	Hampton Hill	Real estate agencies
0-10	120 High Street		Specialised design activities
0-10	20 Cross Street		Specialised design activities
0-10	Network House	15 High Street	Television programming and broadcasting activities
0-10	8 The Mews	53 High Street	Other activities auxiliary to insurance and pension funding
0-10	141 High Street		Real estate agencies
0-10	197-201 High Street		Real estate agencies

Office jobs	Address		SIC *2007 Description
0-10	44 High Street	Hampton Hill	Other activities auxiliary to insurance and pension funding
0-10	62a High Street	Hampton Hill	Accounting, and auditing activities
0-10	Fmb House	6 Windmill Road	Business and other management consultancy activities

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.7 (c) Prior Approvals

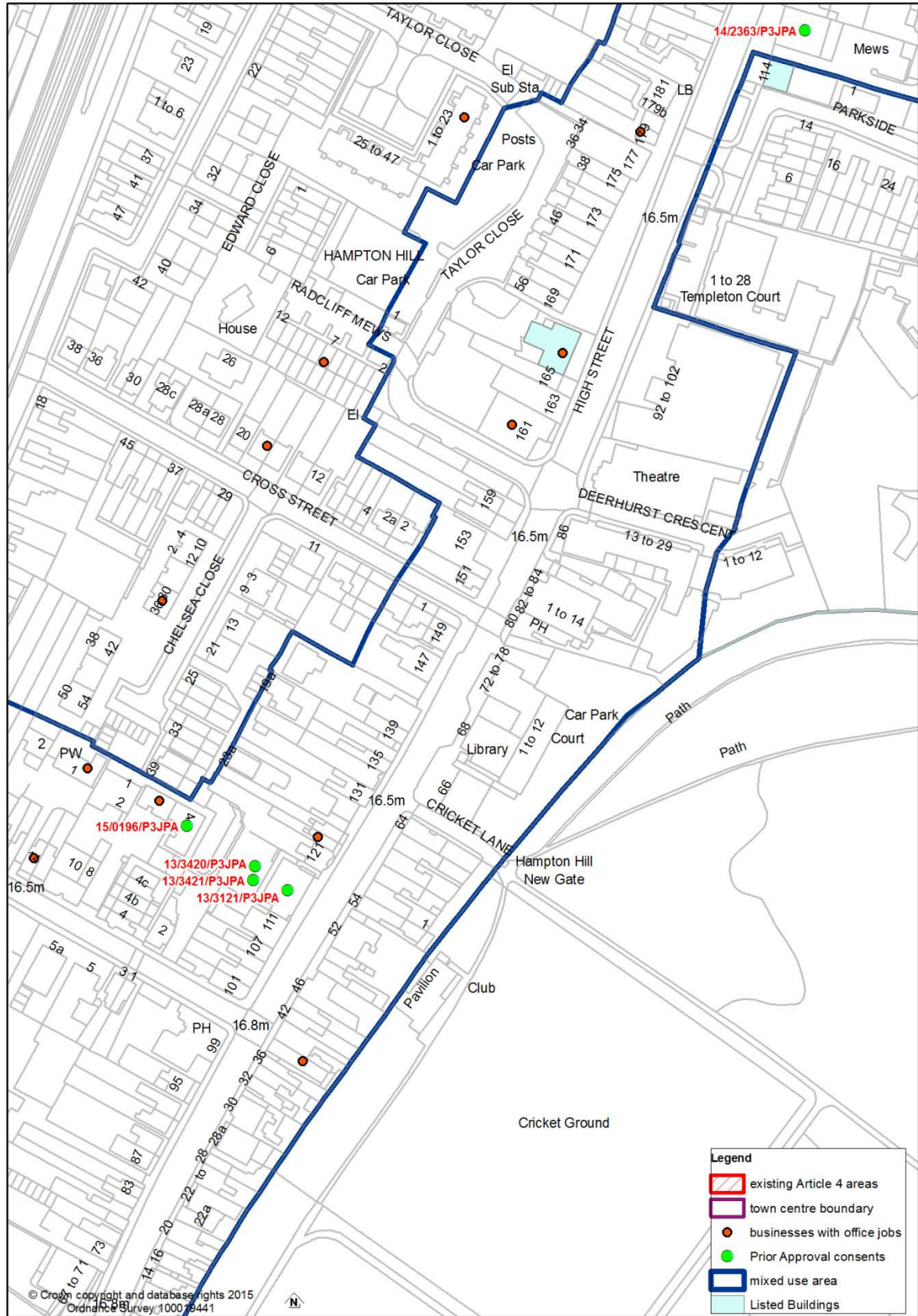
Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/3121/P3JPA	Yes	no	113 - 119 High Street Hampton Hill TW12 1NJ	Change of use of ground and first floor B1 offices to C3 residential use (6 self-contained flats)	325	6	6x 1bed flats
13/3552/P3JPA*	Yes	no	Network House, 15 High Street Hampton Hill Hampton TW12 1NB	Change of use from B1 office use to C3 residential (a maximum of 18 x 1-bed and 2-bedroom flats).	2200	17	1&2 bed flats
13/3421/P3JPA*	Yes	no	7 Windlesham Mews Hampton Hill Hampton TW12 1RU	Change of use from B1 office to C3 residential use	60	1	1x 1bed flat
13/3420/P3JPA	Yes	no	8 Windlesham Mews Hampton Hill Hampton TW12 1RU	Change of use from B1 office to C3 residential use	60	1	1x 1bed flat
14/2363/P3JPA	Yes	no	Prince House 116 High Street Hampton Hill Hampton TW12 1NT	Conversion of ground and first floor from B1 office use to C3 residential use (5 residential units)	420	5	4x 2bed & 1x1bed flats
14/1973/P3JPA	Yes	no	The Gate House 51 High Street Hampton Hill Hampton TW12 1NH	Change of use from B1 office use to C3 residential (two x two bed residential units)	110	2	2x 2bed flats
14/2924/P3JPA	Yes	no	Unit 6 53 High Street Hampton Hill	Change of use from offices (B1a) to (C3) residential ...	200	3	2x 2bed & 1x 1bed flats
14/0870/P3JPA*	Yes	no	Unit 8 The Mews 53 High Street Hampton Hill Hampton TW12 1ND	Change of use from B1 office use to C3 residential use (2 x 1 bed, 1 x 2 bed units)	197	3	2x 2bed & 1x 2bed flats
13/2264/P3JPA*	Yes	no	Units 1 And 2 The Mews 53 High Street Hampton Hill Hampton TW12 1ND	Proposed change of use from B1 Office use to C3 Residential use (7 Flats consisting of 4 No.1 Bed, 1 No.2 Bed and 2 No.3 bedroom flats).	495	7	2x 3bed 1x 2bed and 4x 1bed flats
14/4076/P3JPA*	Yes	no	Unit 3 53 High Street Hampton Hill	Change of use from B1 office use to C3 residential use (3 x 2 bed flats)	225	3	3x 2bed flats
14/5122/P3JPA	Yes	no	Unit 5 53 High Street Hampton Hill	Change of use of the first and second floors of the office building (Use Class B1: Business) to one x two and one x one bed residential units	160	2	1x 2bed & 1x 1bed flats

Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
				(Use Class C3: Dwelling Houses).			
15/0196/P3JPA*	Yes	no	Burnham House 4 Archer Mews Hampton Hill Hampton TW12 1RN	Change of use of B1 officer space to C3 residential use (4 no. self-contained units)	240	4	1x 2 bed & 3x 1bed flats
14/2974/P3JPA	No adjacent	no	The Glasshouse 5A Hampton Road Hampton Hill	Change of use from B1 office use to C3 residential use as a single family four bed dwelling house	232	1	1x 4bed bungalow
14/2113/P3JPA	no, east of AMU	no	107 Hampton Road Hampton Hill Hampton TW12 1JQ	Change of use from B1 office use to C3 residential (2 x 1 bed units)	55	1	1x 1bed flat
Total					4974	56	

Source: LBRuT applications monitoring.

* subsequent application 15/2746/GPD15 approved Aug 2015

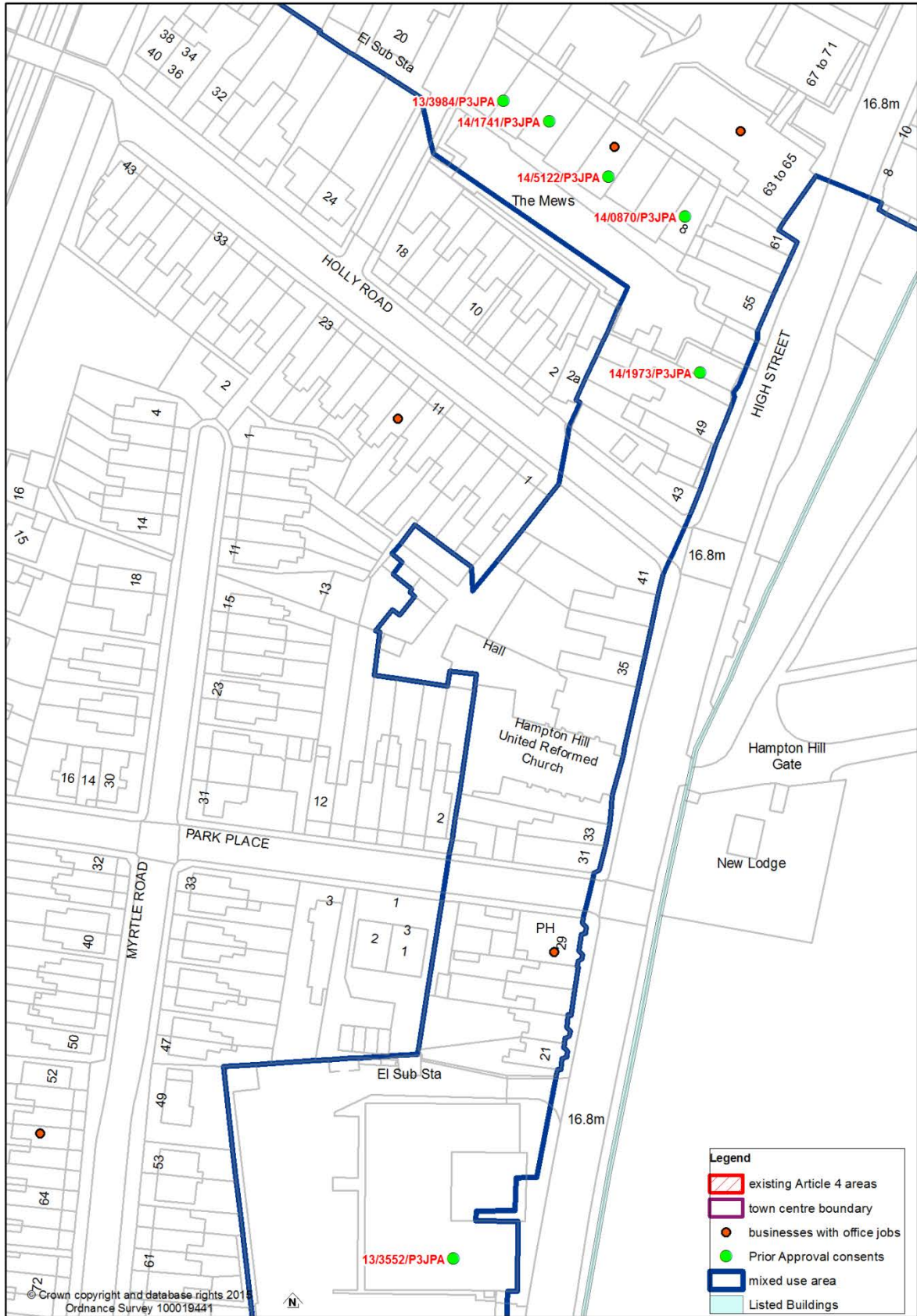
High Street, Hampton Hill Area of Mixed Use (north)



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace. For example 161 High Street has 3 businesses registered all of which have 100 employees or above. They are unlikely to all be employed on site.

High Street, Hampton Hill Area of Mixed Use (south)














Source: Maps produced by LBRuT Local Plan Team







3.7 (d) Summary of office quality assessment

3.7.1 Field analysis of Hampton Hill local centre revealed significant quality office accommodation worthy of protection to the north of the centre. The following table and maps show the location of office stock.

3.7.2 The following Table contains a summary of the assessment of office stock. The detail can be found in Appendix A8.

Table 3.7.3: Summary of Office Stock in Hampton Hill

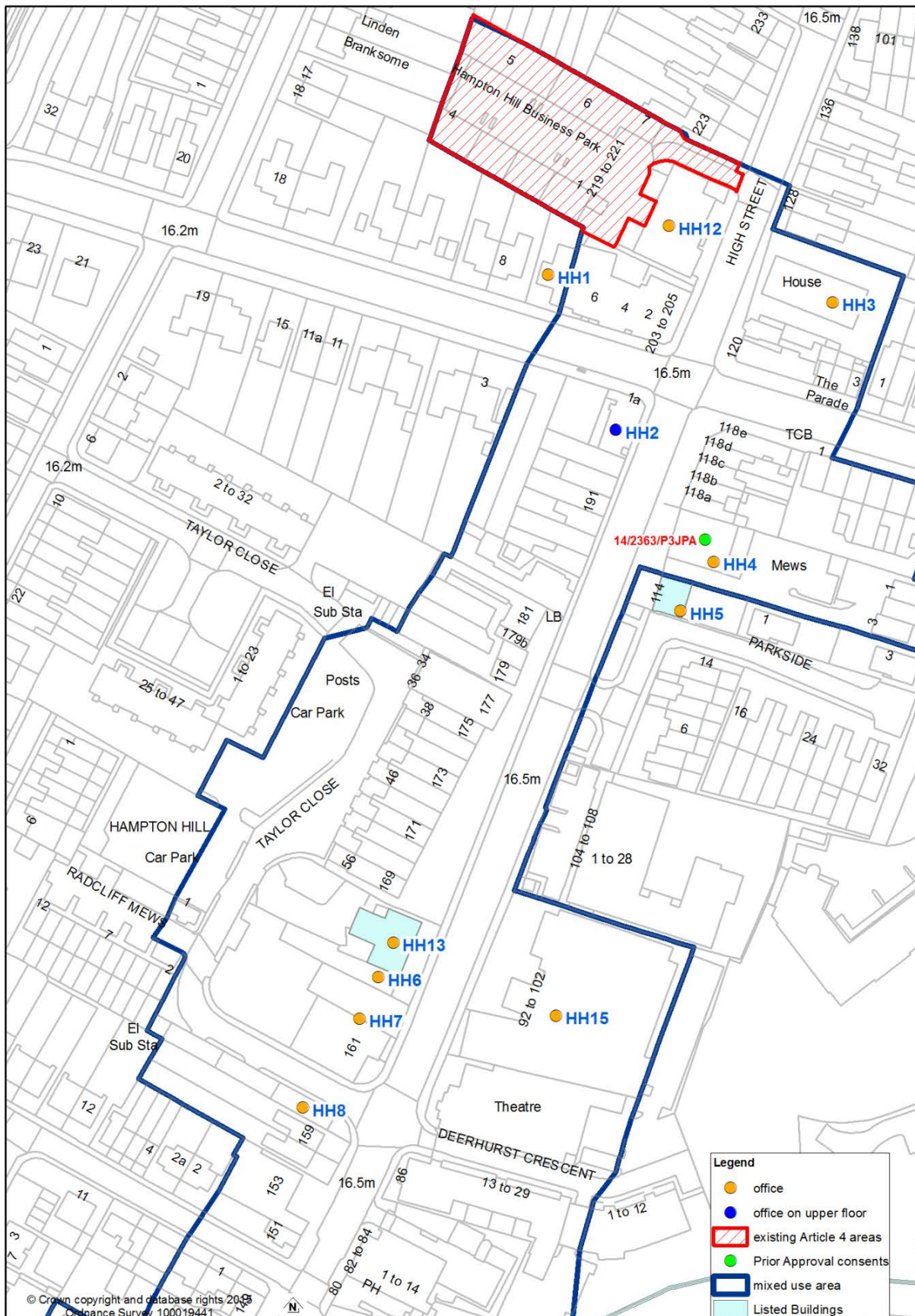
Ref	Photo	Location	Description	Quality	Vacant
HH1		6a Park Road	1990s office building 3 storeys	Good	No
HH2		197-201 High Street, Welcome House	1980s office building 1 storey office above estate agent with two residential floors above	Good	No
HH3		124 High Street, Central House	1920/1930s deep building. 2 storeys.	Good	No
HH4		116 High Street, Thames House	1980s office building Prior Approval consent. Completed. See Table above	Good	No
HH5		114 High Street	C19 buildings Listed	Good	No
HH6		165 High Street	1980s office building	Good	No
HH7		161-163 High Street	Two C19 and one 1980s building	Average	No
HH8		159a High Street, Mega House	1980s office building	Good	No
HH9		53 High Street, 4+5+7 The Mews	1990s mixed use office/residential development. 2-3 storeys facing car park. Unit 5 has Prior Approval consent Units 1, 2, 3, 7 & 8 completed.	Good	No
HH10		46 High Street, Concord House	1980s buildings. 2 storeys	Good	No
HH11		Holly Road, St Clare House	1970s office building at entrance to light industrial park	Average	No

Ref	Photo	Location	Description	Quality	Vacant
HH12		209-217 High Street	Modern HQ office building	Good	Yes
HH13		167 High Street	C19 building with 1990s extension Listed	Good	Yes
HH14		113-119 High Street	1970s office building. 3 storeys Prior Approval consent. See Table above.	Poor	Yes
HH15		92-102 High Street	Modern mixed use building	Good	Yes
HH16		63-71 High Street	Two 1970s office buildings	Average	Yes
HH17		Archer Mews, Hampton Hill	Medium sized, two storey, mews style office block dating from the 1990s/80s. See Table above for PA consents 13/3421/PJ3PA & 13/3420/PJ3PA completed	Good.	No

Source: LBRuT Planning applications monitoring

3.7 (e) Mapping of office quality assessment

High Street, Hampton Hill Area of Mixed Use (north)





3.7 (f) Conclusions and Recommendations

- 3.7.3 The office accommodation falls into two main categories: large office blocks fronting the high street and mews developments behind the high street, particularly to the south of the centre. An Article 4 Direction already exists to the north of the High Street covering Hampton Hill Business Park.
- 3.7.4 It is suggested that there is sufficient quality office accommodation to warrant a sizable extension to the existing Article 4 taking the AMU boundary as its basis. It would include an area to the north of the centre incorporating properties with the following references: HH 12, HH1, HH3, HH4 (albeit that consent has been granted), HH15, HH6, HH7 & HH8. The proposed boundary includes the offices of the major employers in the centre. This stock is predominantly assessed as good quality accommodation.
- 3.7.5 To the south of the centre much of the office stock already has consent for conversion, notably the Mews to the rear of 53 High Street. It is considered that a further designation is not warranted here currently. The Council will monitor the implementation of prior approval consents.

Table 3.7.4 Planning status of sites considered for Article 4 Direction

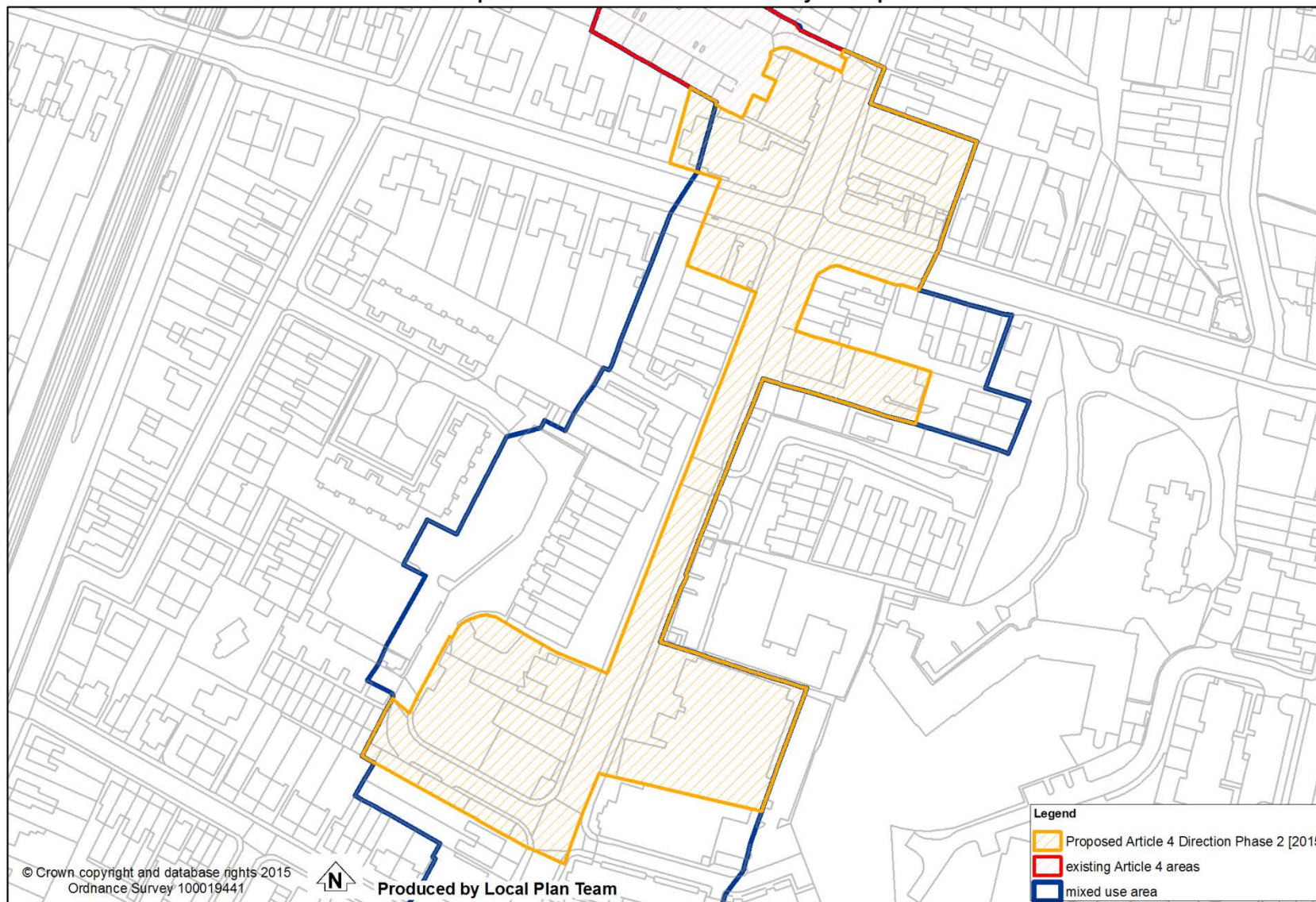
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
HH1	6a Park Road	-		
HH2	197-201 High Street	-		
HH3	124 High Street, Central House	BC – FF	office refurbished in 2009	
HH6	165 High Street	-		

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
HH7	161-163 High St	97/2701	Retention Of Exterior Of Front Building And Demolition Of Single Storey Workshop To Rear Of 163 High Street. Construction Of Part 3 Storey Extension To No. 161 & 163 High Street, Extension To Car Parking Area.	granted permission 18-Feb-1998
HH8	159a High St	-		
HH9	53 High Street, 4+5+7 The Mews	See prior approvals table. Only units 4 & 7 remain without consent		
HH10	46 High Street, Concord House	85/1070	Use of ground floor garage and flat as showroom/reception room and offices, and erection of two storey front extension to replace single storey structure. (Continuation of use without complying with condition b of consent Ref: 81/0464).	refused permission 13-Sep-1985. Appeal allowed on 09-Dec-1986
HH11	Holly Road, St Clare House	-		
HH12	209-217 High St	-		
HH15	92-102 High St	05/3620/COU	Change of use from B1 (office use) to B1 (office)/D1 (dentist) on first floor	granted permission 30-Jan-2006. Not implemented.
		04/2419/COU	Change of use of part first floor from B1 office use to D1 children's club (motor skills development)	granted permission 08-Oct-2004 Completed 2005.
		03/3120/FUL	Erection Of Part Two, Part Three Storey Building Comprising Ground Floor Retail, First Floor B1 Office Space, Second Floor Medical Centre, Revised Access And Parking For Cars And Cycles ...	granted permission 10-Dec-2003. Not implemented
		03/2900/COU	Amendment To Planning Permission 02/0177/Ful To Change Use Of Second Floor From B1 Office Space To A Medical Centre	withdrawn by the applicant 14-Oct-2003. Completed 2005
HH16	63-71 High St		[permission granted for rebuild in 2002]	
HH17	Archer Mews - Bembridge House	01/3398	Proposed Extension To Office.	granted permission 15-Feb-2002
	1-2 Archer Mews	02/3129	Erection Of Rear Extension To Office	refused permission 16-Dec-2002
	4 Archer Mews	-		
	Dunster House	-	[PA pending- 15/1736/P3JPA]	
	Burnham House	15/0196/P3JPA	B1 all lost to residential to 4 flats	
	Windlesham Mews	See prior approvals table above. All lost to residential.		

Source: Planning applications monitoring

3.7 (g) Proposed Article 4 Direction boundary

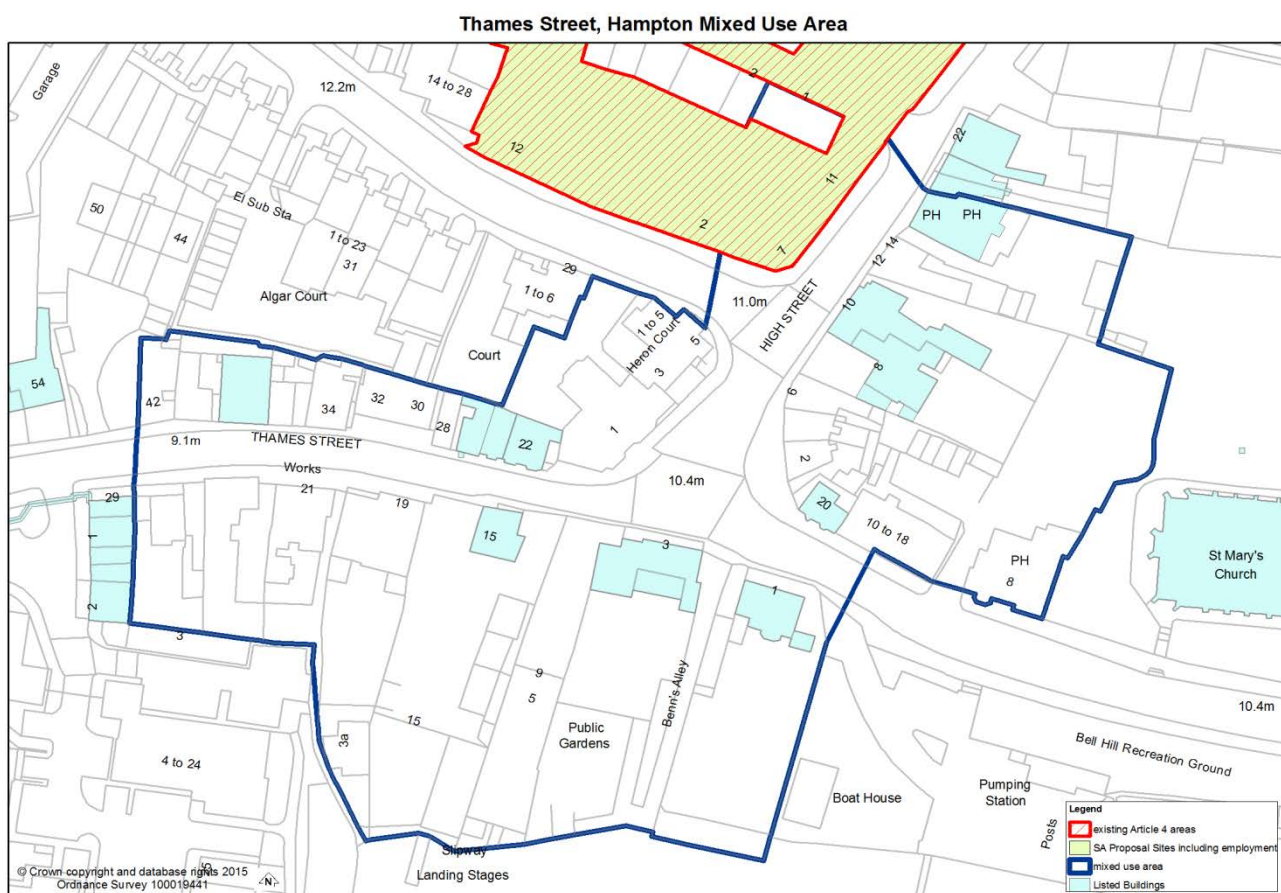
Proposed Article 4 Direction boundary - Hampton Hill



3.8 Thames Street, Hampton

3.8 (a) Area Information

Name of Centre/Survey area:	Thames Street, Hampton AMU
Time and Date of Survey	17 th Feb 2015
General Mix of Uses in the Centre	Thames Street AMU is one of few with no designated shopping frontage with a very limited shopping function. Local shopping needs are met in part by provision in nearby Station Rd, part of Hampton Village local centre. Much of the commercial element in this AMU is employment generating.
PTAL level	Within a range of 5.01 – 10.00 and is described as “poor”.
Type of Centre / Definition in Development Plan	-



3.8 (b) Office employment

Table 3.8.1 showing businesses with office employees of 4 or more within a 50 metre buffer of Thames Street Area of Mixed Use

Within existing Art. 4	PA consent	Office jobs	Address		SIC *2007 Description
yes	Yes [2 nd Flr]	0-10	The Studio 9-11	High Street	Architectural activities
yes	yes	0-10	Millennium House	7 High Street	Letting and operating of own or leased real estate ...
yes	yes	0-10	Millennium House	7 High Street	Real estate agencies
yes	yes	0-10	Millennium House	7 High Street	Other business support service activities n.e.c.
yes	yes	0-10	1 Mount Mews		Other business support service activities n.e.c.
yes	no	0-10	Manor House	13 High Street	Letting and operating of own or leased real estate ...
no	Yes	50-199	1 High Street		Advertising agencies
no	Yes	0-10	1 High Street		Advertising agencies
no	Yes	0-10	Thames House	7 Mount Mews	Management consultancy activities (other than financial management)
no	Yes	0-10	2 Mount Mews		Advertising agencies
no	Yes	0-10	7 Mount Mews		Engineering related scientific and technical consulting activities
no	Yes	0-10	7 Mount Mews	High Street	Financial management
no	Yes	0-10	Thames House	7 Mount Mews	Architectural activities
no	Yes	0-10	7 Mount Mews		Advertising agencies
no	Yes	0-10	8 Mount Mews		Environmental consulting activities
no	Yes	0-10	6 Mount Mews	High Street	Accounting, and auditing activities
no	Yes	0-10	7 Mount Mews		Financial management
no	Yes	0-10	7 Mount Mews		Engineering related scientific and technical consulting activities
no	No - Listed	0-10	Thames Street		Specialised design activities
no	No - Listed	0-10	Unit 4 Constables Boathouse	15 Thames Street	Market research and public opinion polling
no	No	11-49	Heron Court	3-5 High Street	Management consultancy activities (other than financial management)
no	No	0-10	The Studio	23 Thames Street	Activities of mortgage finance companies
no	no	0-10	39 High Street [north of Art 4]		Real estate agencies
no	no	0-10	The Old Fire Station	42 Thames Street	Television programming and broadcasting activities
no	no	0-10	25-27 Thames Street		Other information technology and computer service activities
no	no	0-10	3 High Street		Other information technology and computer service activities
no	no	0-10	40 Thames Street		Business and other management consultancy activities

Within existing Art. 4	PA consent	Office jobs	Address		SIC *2007 Description
no	no	0-10	1 Thames Reach 19 Thames Street		Advertising agencies
no	no	0-10	3 Heron Court	3-5 High Street	Architectural activities
no	no	0-10	The Studio	23 Thames Street	Other information technology and computer service activities
no	no	0-10	The Studio	23 Thames Street	Buying and selling of own real estate
no	no	0-10	5-17 Thames Street		Environmental consulting activities
no	no	0-10	1 Thames Reach 19 Thames Street		Other business support service activities n.e.c.
no	no	0-10	The Studio	23 Thames Street	Other business support service activities n.e.c.
no	no	0-10	Flat 2	23 Thames Street	Activities of other membership organisations n.e.c.

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

Shading - premises either within an existing Article 4 area, with PA consent or a Listed Building.

3.8 (c) Prior Approvals

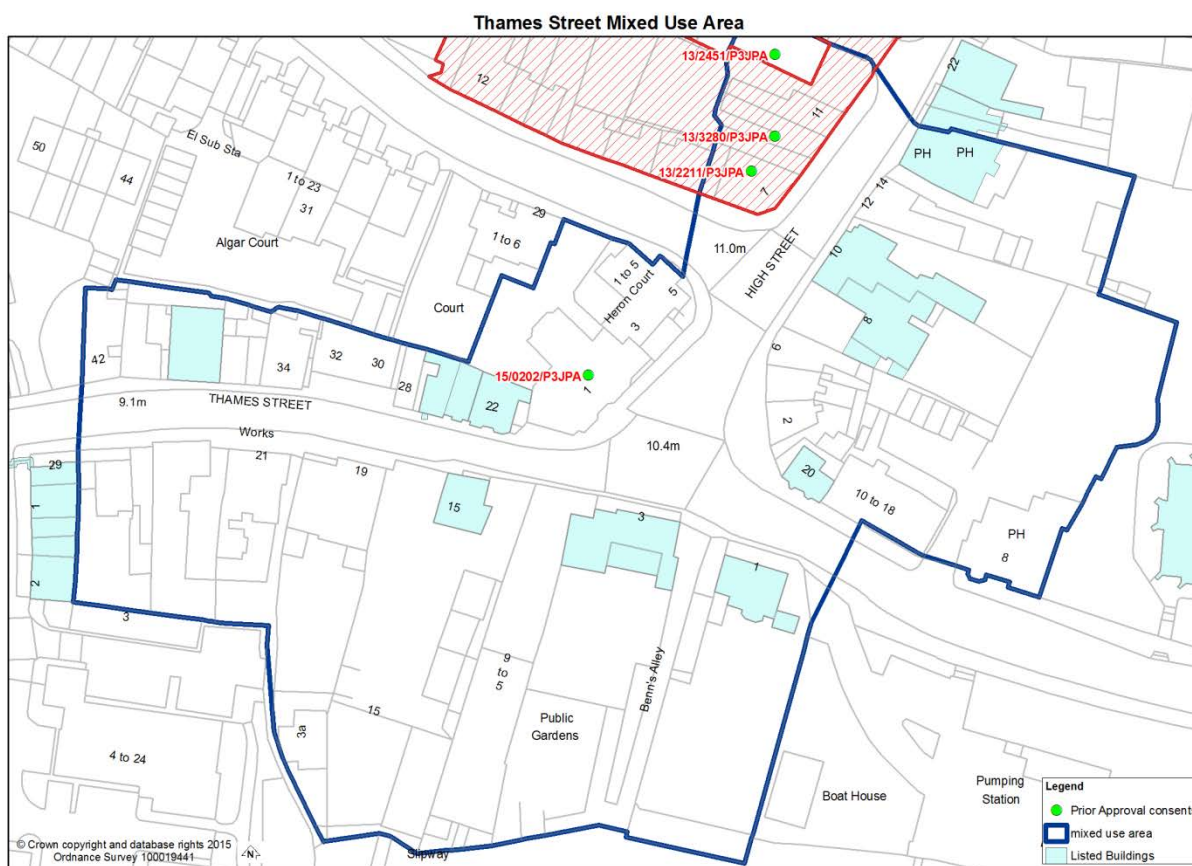
Table 3.8.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU	Within existing Article 4	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/3833/P3JPA	No	[excluded from Castle Business Village and Mount Mews]	3 Mount Mews Hampton TW12 2SH	Change of use from B1 office use to C3 use (1-bed flat and 2-bed flat).	168	2	1x2bed & 1x1bed flats
13/3604/P3JPA*	No	[excluded from Castle Business Village and Mount Mews]	5 Mount Mews Hampton TW12 2SH	Change of use of ground and first floors from B1 offices to 1 x 1 bed house.	100	1	1x 1bed house
14/2451/P3JPA*	No	[excluded from Castle Business Village and Mount Mews]	6 Mount Mews Hampton TW12 2SH	Change of use from B1 office use to C3 residential use (2 x 1bed flats)	84	2	2x 1bed flats
14/2508/P3JPA*	No	[excluded from Castle Business Village and Mount Mews]	7 Mount Mews Hampton TW12 2SH	Change of use from B1 office use to C3 residential (2 x 2 bed, 2 x 1 bed flats)	280	4	2x 2bed & 2x 1bed flats
13/4225/P3JPA*	No	[excluded from Castle Business Village and Mount Mews]	8 Mount Mews Hampton TW12 2SH	Change of use from B1 office use to C3 residential use (2 x 2 bed flats)	204	2	2x 2bed flats

Planning Reference	within AMU	Within existing Article 4	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/4337/P3JPA*	No	[excluded from Castle Business Village and Mount Mews]	9 Mount Mews Hampton TW12 2SH	Change of use of B1 office to C3 residential (4 x 1 bed units)	179	4	4x 1bed flats
14/0293/P3JPA	No	[excluded from Castle Business Village and Mount Mews]	2 Mount Mews Hampton TW12 2SH	Conversion of existing B1 offices to self-contained two bedroom residential dwelling with parking.	85	1	1x 2bed house
14/2986/P3JPA	No	yes	12 Station Road Hampton TW12 2BX	Change of use from B1 office use to C3 residential use..	259	1	1x 4bed house
14/0988/P3JPA	No	yes	25 High Street Hampton TW12 2SA	Change of use from B1 office use to C3 residential (1 unit)	85	1	1x 2bed flat
13/3187/P3JPA	No	Castle Business Village and Mount Mews	13 High Street Hampton TW12 2SA	Change of use from B1 office use to C3 residential (2 bed dwelling)	90	1	1x 2bed flat
13/3507/P3JPA	No	Castle Business Village and Mount Mews	Castle Business Village 36 Station Road Hampton	Conversion of Unit 1 from B1 office use to C3 residential	450	4	2x 2bed & 2x 1bed flats
13/2451/P3JPA	Yes	Castle Business Village and Mount Mews	1 Mount Mews Hampton TW12 2SH	Proposed change of use from B1 Office use to C3 Residential use (2 flats).	228	2	2x 2bed flats
13/3280/P3JPA	Yes	Castle Business Village and Mount Mews	9 - 11 High Street Hampton	Change of use of 2nd floor from B1 office to C3 residential use.	80	1	1x 2bed flat
13/2211/P3JPA	Yes	Castle Business Village and Mount Mews	Millennium House 7 High Street Hampton TW12 2SA	Change of use of ground floor of an existing B1 office to C3 - 2 flats. Access to flats ..	120	2	1x 1bed flat & 1 studio
14/4228/P3JPA	Yes	Castle Business Village and Mount Mews	9 - 11 High Street Hampton	Change of Use of existing rear Ground floor and 1st floor B1(a) offices to C3 residential..	168	2	2x 2bed flats
15/0202/P3JPA* [superseded - 14/1097/P3JPA]	Yes	no	1 High Street Hampton TW12 2SQ	Change of use of basement and ground floor from B1 office use to C3 residential use ..	375	4	3x 2bed & 1x1bed flats
Total					2955	34	

Source: LBRuT applications monitoring.

* Completed. Source: LBRuT Completions Survey 2015






Source: Maps produced by LBRuT Local Plan Team




Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses located anywhere within the postcode. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.8 (d) Summary of office quality assessment

3.8.1 Field analysis of Thames Street AMU reveals that most of the office floorspace in the vicinity is either protected by an existing Article 4 designation (what remains) or already has Prior Approval consent for change of use to residential. The following table and maps show the location of office floorspace. The detail can be found in Appendix A9.

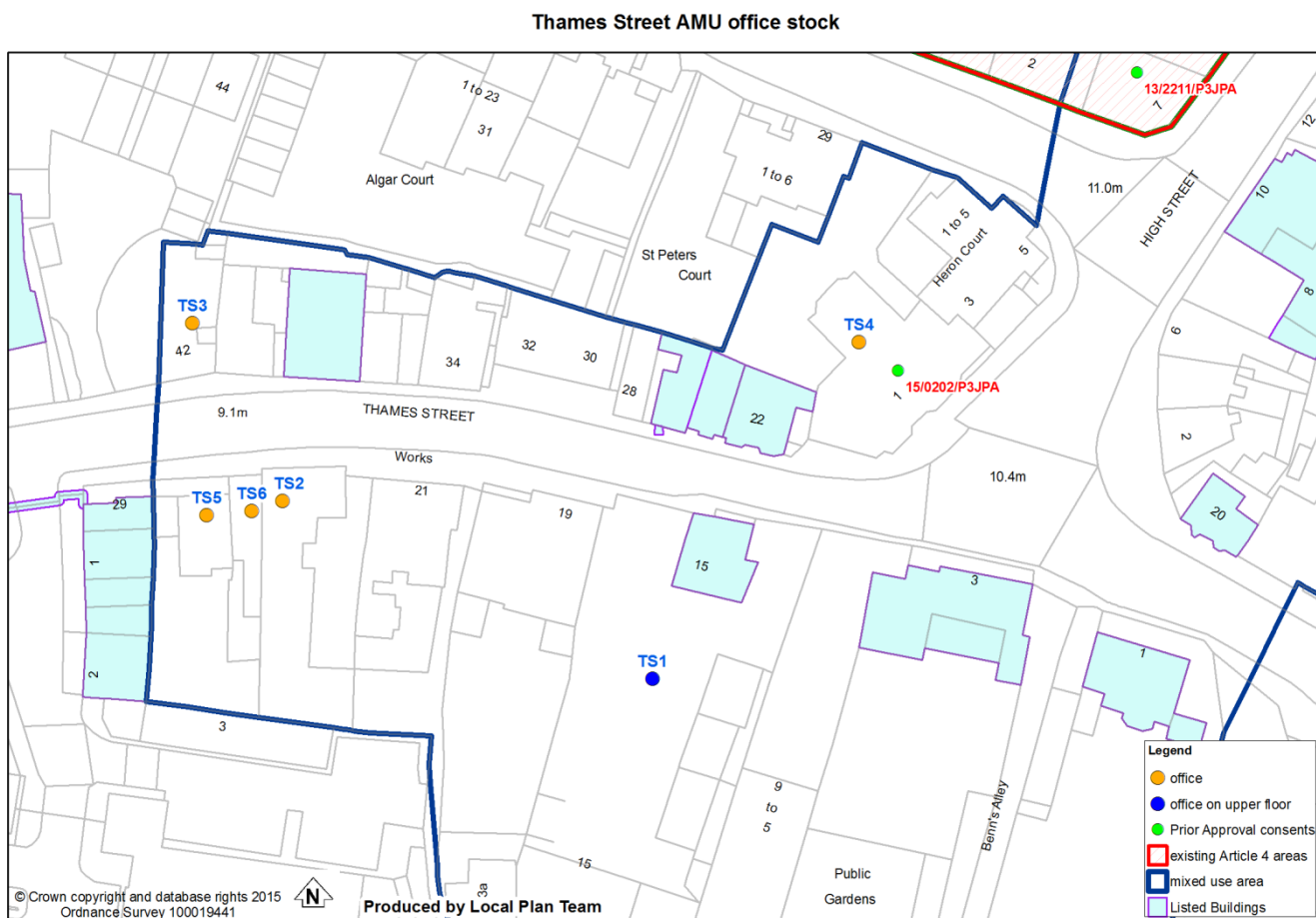
Table 3.8.3: Summary of Office Stock in Thames Street

Ref	Photo	Location	Description	Quality	Vacant
TS1		15-19 Thames St 15 facing HS Boathouses to rear	19 th C 1,2 & 3 storey offices No 15 facing road is Listed. Not boathouses	Good	No
TS2		23 Thames Street	One 1980s and one C19 office building. 2 storeys.	Good	No
TS3		42 Thames Street	Former fire station. 4 storey office	Good	No

Ref	Photo	Location	Description	Quality	Vacant
TS4		1 High Street, Hampton *has PA consent	1 storey office with residential above	Poor	Yes
TS6		25 Thames Street, Hampton	2 storey C 19 th building	Poor	Yes
TS5		27 Thames Street, Hampton	1980s? building. 3 storey office.	Good	No

Source: LBRuT Local Plan Team

3.8 (e) Mapping of office quality assessment



Source: Maps produced by LBRuT Local Plan Team

3.8 (f) Conclusions and Recommendations

- 3.8.1 A significant proportion of the office stock in this AMU already has consent for change of use to residential. The Council introduced an Article 4 Direction to the north of the AMU covering Castle Business Village which came into force on 30 November 2014. Taking into account permissions at the end of March 2015, almost 3000m² of B1 floorspace has been granted consent for conversion to residential. This includes approximately 1,600m² within the existing Article 4 boundary, granted before the Article 4 Direction came into force.
- 3.8.2 The field exercise reveals that limited quality office floorspace remains. No. 15 High Street is a Listed Building and therefore permitted development rights do not apply for this particular property. Two of the 4 premises are in poor condition and vacant.

Table 3.8.4: Planning status of sites

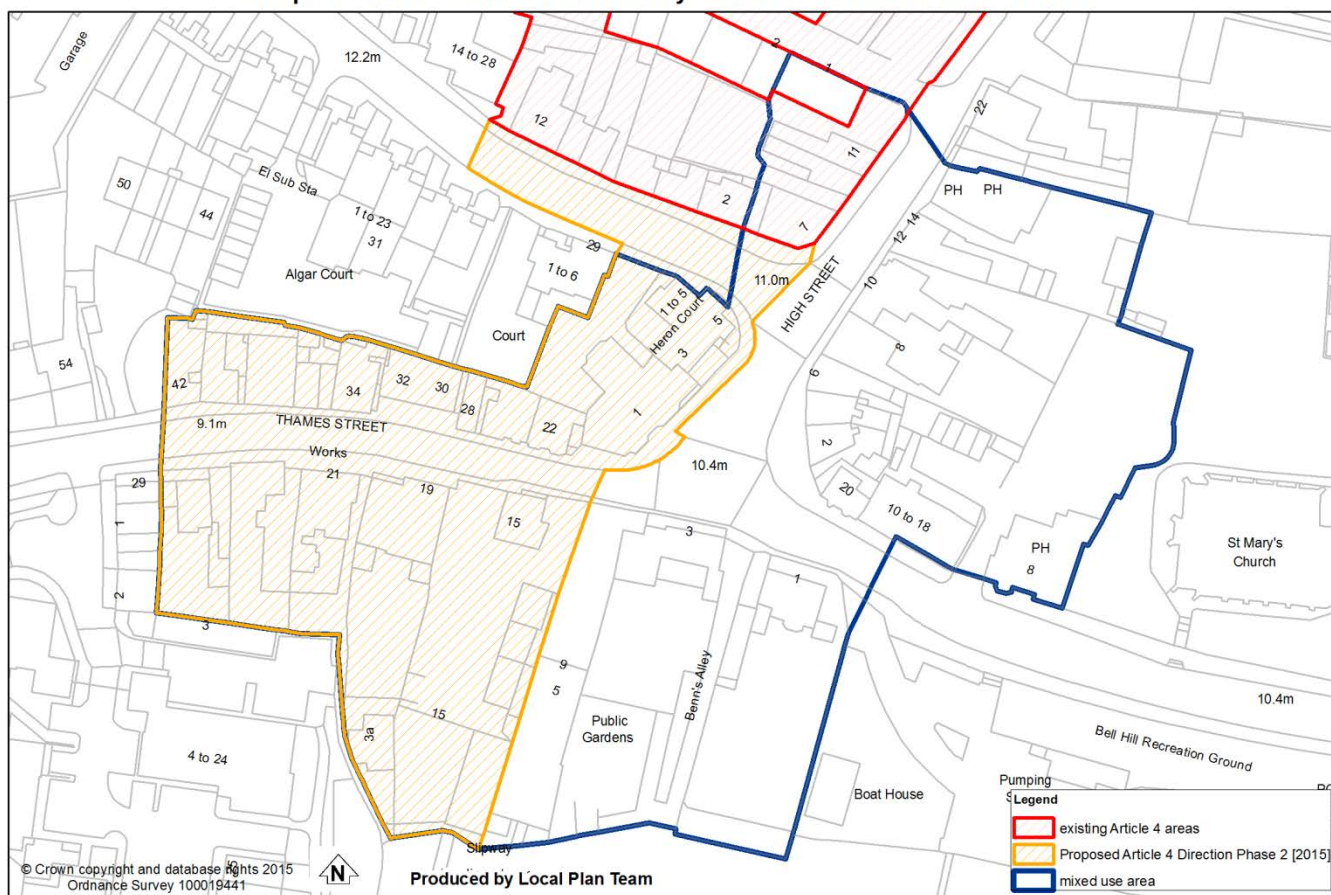
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
TS1	15-19 Thames St 15 facing HS Boathouses to rear	Nothing recent. Previous applications for redevelopment withdrawn. Application for redevelopment granted 1990. Now expired.		
TS2	23 Thames Street	95/0452/FUL	Erection Of Two Storey Rear/side Extension And Erection Of External Staircase	granted permission 25-May-1995. BC records show completion
TS3	42 Thames Street	05/0003/COU	Change of use from photographic to residential	refused permission 23- Feb-2005. Appeal Dismissed on 07-Oct- 2005
TS5 & TS 6	25- 27 Thames Street, Hampton	12/1020/FUL	Conversion of ground and first floors of no. 25-27, which are linked internally to create the following: no. 25 convert to single dwelling house with loft conversion; no.27 Convert ground floor to 1 x 2 bed flat, first floor convert to 2 x 1 bed flats, 2nd floor existing 1 x 2 bed and 1 x 1 bed flats to remain as existing.	granted permission 31-Jul-2013 Not implemented.

Source: Planning applications monitoring (at May 2015)

- 3.8.3 Despite the relatively small amount of office stock remaining, it is considered that an Article 4 designation is warranted in this Mixed Use Area primarily due to the considerable loss of office space permitted in the area at this point through the prior approval process. Despite this being a slightly isolated location (the centre has a PTAL rating of 'poor'), there is a need to protect what remains, in part to meet the need for cheaper office accommodation.
- 3.8.4 The proposed boundary extends the existing Article 4 boundary encompassing all the identified office stock, including those with consent for conversion to residential (TS4, TS5 & TS6 – the latter's planning permission is due to expire in July 2016 The recommendation will be reviewed prior to the publication of a proposed Article 4 which will take into account implementation of permissions at this point.

3.8 (g) Proposed Article 4 Direction boundary

Proposed Article 4 Direction Boundary - Thames Street Area of Mixed Use

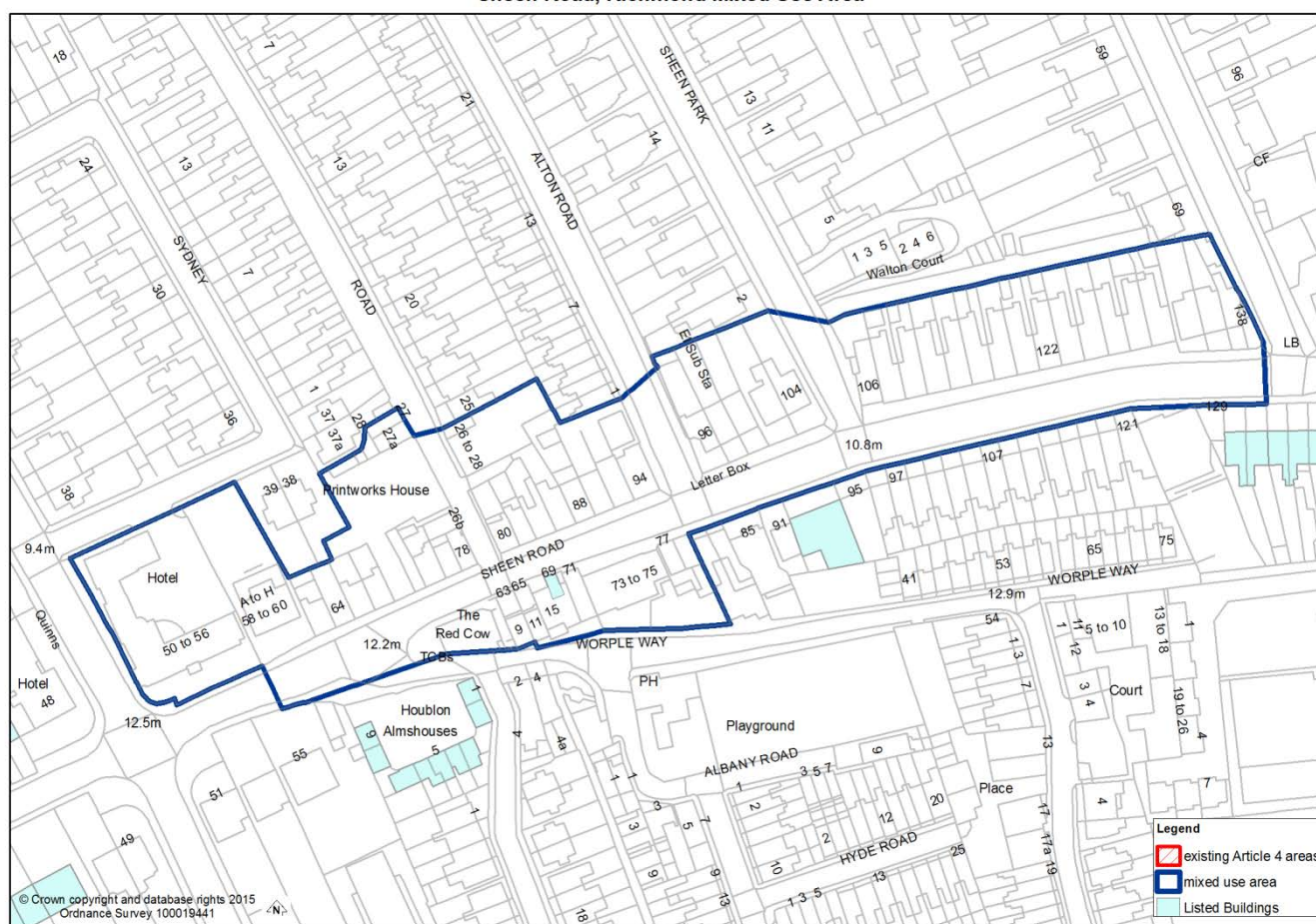


3.9 Sheen Road, Richmond

3.9 (a) Area Information

Name of Centre/Survey area:	Sheen Road, Richmond AMU
Time and Date of Survey	12 th March 2015
General Mix of Uses in the Centre	Sheen Road AMU is located to the east of Richmond town centre and is a relatively small centre serving a local need in terms of shopping.
PTAL level	This centre covered by 3 separate PTAL levels ranging from excellent to moderate.
Type of Centre / Definition in Development Plan	Neighbourhood centre

Sheen Road, Richmond Mixed Use Area



3.9 (b) Office employment

Table 3.9.1 showing businesses with office employees of 3 or more within a 50 metre buffer of Sheen Road Area of Mixed Use

PA consent	Office jobs	Address		SIC *2007 Description
no	11-49	138 Sheen Road		Non-life insurance
no	0-10	Kildare House	102-104 Sheen Road	Management consultancy activities (other than financial management)
no	0-10	132 Sheen Road		Quantity surveying activities
no	0-10	95 Sheen Road		Specialised design activities
no	0-10	107 Sheen Road		Real estate agencies
no	0-10	8 The Printworks, Dunstable Road		Other information technology and computer service activities
no	0-10	62 Sheen Road		Real estate agencies
no	0-10	102-104 Sheen Road		Accounting, and auditing activities
no	0-10	85 Sheen Road		Advertising agencies
no	0-10	102-104 Sheen Road		Specialised design activities
no	0-10	108 Sheen Road		Other information technology and computer service activities
no	0-10	128 Sheen Road		Real estate agencies
no	0-10	Flat 1	124 Sheen Road	Management of real estate on a fee or contract basis
no	0-10	132 Sheen Road		Activities of other membership organisations n.e.c.
no	0-10	134 Sheen Road		Activities of other membership organisations n.e.c.
no	0-10	132 Sheen Road		Activities of other membership organisations n.e.c.
no	0-10	132 Sheen Road		Activities of other membership organisations n.e.c.
no	0-10	3 Walton Court	Sheen Park	Other human resources provision
no	0-10	101 Sheen Road		Business and other management consultancy activities
no	0-10	132 Sheen Road (several businesses)		

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.9 (c) Prior Approvals

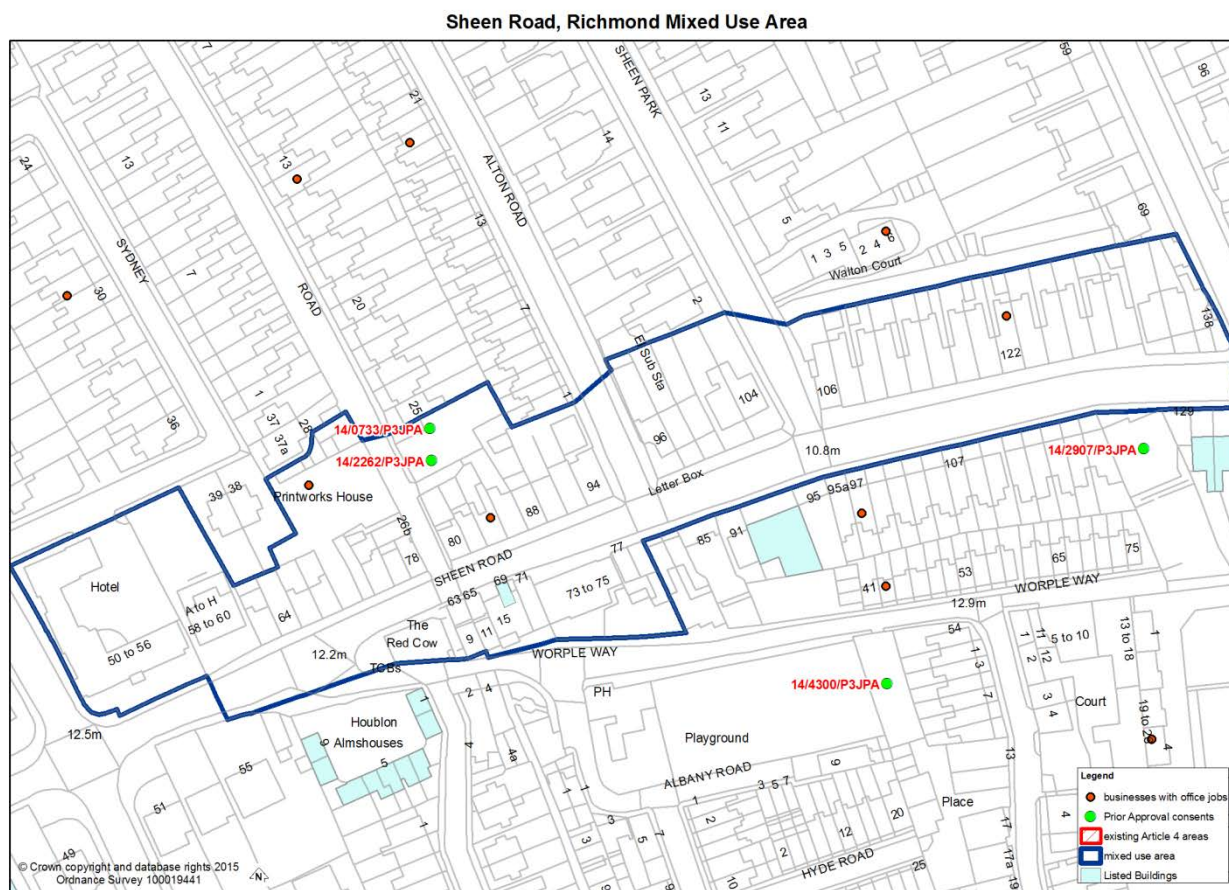
Table 3.10.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/0733/P3JPA	yes	26 Dunstable Road Richmond	Change of use of Dunstable Studios from office use (B1) to Residential (C3)	470	3	2x 3bed & 1x 2bed flats
14/2262/P3JPA	yes	28 Dunstable Road Richmond TW9 1UH	Change of use from office to residential (2 x 2 bed units)	160	2	2x 2bed flats
14/4300/P3JPA	no	52 Worple Way Richmond TW10 6DF	Change of use from offices (use class B1a) to residential (C3) forming a single four bedroom dwelling	400	1	1x 4bed house
14/2907/P3JPA	No [just outside Sheen Road AMU]	123 - 127 Sheen Road Richmond TW9 1YT	Change of use from B1 office use to 9 residential dwellings.	556	9	4x 2bed & 5x 1bed flats
Total				1586	15	

Source: LBRuT applications monitoring.

Please note recent appeal decision for 27a Dunstable Road, planning reference 14/4353/P3JPA, change of use to 1-bed residential unit allowed on appeal 22 May 2015.

Later permission for 26 Dunstable Road 15/2166/GPD15.



Source: Maps produced by LBRuT Local Plan Team





Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.9 (d) Summary of office quality assessment

3.9.1 Field analysis of Sheen Road centre reveals that there is significant office floorspace present particularly on Worple Way to the east of the AMU boundary. The following table and maps show the location of office floorspace. The detail can be found in Appendix A10.

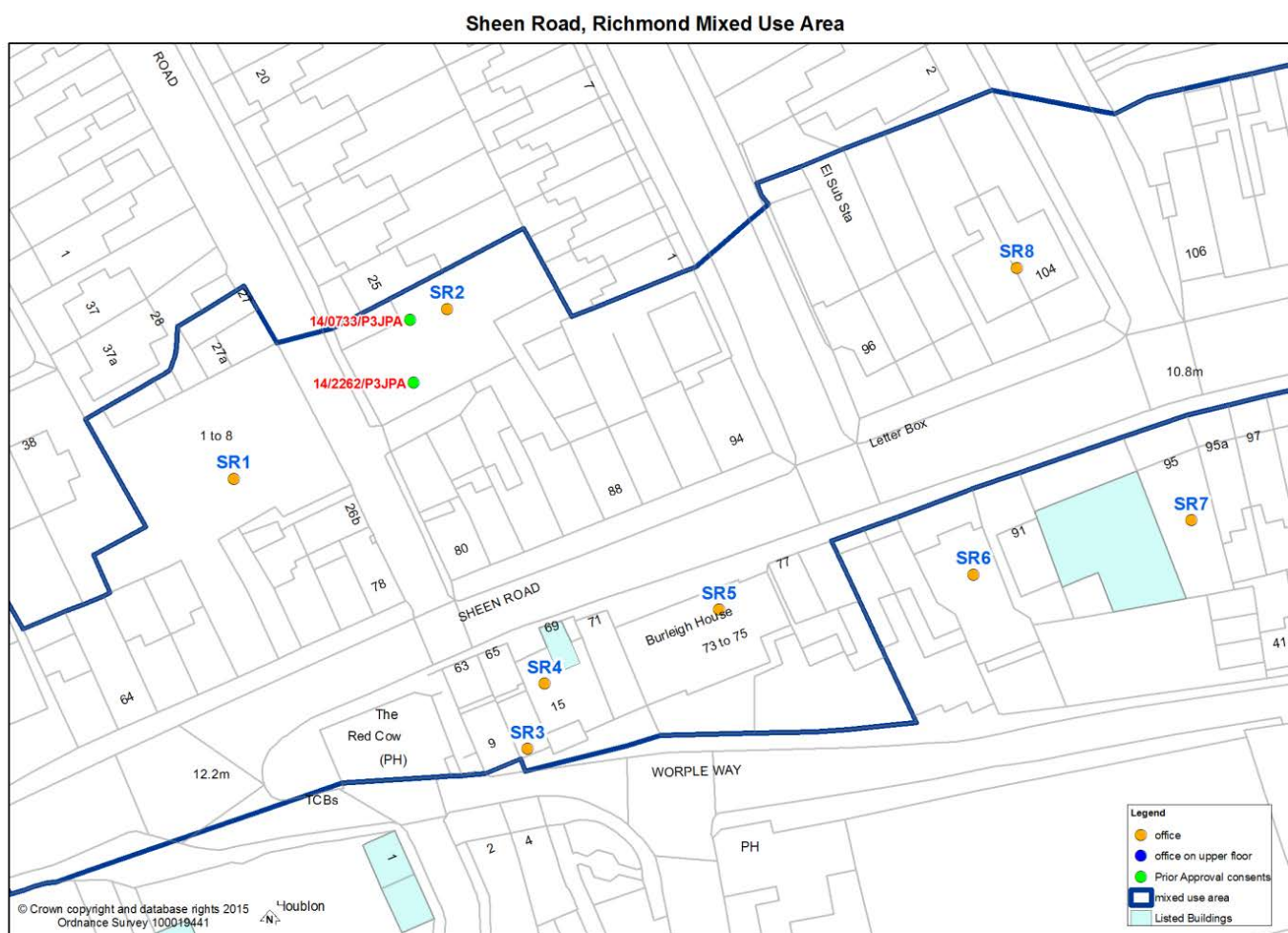
Table 3.9.3: Summary of Office Stock in Sheen Road AMU

Ref	Photo	Location	Description	Quality	Vacant
SR1		Printworks House, 27 Dunstable Road	Former warehouse. 3 storeys. 27A has consent. See Table above	Very high	No
SR2		28 Dunstable Road, Richmond	2 storey low office building in front of 3 storey industrial building Has consent	Average	No
SR3		11 Worple Way, Richmond	1990s office building. 3 storeys.	Good	No
SR4		15 Worple Way, Richmond	1990s office building. 3 storeys.	Good	No

Ref	Photo	Location	Description	Quality	Vacant
SR5		73+75 Sheen Road, Burleigh House, Richmond	1990s office building. 3 storeys at front, 2 storeys at back	Good	No
SR6		85 Sheen Road, Richmond	1990s office building. 2 storeys with small car park at rear.	Good	No
SR7		95 Sheen Road, Richmond	C19 building. Listed	Good	No
SR8		102+104 Sheen Road, Grand Prix House, Richmond	Late C19th grand building. 4 storeys with car park at rear PA approved 3/7/2015	Good	No

Source: LBRuT Local Plan Team

3.9 (e) Mapping of office quality assessment



Source: Maps produced by LBRuT Local Plan Team

3.9 (f) Conclusions and Recommendations

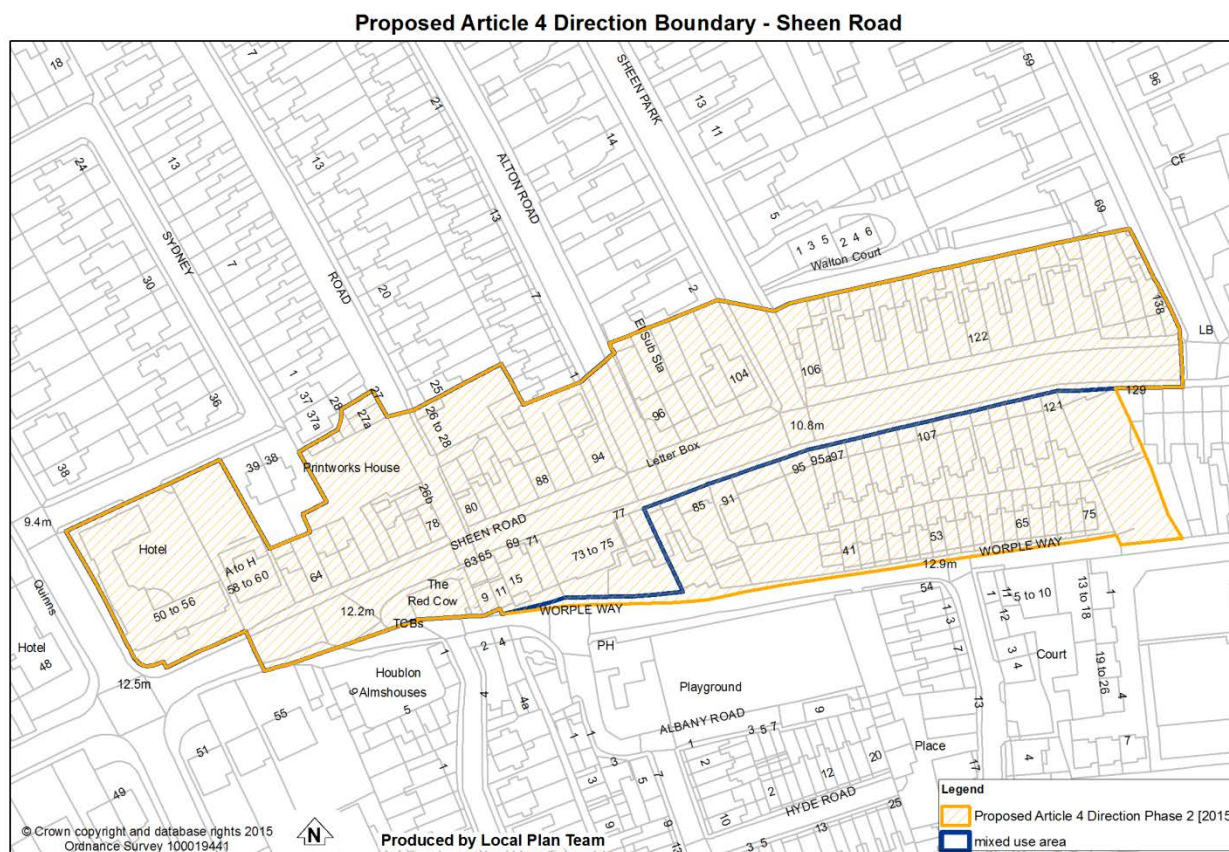
3.9.2 The field exercise reveals the centre has an agglomeration of quality office floorspace including several premises on Worple Way, some of which are outside the AMU boundary.

3.9.3 It is proposed that an Article 4 designation is warranted in this area with the boundary focussing on the central part of the AMU, extending to the east on Worple Way. This boundary will include a number of offices with consent for conversion which are unimplemented and one with an application for prior approval currently being determined. However, in this instance it is logical to extend the existing AMU boundary eastwards.

Table 3.9.4: Planning status of sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
SR1	Printworks House, 27 Dunstable Road	-		
SR3	11 Worple Way, Richmond	09/1305/IN	Building Control: Internal alterations to form open plan and cellular spaces on the ground, first and second floors of existing office building	Decision unknown
SR4	15 Worple Way, Richmond	07/2713/FUL	Removal of existing office front and renewal to suit revised internal layout. Alterations to roof. Alterations to office front to Sheen Road only.	granted permission 25-Sep-2007
SR5	73+75 Sheen Road, Burleigh House, Richmond	95/0729/FUL	Erection Of Three Storey Office Block And Formation Of Seven Parking Spaces With Access From Worple Way	granted permission 17-Aug-1995. Completed 1996
SR6	85 Sheen Road, Richmond	91/2132/FUL	Demolition Of Existing Building And Erection Of A Two Storey Building For Class B1(a) Use.	granted permission 06-Feb-1992
SR8	102+104 Sheen Road, Grand Prix House, Richmond	15/1843/P3JPA	Change of use of 1st to 3rd floors of office building (B1) to residential (C3) comprising 5 x 1bed and 1 x 2 bed residential units.	Validated May 2015. Approved

3.9 (g) Proposed Article 4 Direction boundary

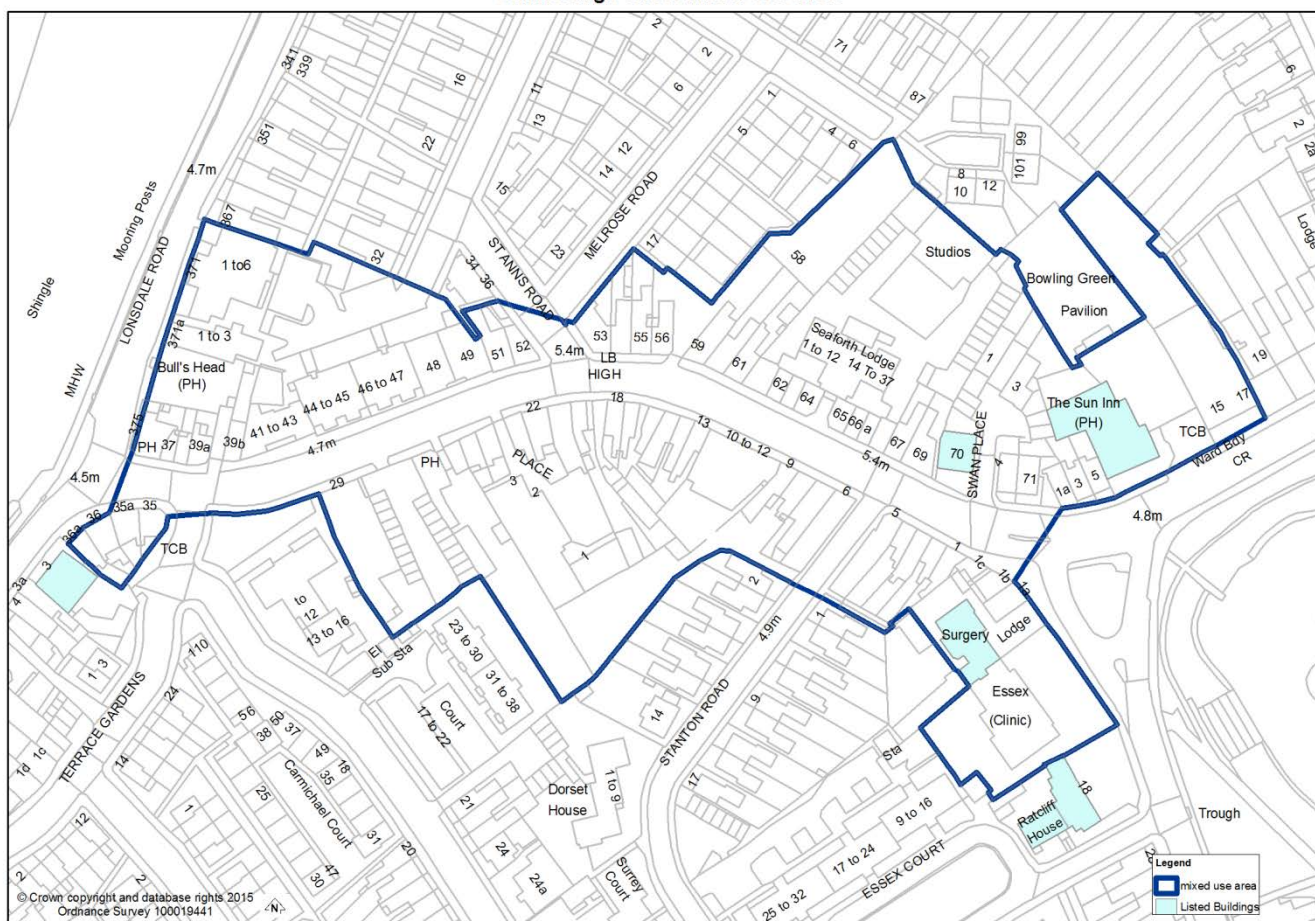


3.10 Barnes High Street

3.10 (a) Area Information

Name of Centre/Survey area:	Barnes High Street AMU
Time and Date of Survey	12 th March 2015
General Mix of Uses in the Centre	<p>Barnes High Street AMU forms the western section of Barnes Local Centre which also includes 2 further AMUs, Church Street and Church Road/ Castelnau (excluded from this assessment due to lack of office employment). Barnes is the largest of the local centres with a wide range of shops and services.</p> <p>More information on Barnes local centre can be found on the Council's website http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf</p>
PTAL level	Most of the centre has a PTAL rating within the range 10.1-15 and is described as moderate.
Type of Centre / Definition in Development Plan	Local centre

Barnes High Street Mixed Use Area



3.10 (b) Office employment

Table 3.10.1 showing businesses with office employees of 5 or more within a 50 metre buffer of Barnes High Street Area of Mixed Use

PA consent	Office jobs	Address		SIC *2007 Description
no	11-49	Axicom Court (Prospect Studios)	67 Barnes High St	Public relations and communication activities
no	0-10	41 Barnes High Street		Engineering design activities for industrial process and production
no	0-10	44 Barnes High Street		Motion picture, video and television programme production activities
no	0-10	2 Barnes High Street		Real estate agencies
no	0-10	64 Barnes High Street		Real estate agencies
no	0-10	14 Rocks Lane		Management consultancy activities (other than financial management)
no	0-10	371a Lonsdale Road		Other information technology and computer service activities
no	0-10	Flat -	49 Barnes High St	Activities of holding companies
no	0-10	48 Barnes High Street		Real estate agencies
no	0-10	36a Barnes High Street		Real estate agencies
no	0-10	2 Sussex Court	Grove Road	Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.
no	0-10	15 Church Road		Banks

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

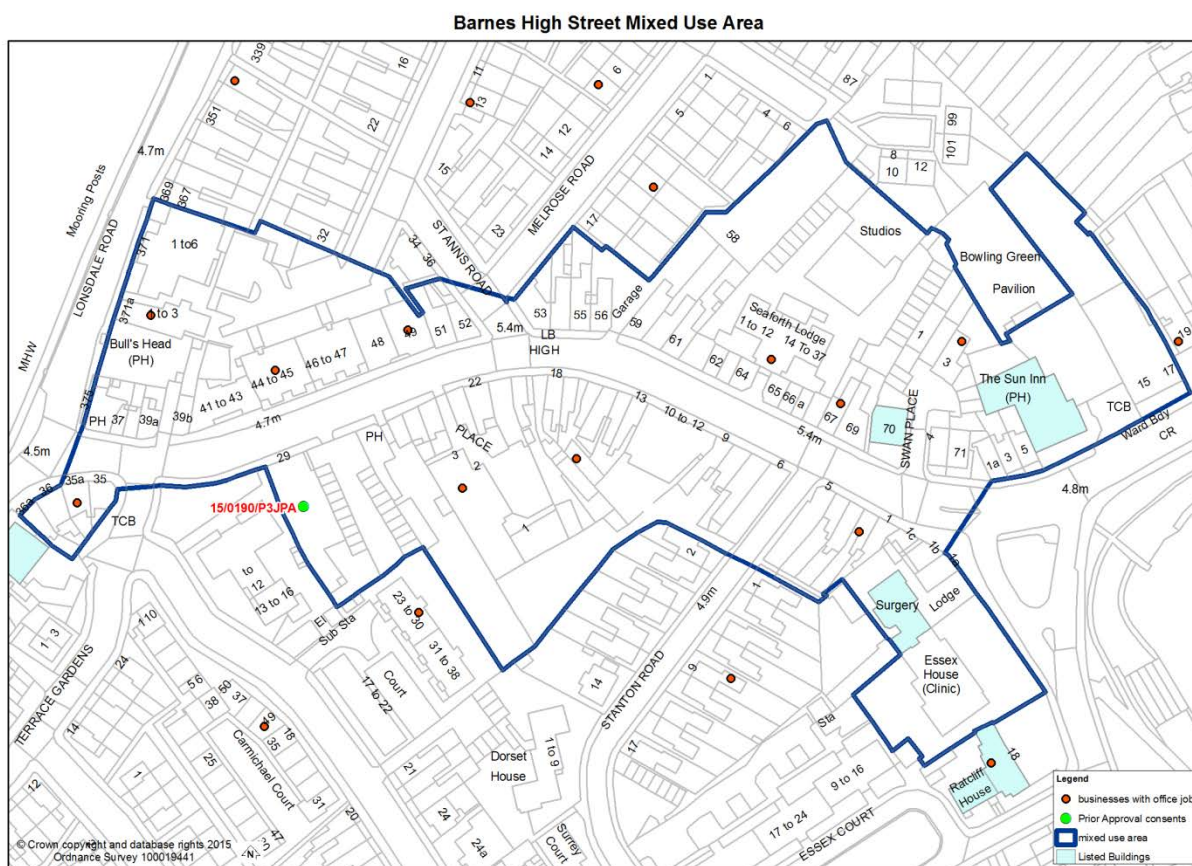
3.10 (c) Prior Approvals

3.10.1 There has been only one prior approval consent within the AMU since the change in legislation was introduced. Prior Approval has been given for conversion to residential at Barnes Police Station 92-102 Station Road Barnes (14/3027/P3JPA) at some distance from the eastern edge of the AMU. Subsequent to this planning permission has more recently been granted for a redevelopment scheme (15/0057/FUL).

Table 3.10.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
15/0190/P3JPA	yes	Claridge House 29 Barnes High Street Barnes London SW13 9LW	Change of use of existing office building into 2 No. 2 bedroom flats.	402	4	2x 2bed
Total				402	4	

Source: LBRuT applications monitoring.



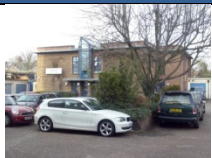

Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.10 (d) Summary of office quality assessment

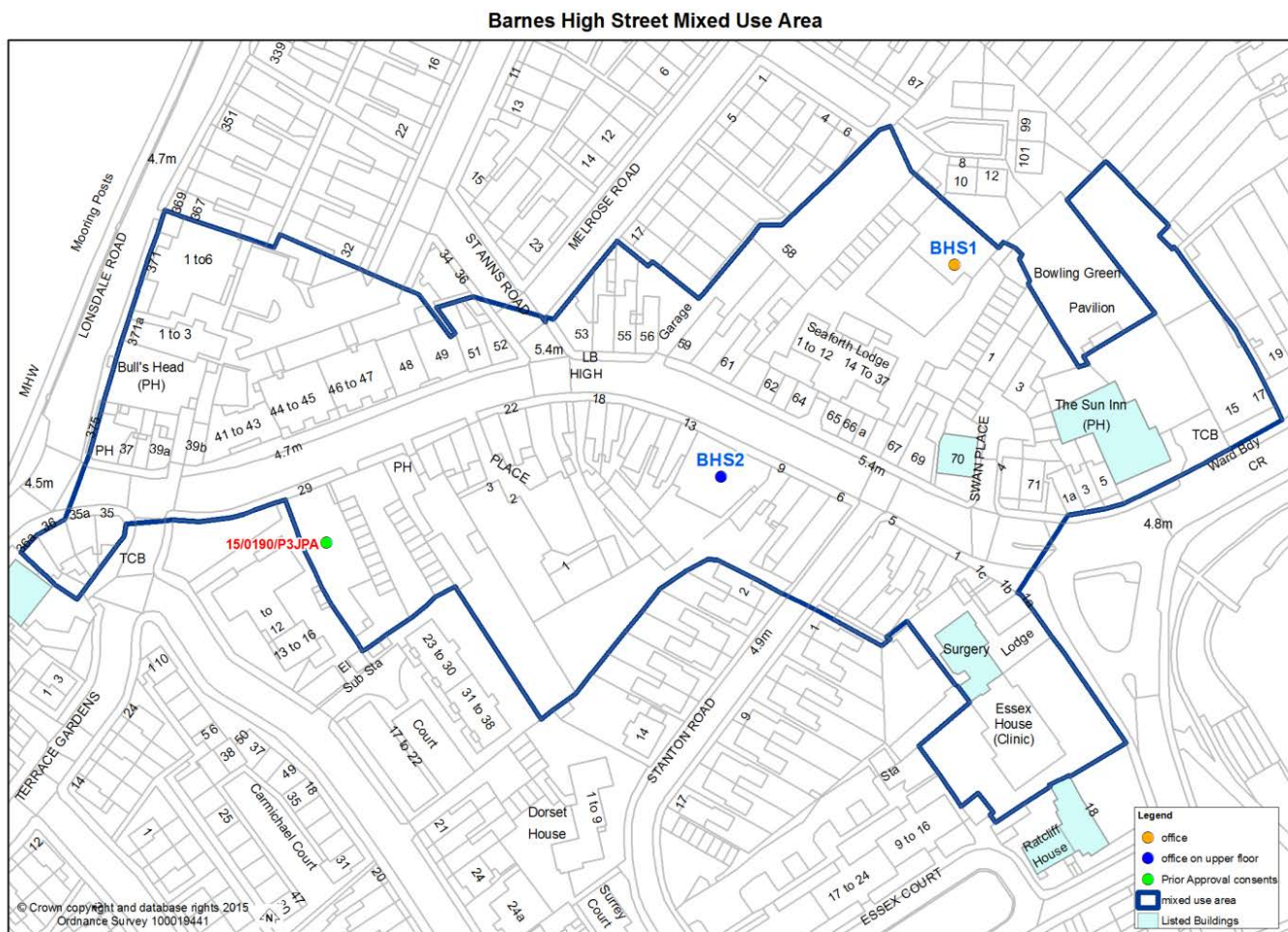
3.10.2 Field analysis of Barnes High Street AMU reveals that there is little office floorspace present. A significant amount of office employment is in A2 use as estate agents. The following table and maps show the location of office floorspace. The detail can be found in Appendix A11.

Table 3.10.3: Summary of Office Stock in Barnes High Street AMU

Ref	Photo	Location	Description	Quality	Vacant
BHS1		Prospect Studios, Barnes High Street	1930/50s converted office building in yard off high street, formerly squash courts. Originally converted for record company. 2 storey surrounded by car parking.	High	No
BHS2		10 & 12 Barnes High Street	1980s building. 1 or 2 storey office above shops	Average	No

Source: LBRuT Local Plan Team

3.10 (e) Mapping of office quality assessment



Produced by LBRuT Local Plan Team

3.10 (f) Conclusions and Recommendations

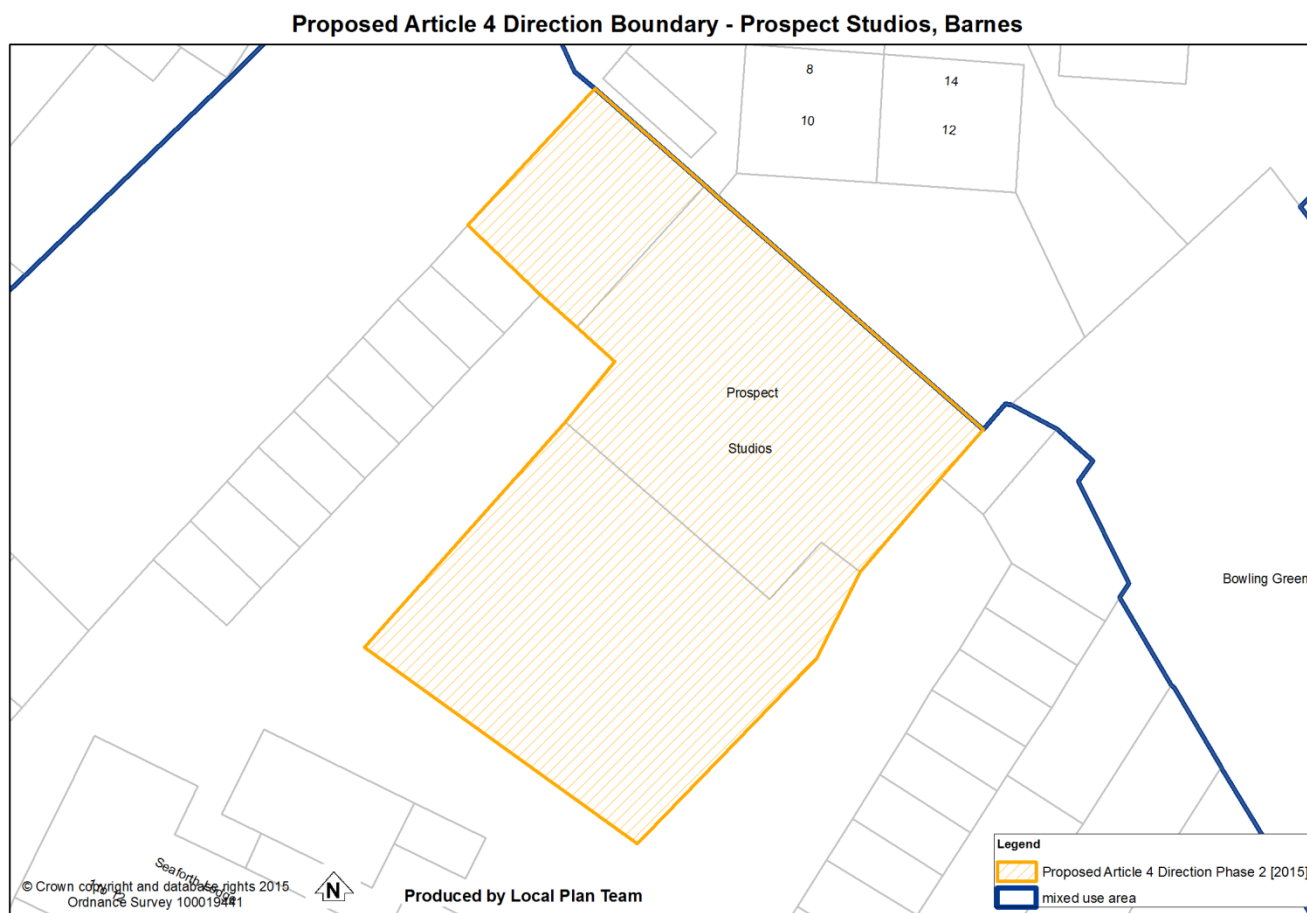
3.10.2 The field exercise reveals little office employment in the High Street with the exception of Prospect Studios which is significant in scale for this centre, described as high quality and is occupied. Therefore, it is considered that an Article 4 designation is warranted which is specific to this building.

Table 3.10.4: Planning status of sites considered for Article 4 Direction

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
BHS2	10-12 Barnes High Street	11/0635/FUL	Erection of ground floor extension to existing retail unit and first floor addition to existing office accommodation. (ground floor extension previously approved under planning application 04/3673/EXT).	granted permission 22-Dec-2011 Completed 2012.
		12/2967/VRC	Variation of Condition U44344 (Obscure glazing) to application ref. 11/0635/FUL (erection of ground floor extension to existing retail unit and first floor addition to existing office accommodation...	granted permission 30-Jan-2013
BHS1	Prospect Studios, Barnes High Street	Nothing recent		

Source: Planning applications monitoring (at May 2015)

3.10 (g) Proposed Article 4 Direction boundary

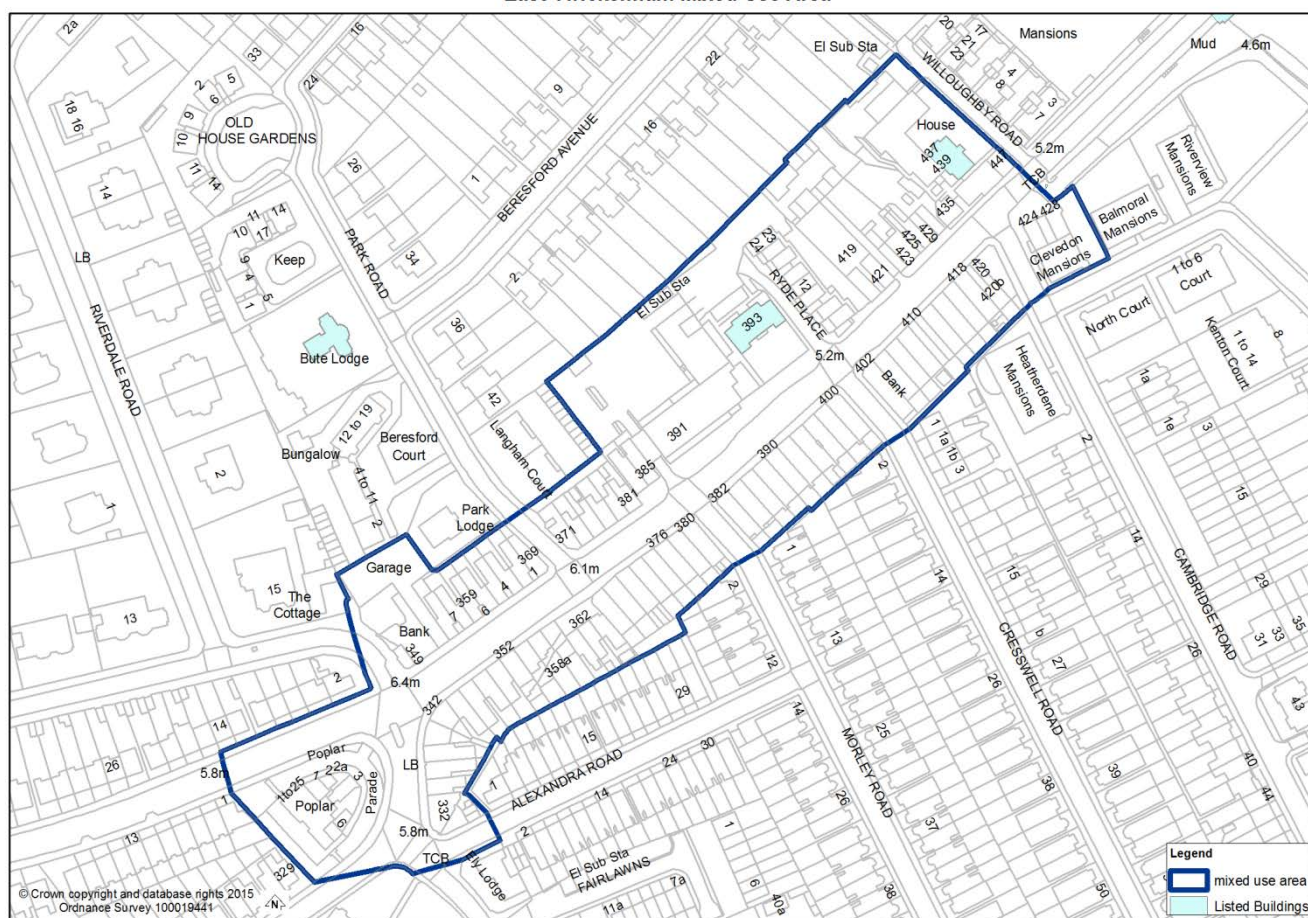


3.11 East Twickenham

3.11 (a) Area Information

Name of Centre/Survey area:	East Twickenham AMU
Time and Date of Survey	12 th March 2015
General Mix of Uses in the Centre	East Twickenham is one of the smaller local centres in the town centre hierarchy and being in close proximity to the major centre of Richmond does not have a wide comparison retail offer. The centre has a range of uses including town centre uses in the A Use Class, plus business uses.
PTAL level	PTAL level within the range 15.01 – 20.00 and is described as “good”.
Type of Centre / Definition in Development Plan	Local centre

East Twickenham Mixed Use Area



Source: LBRuT Local Plan Team

3.11 (b) Office employment

Table 3.11.1 showing businesses with office employees of 5 or more within a 50 metre buffer of East Twickenham Area of Mixed Use

PA consent	Office jobs	Within existing Art 4 boundary	Address		SIC *2007 Description
no	50-199	no	Richmond Bridge House	419 Richmond Road	Advertising agencies
no	50-199	no	Willoughby House	439 Richmond Road	Engineering design activities for industrial process and production
no	11-49	no	Old Ryde House	393 Richmond Road	Market research and public opinion polling
no	11-49	no	351 Richmond Road		Motion picture, video and television programme production activities
yes	11-49	no	Langtry House	441 Richmond Road	Activities of patent and copyright agents; other legal activities (other than those of barristers and solicitors) n.e.c.
no	0-10	no	Richmond Bridge House	419 Richmond Road	Solicitors
no	0-10	no	Willoughby House	439 Richmond Road	Advertising agencies
no	0-10	no	Willoughby House	439 Richmond Road	Advertising agencies
no	0-10	no	392 Richmond Road		Real estate agencies
no	0-10	no	Richmond Bridge House	419 Richmond Road	Data processing, hosting and related activities
no	0-10	no	419 Richmond Road		Investigation activities
no	0-10	no	Willoughby House	439 Richmond Road	Other business support service activities n.e.c.
no	0-10	no	6 Poplar Court Parade	Richmond Road	Specialised design activities
no	0-10	no	447 Richmond Road		Real estate agencies
no	0-10	no	Richmond Bridge House	419 Richmond Road	Accounting, and auditing activities
no	0-10	no	Richmond Bridge House	419 Richmond Road	Activities of call centres
no	0-10	no	419 Richmond Road		Business and other management consultancy activities
no	0-10	no	419 Richmond Road		Engineering related scientific and technical consulting activities
no	0-10	no	419 Richmond Road		Other business support service activities n.e.c.
no	0-10	no	7 Richmond Bridge House	419 Richmond Road East Twickenham	Other business support service activities n.e.c.

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

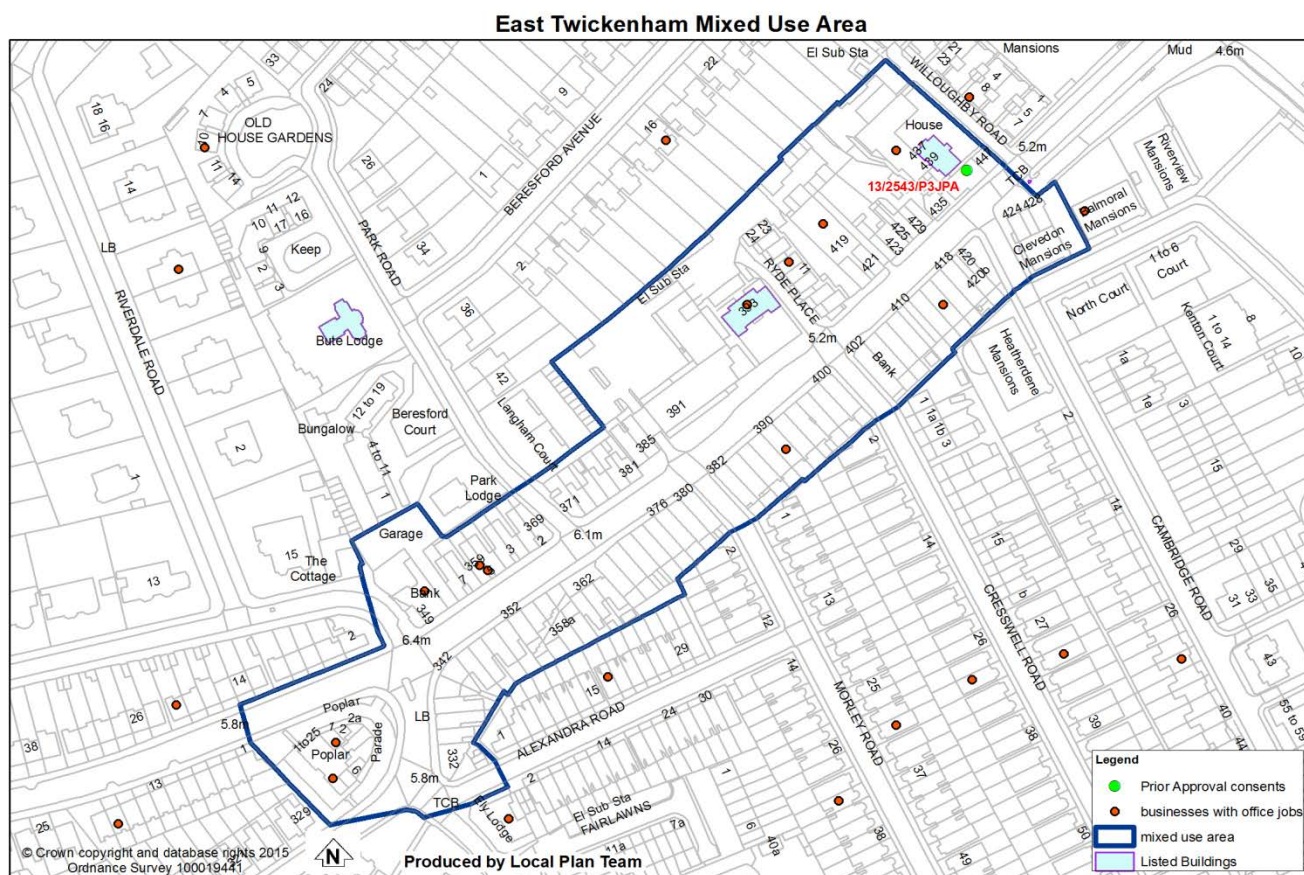
3.11 (c) Prior Approvals

3.11.1 There has been one approval consents within or near to the AMU since the change in legislation was made.

Planning Reference	Within AMU	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/2543/P3JPA*	yes	441 Richmond Road Twickenham TW1 2EF	Change of use of first floor offices (B1) to residential (C3), 1 x 1 bed and 1 x 2 bed flats.	115	2	1x 2bed & 1x 1bed flats
Total				115	2	

Source: LBRuT applications monitoring.

* developments completed. Source – LBRuT, 2015 Completions Survey








Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.11 (d) Summary of office quality assessment

3.11.2 Field analysis of East Twickenham AMU reveals that the office stock is varied ranging from accommodation above shops (part of which has consent for conversion) to much larger offices accommodating large employers. Some of the stock identified is Listed and therefore exempt from change through permitted development. The following table and maps show the location of office floorspace. The detail can be found in Appendix A12.

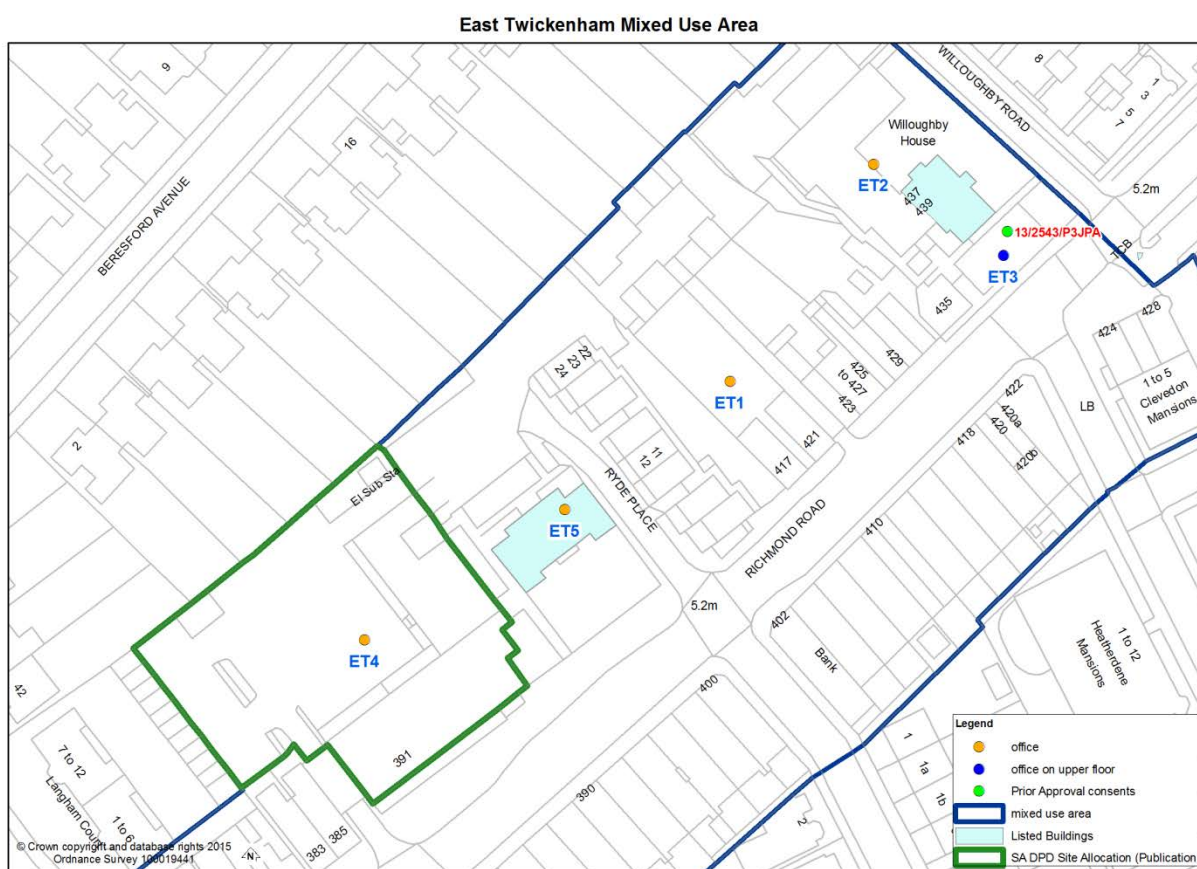
Table 3.11.3: Summary of Office Stock in East Twickenham AMU

Ref	Photo	Location	Description	Quality	Vacant
ET1		Richmond Bridge House 419 Richmond Road	Office building with older long warehouse style building at rear 1 storey office building with gym on 1F at front	Good	no
ET2		439 Richmond Road, Willoughby House	Early/mid C19th building with C20th extension 2 storey building with 2 storey extension above GF car park Listed II 1952 – Villa only	Good	no
ET3		441-447 Richmond Road	Building of unknown date. 1 storey office above shop Prior Approval consent for part. 13/2453/P3PJA - 441 Richmond Road completed.	Average quality	no

Ref	Photo	Location	Description	Quality	Vacant
ET4		391 Richmond Road	1980s L-shaped building 3 storey office building with car parking at rear Site acquired for development	Average	yes
ET5		393 Richmond Road, Ryde or Old Ryde House	1830s building Listed II 1971	Unknown	yes

Source: LBRuT Local Plan Team

3.11 (e) Mapping of office quality assessment



3.11 (f) Conclusions and Recommendations

3.11.3 Analysis of the data reveals that there has been only one office to residential prior approval consent, for an upper floor office, since the change to PD rights was introduced. In summary, there are 5 premises identified by the field assessment. 3 are occupied and 2 vacant.

- ET4 is vacant having been acquired by a developer. It is expected that a supermarket will occupy the ground floor of the proposed scheme. The site is a proposed Site Allocation for combined retail and education use.
- ET 5 is listed and therefore exempt from these PD changes, as is part of Willoughby House ET2 (the villa facing the road).
- ET 1 – Richmond Bridge House is a building in mixed use with some office considered to be of good quality. Experian data reveal several businesses of differing sizes located in this premise.

- ET3 – average quality accommodation above shops, part of which already has consent for conversion.

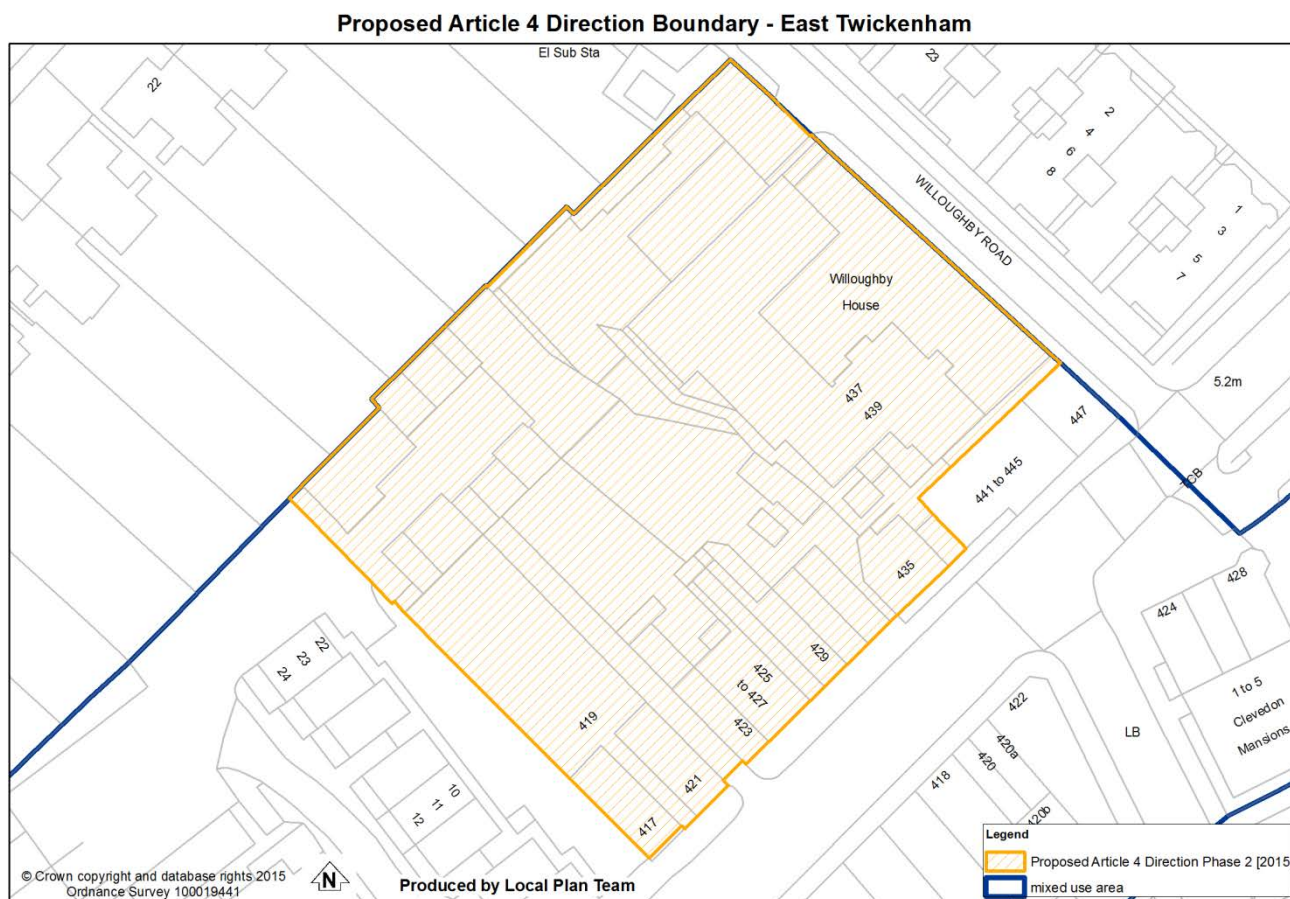
Table 3.11.4: Planning status of sites considered for Article 4 Direction

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
ET1	Richmond Bridge House, 419 Richmond Road	-		
ET2	439 Richmond Road, Willoughby House	<p>Part of Willoughby House is Listed (the villa nearest the road). Prior Approval was refused for part of the site (14/0216/P3JPA) in March 2014 as the site includes a modern extension. Permission was also refused [14/3897/P3JPA] for conversion of part of the 1st & 2nd floors of the modern building. An appeal was lodged in March 2015 before the government introduced changes which came into force on 15 April 2015 which makes reference to buildings within the curtilage of Listed Buildings being also exempt from this particular PD change.</p> <p>http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=14/3897/P3JPA</p> <p>The total sum of the existing ground floor is 661sqm, first floor – 603sqm and second floor – 177sqm. A total of 1441sqm. The villa, link building and ground floor modern office are to remain as B1 (881sqm). This seeks to convert the B1 first floor and second floors of the modern building (383sqm) and (177sqm) respectively. This would lead to a B1 loss of 560sqm leaving two thirds of the B1 office space.</p> <p>NB – Appeal dismissed. Inspector felt Class O did not apply as within the curtilage of the LB.</p>		
ET3	441 Richmond Road	13/2543/P3 JPA	Change of use of first floor offices (B1) to residential (C3), 1 x 1 bed and 1 x 2 bed flats.	Prior Approval Approved 13-Sep-2013. Completed.
	443-447 Richmond Road	-	Only approximately 50m2 remains.	

Source: Local Plan Team (at May 2015)

3.11.4 It is considered that an Article 4 designation is warranted which includes sites ET2 (Willoughby House) & ET1 (Richmond Bridge House).

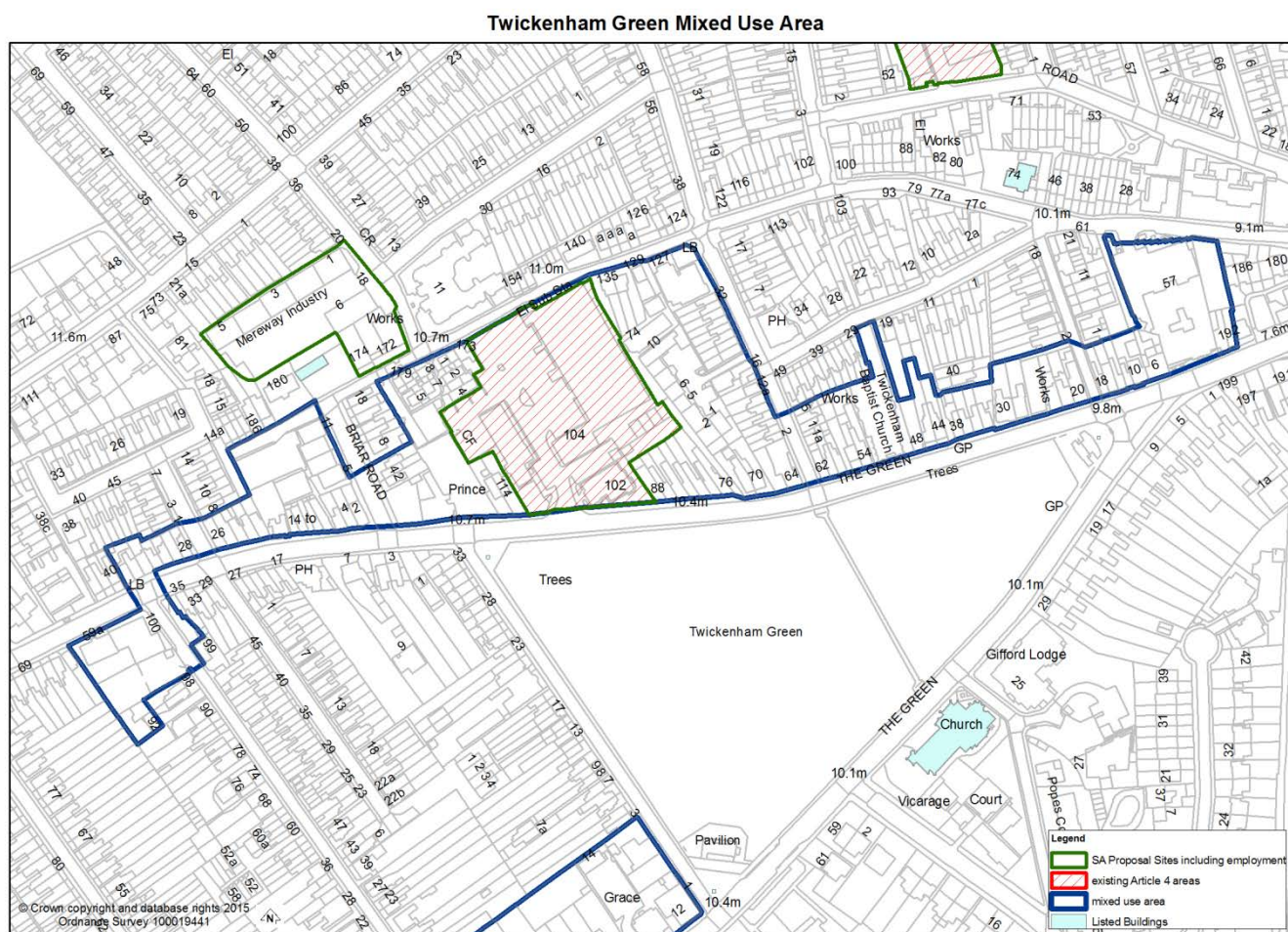
3.11 (g) Proposed Article 4 Direction boundary



3.12 Twickenham Green

3.12 (a) Area Information

Name of Centre/Survey area:	Twickenham Green AMU
Time and Date of Survey	12 th February 2015
General Mix of Uses in the Centre	<p>Twickenham Green is to the west of the district centre of Twickenham, to the north of the Green.</p> <p>The AMU is adjacent to Mereway Road Industrial Estate SA DPD Employment site ETW 15. The AMU incorporates St George's Industrial Estate Article 4 area which came into force on 30 November 2014. Key Shopping Frontage is designated at 28-38A Staines Rd which covers only part of this local parade.</p> <p>Initial assessment suggests it may well contain other offices as centre is elongated with town centre uses interspersed with residential and office.</p> <p>Twickenham Green has a local role in providing shops and services, and includes a small format J Sainsbury store.</p>
PTAL level	<p>Western side – 5-10 described as “poor”</p> <p>Eastern side – 10-15 described as “moderate”</p>
Type of Centre / Definition in Development Plan	Local parade



Source: LBRuT Local Plan Team

3.12 (b) Office employment

Table 3.12.1 showing businesses with office employees of 2 or more within the vicinity of Twickenham Green Area of Mixed Use

PA consent	Office jobs	within AMU	Within existing Article 4	Address		SIC *2007 Description
no	50-199	yes	no	102 The Green		Other information technology and computer service activities
no	11-49	yes	no	2 Oriel Court	106 The Green	Management consultancy activities (other than financial management)
no	0-10	yes	no	10 Knights Place		Real estate agencies
no	0-10	yes	no	24 The Green		Business and other management consultancy activities
no	0-10	yes	no	5 Oriel Court	106 The Green	Activities of call centres
no	0-10	yes	no	78 The Green		Real estate agencies
no	0-10	yes	no	56 The Green		Real estate agencies
no	0-10	yes	no	40 Staines Road		Urban planning and landscape architectural activities
no	0-10	yes	no	3 Oriel Court	106 The Green	Other business support service activities n.e.c.
no	0-10	yes	no	40 May Road		Television programming and broadcasting activities
no	0-10	yes	no	36a Staines Road		Other information technology and computer service activities
no	0-10	yes	no	56 The Green		Real estate agencies
no	0-10	yes	no	78 The Green		Accounting, and auditing activities
no	0-10	yes	no	28a The Green		Business and other management consultancy activities
no	0-10	yes	no	3 Oriel Court	The Green	Other business support service activities n.e.c.
no	0-10	yes	no	The Studio	12a May Road	Architectural activities
no	0-10	yes	no	Twickenham Corps	May Road	Activities of religious organisations

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.12 (c) Prior Approvals

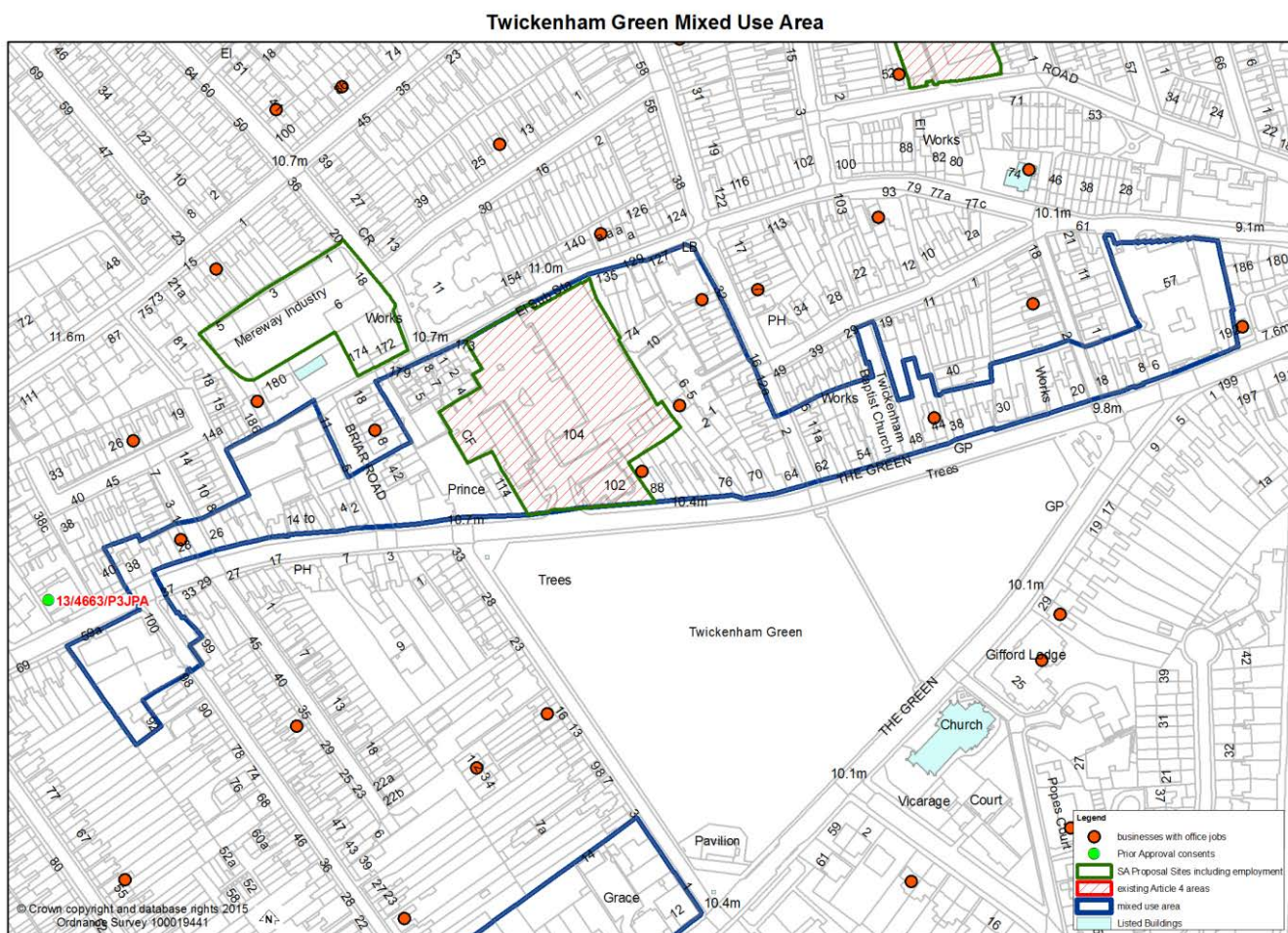
Table 3.12.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU/ TCB	Within existing Article 4	Site Address	Proposal	B1 office potentially lost m2	Number of residential units proposed	Size/mix
13/4663/P3JPA*	No [close to Twickenham Green AMU boundary]	no	Former 48 Staines Road Twickenham	Change of use of Unit 2 from B1(a) office to C3 residential comprising 2 no.one-bedroom flats with associated parking at front .	93	2	2x 1 bed flats

Source: LBRuT applications monitoring.

* completed. Source LBRuT, 2015 Completions Survey

3.12.1 Only one prior approval has been granted for a property just outside the western edge of the AMU since the change in legislation was introduced.





Source: Maps produced by LBRuT Local Plan Team


Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.12 (d) Summary of office quality assessment

3.12.2 Field analysis of Twickenham Green AMU identified 3 significant offices not located within the existing Article 4 Direction which covers the 2 main employers in this local parade. The following table and maps show the location of office floorspace. The detail can be found in Appendix A13.

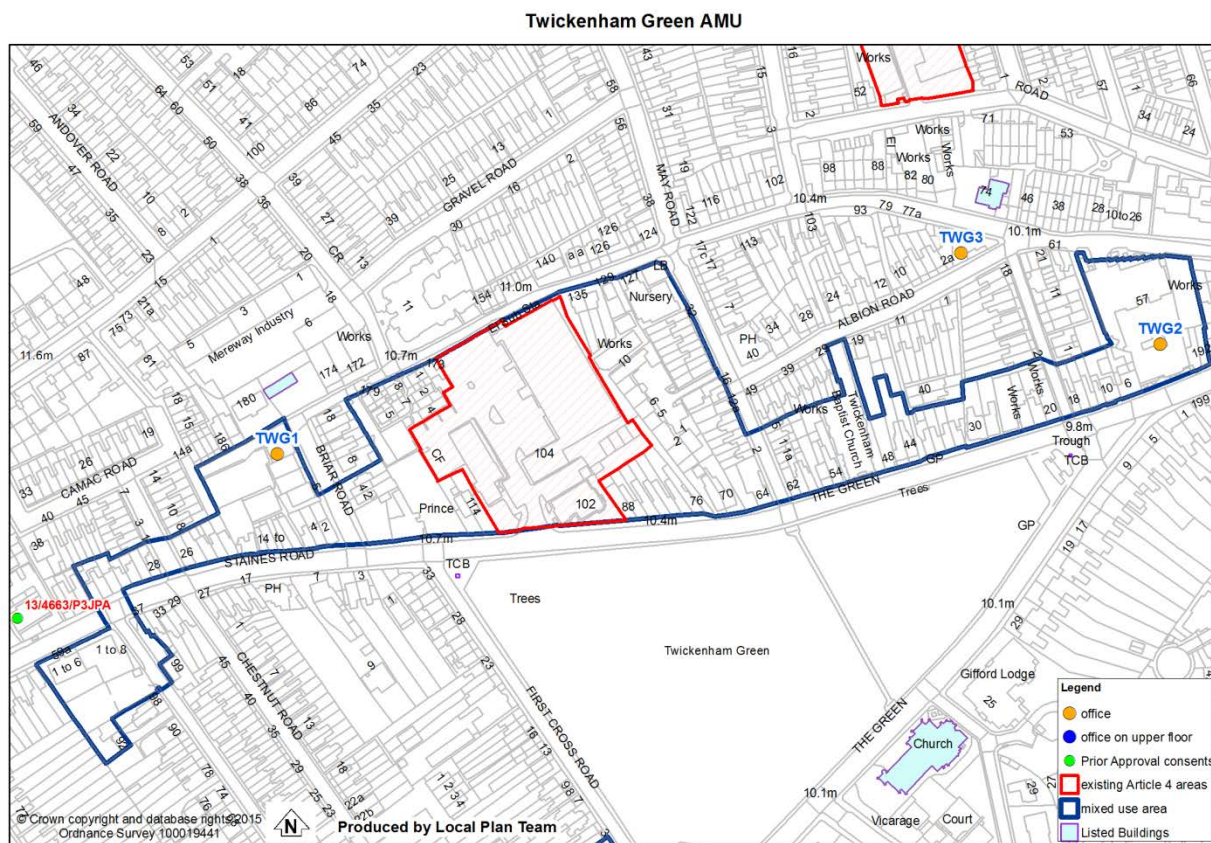
Table 3.12.2: Summary of Office Stock in Twickenham Green AMU

Ref	Photo	Location	Description	Quality	Vacant
TWG1		5-11 Briar Road	1980s mixed use building: residential, community, offices 2 storeys with large car park at rear.	Good	No
TWG2		57 Colne Road, Heathgate House	1980s deep office building. 3 storeys with car parking at rear School proposal	Average	Yes

Ref	Photo	Location	Description	Quality	Vacant
TWG3		Albion House, corner Albion Street/Colne Road	1930/1950s wedge shaped building. 1 storey office above GF office/workshop	Average	Yes

Source: LBRuT Local Plan Team

3.12 (e) Mapping of office quality assessment



3.12 (f) Conclusions and Recommendations

3.12.3 Two premises identified by the field assessment are described as of average quality, Briar House as good, and all are substantial premises. None currently have prior approval consent. 2 of the 3 are currently vacant.

3.12.4 Heathgate House is expected to be used as a school due to open in September 2015 and therefore is not to be included in any Article 4 Direction at present. Albion House is the subject of an application for conversion via the prior approval process which is currently being considered.

Table 3.12.3: Planning status of sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
TWG1	5-11 Briar Road	Various applications in 1990s to vary condition to restrict opening hours and size of car park.		
TWG2	57 Colne Road, Heathgate House	14/4611/P3KPA	Proposed change of use from B1a (Office Use) to a state funded school (Use Class D1).	Withdrawn

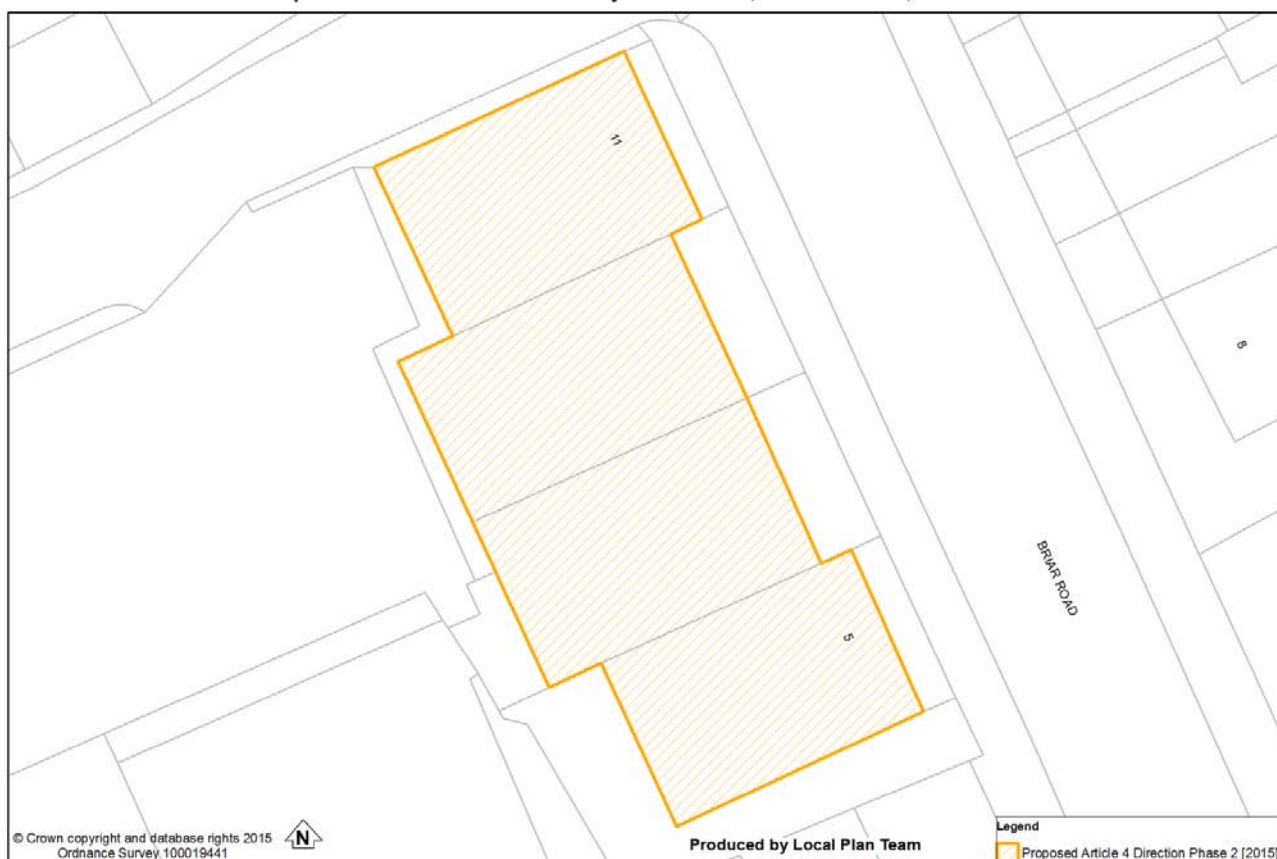
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
		13/1106/FUL	Proposed External Alterations Incorporating White Render To External Elevation Over Entrance, Extension Of Fascia Above Ground Floor Windows And New Glazed Entrance.	granted permission 14-May-2013
		11/1653/FUL	The installation of 3 condenser units mounted on anti-vibration pads and enclosed within an external protective security cage.	In Progress
		15/0106/EN/UCU	Works started 10th December - use not clear but prior approval for a school was withdrawn 14/4611/P3KPA	Case Closed Closed date: 20-Apr-2015
TWG3	Albion House, corner Albion Street/Colne Road	13/2487/3PJA	Conversion of B1 offices to 5x 2 bed flats	Completed
		15/1621/FUL	Widening of existing opening to 3 metres wide to provide for more adequate access.	In Progress
		15/0582/P3JPA	Proposal to convert the existing B1 office building into 7 dwelling flats (3 no. 1-bed, 1 person; 3 no. Studios; and 1 no. 1-bed, 2 persons)	Withdrawn. Further application anticipated.

Source: Planning applications monitoring (at May 2015)

3.12.5 It is considered that an Article 4 designation is warranted in this Mixed Use Area which is tightly drawn around 5-11 Briar Road which provides valuable office accommodation with associated parking.

3.12 (g) Proposed Article 4 Direction boundary

Proposed Article 4 Direction Boundary - Briar House, 5-11 Briar Road, Twickenham

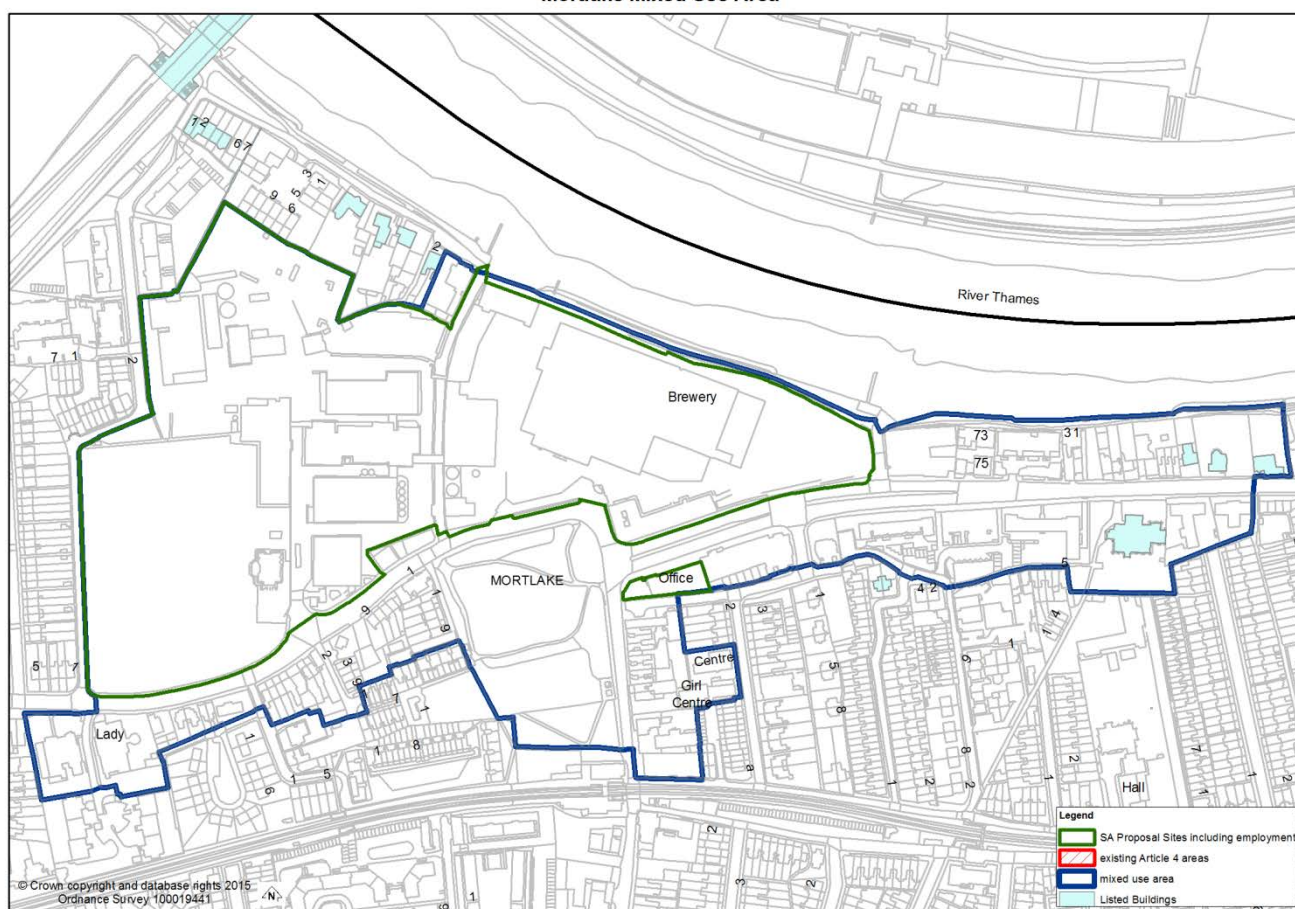


3.13 Mortlake AMU

3.13 (a) Area Information

Name of Centre/Survey area:	Mortlake AMU
Time and Date of Survey	12 th March 2015
General Mix of Uses in the Centre	Limited shopping function but mix of commercial uses.
PTAL level	Most of the AMU has a PTAL level of 5-10, described as 'poor'. West of Mortlake High Street has a higher PTAL (10-15) described as 'moderate'.
Type of Centre / Definition in Development Plan	Not defined in town centre hierarchy

Mortlake Mixed Use Area



3.13 (b) Office employment

Table 3.13.1 showing businesses with office employees of 2 or more within the vicinity of Mortlake Area of Mixed Use

PA consent	Office jobs	Address		SIC *2007 Description
no	50-199	2-12 Mortlake High Street		Activities of collection agencies
no	50-199	107 Mortlake High Street		Activities of investment trusts
no	11-49	107 Mortlake High Street		Advertising agencies
no	11-49	50 Vineyard Path		Solicitors
no	11-49	17 Sheen Lane		Financial management
no	11-49	20 Mortlake High Street		Real estate agencies
no	11-49	Mortlake Business Centre	20 Mortlake High Street	Architectural activities
no	11-49	Studio 3	20 Vineyard Heights	Advertising agencies
no	11-49	35 Lower Richmond Road		Regulation of the activities of providing health care, education, cultural services and other social services, excluding social security
no	11-49	Boat Race House	61-67 Mortlake High Street	Other business support service activities n.e.c.
no	0-10	Imc House	17 Sheen Lane	Other business support service activities n.e.c.
no	0-10	Boat Race House	61-67 Mortlake High Street	Business and other management consultancy activities
no	0-10	20 Mortlake High Street		Business and other management consultancy activities
no	0-10	20 Mortlake High Street		Letting and operating of own or leased real estate ..
no	0-10	Boat Race House	61-67 Mortlake High Street	Business and other management consultancy activities
no	0-10	Boat Race House	61-67 Mortlake High Street	Business and other management consultancy activities
no	0-10	17 Sheen Lane		Real estate agencies
no	0-10	Mortlake Business Centre	20 Mortlake High Street	Market research and public opinion polling
no	0-10	Newton House	50 Vineyard Path	Other business support service activities n.e.c.
no	0-10	Newton House	50 Vineyard Path	Activities of other membership organisations n.e.c.
no	0-10	33 Lower Richmond Road		Activities of conference organizers
no	0-10	41 Vineyard Path	Mortlake	Other financial , except insurance and pension funding, (not including security dealing on own account and factoring) n.e.c.
no	0-10	20 Mortlake High Street	Mortlake	Business and other management consultancy activities
no	0-10	Mortlake Business Centre	20 Mortlake High Street	Investigation activities
no	0-10	Mortlake Business Centre	20 Mortlake High Street	Other business support service activities n.e.c.
no	0-10	Mortlake Business Centre	20 Mortlake High Street	Activities of other membership organisations n.e.c.

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.13 (c) Prior Approvals

3.13.1 There have been two prior approval consents within the AMU since the change in legislation was introduced. 107 Mortlake High Street amounts to a potential loss of almost 1,000m² of office floorspace.

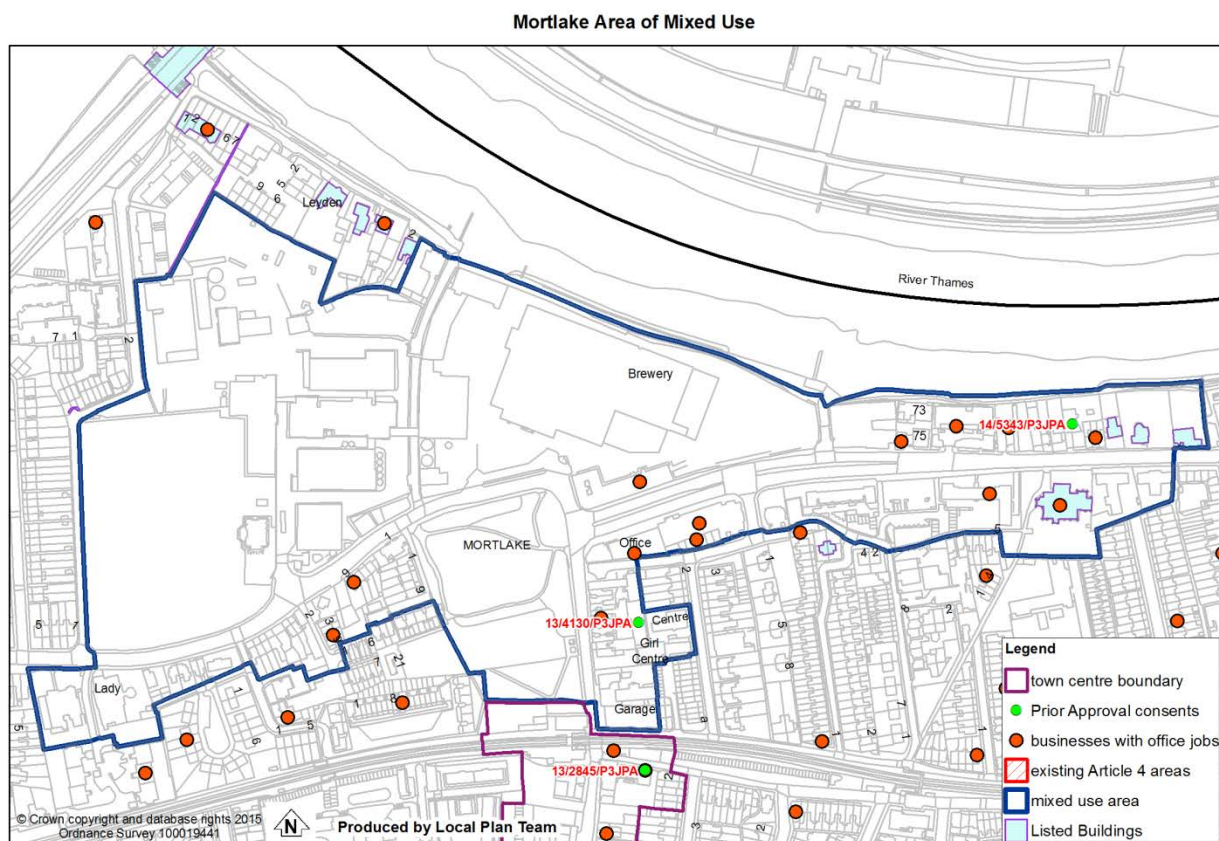
Table 3.13.2: Prior Approvals in the area up to and including March 2015

Planning Reference	within AMU	Within existing Article 4	Site Address	Proposal	B1 office potentially lost m ²	Number of residential units proposed	Size/mix
13/4130/P3JPA	yes	no	First Floor 17B Sheen Lane East Sheen London SW14 8HY	Change of use of first floor from use class B1a (offices) to class C3 (residential) to provide 2 no. 2 bed flats.	187	2	2x 2bed flats
14/5343/P3JPA**	yes	no	107 Mortlake High Street Mortlake London SW14 8HQ	Change of use of existing building from B1a offices to C3 residential 10 flats (6 x 1 bedroom and 4 x 3 bedroom)	965	10	6x 1bed & 4x 3bed flats
total					1152	12	

Source: LBRuT applications monitoring.

Please note applications 15/1376/P3JPA & 15/1377/P3JPA for 65-67 Mortlake High Street approved May 2015 [relating to second and third floors].

** Additional application at this address - 15/2581/GPD15



Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.13 (d) Summary of office quality assessment

3.13.2 Field analysis of Mortlake AMU reveals several office premises, some of which is serviced office. The following table and maps show the location of office floorspace. The detail can be found in Appendix A14.

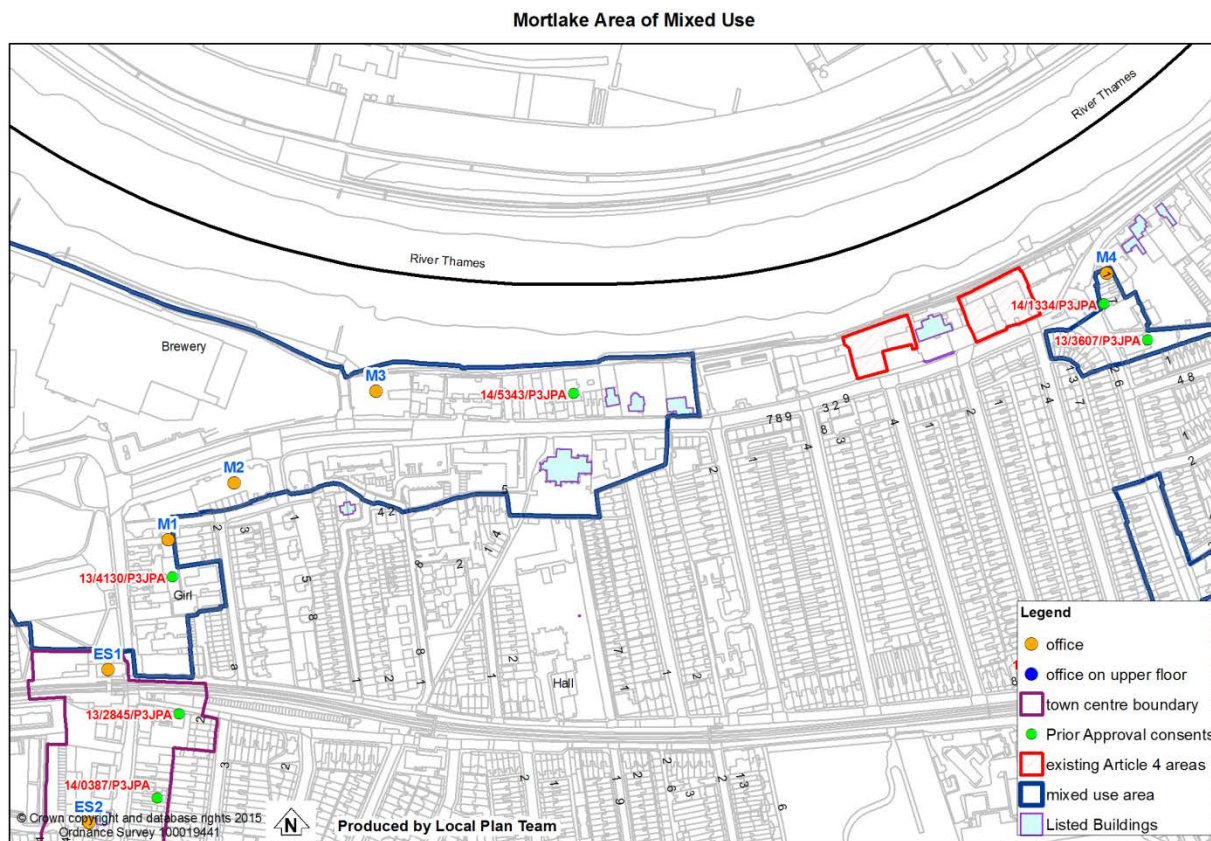
Table 3.13.3: Summary of Office Stock in Mortlake AMU

Ref	Photo	Location	Description	Quality	Vacant
M1*		Newton House, 50 Vineyard Path, Mortlake	C19th building with C20th rear extension. 2 storeys.	High	No
M2		18-32 Mortlake High Street	Post-war mixed use development 2 storey serviced offices above shops with residential above.	Good	No
M3		61-69 Mortlake High Street, Boatrace Court	1980s mixed use development with 2 storey C19th front buildings [part of which has PN consent]	High	No
M4		1 White Hart Lane [White Hart Lane AMU]	C18/19/20th building. 2 storeys.	High	Yes

Source: LBRuT Local Plan Team

Note * Site M1 is currently occupied by a firm of solicitors (potentially A2 use). A search of the planning history shows that the lawful use was established as offices in 2006.

3.13 (e) Mapping of office quality assessment



3.13 (f) Conclusions and Recommendations

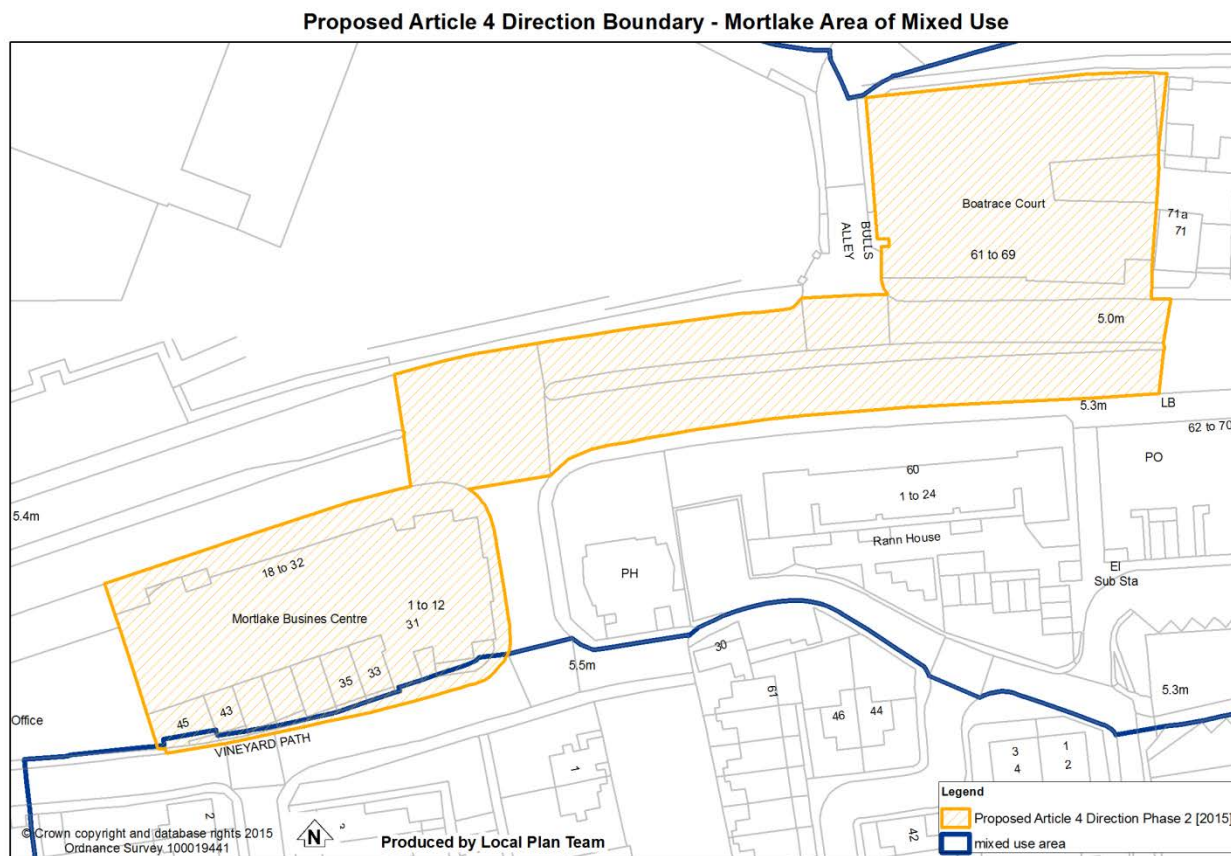
3.13.3 There were four premises identified by the field assessment, three of which are located within the AMU boundary and one in White Hart Lane AMU. All are described as of good or high quality and those in Mortlake are relatively substantial premises. One has recently had consent approved [M3]. None are within the boundary of a proposed Site Allocation [Site Allocations DPD].

Table 3.14.4: Recent or relevant applications relating to sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
M2	18-32 Mortlake High Street	-		
M3	61-69 Mortlake High Street, Boatrace Court	15/1376/P3JPA & 15/1377/P3JPA	for 65-67 Mortlake High Street approved May 2015 [relating to second and third floors].	
M1	Newton House, 50 Vineyard Path	06/1725/ES191	Use of building as offices.	Granted permission.
		http://apps-idx01:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=06%2F1725%2FES191		

3.13.4 It is considered that an Article 4 designation is warranted in this Mixed Use Area. In order to protect the office premises identified a fairly tight boundary is proposed around the three office locations identified as M1, M2 and M3.

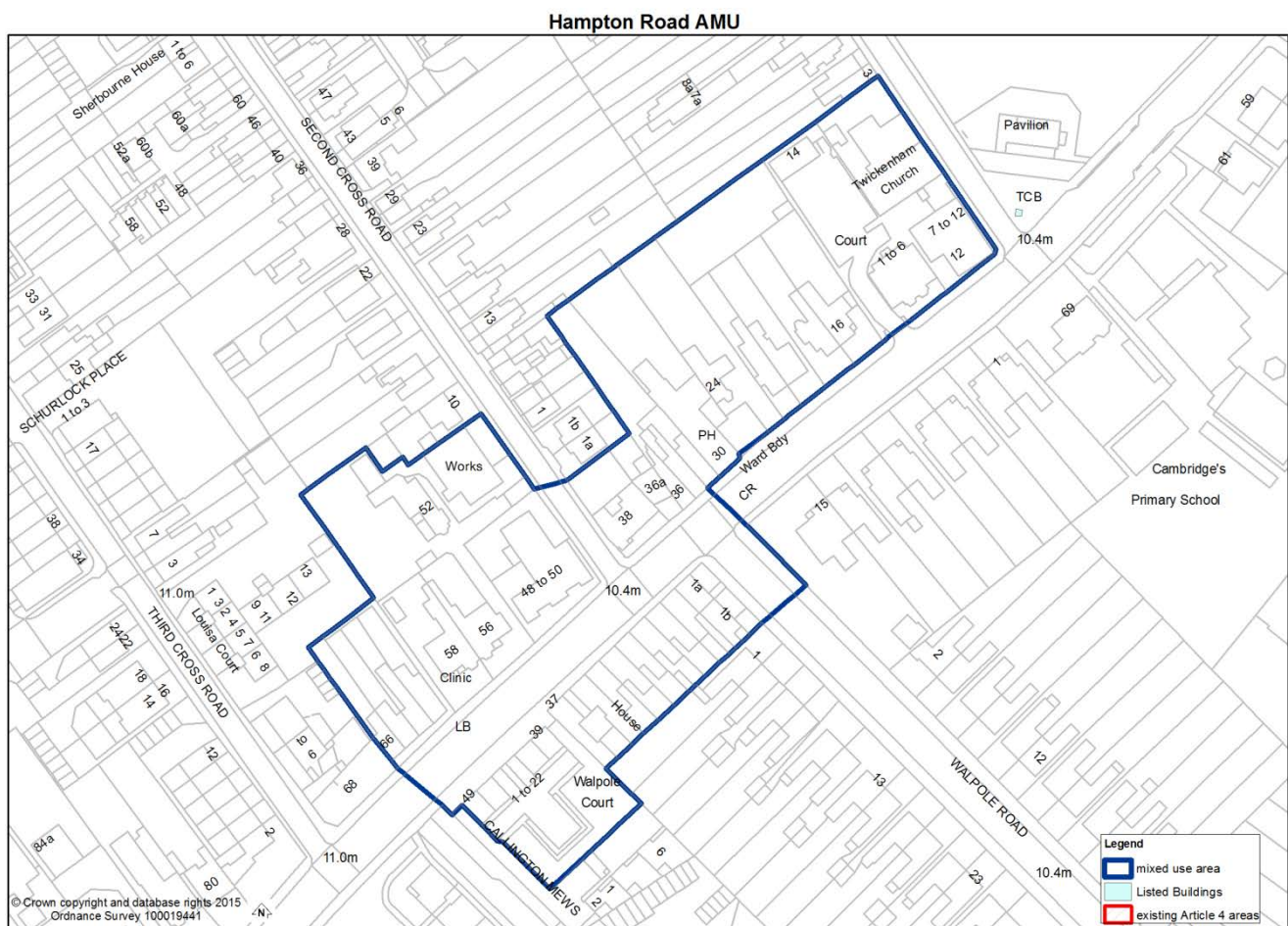
3.13 (g) Proposed Article 4 Direction boundary



3.14 Hampton Road

3.14 (a) Area Information

Name of Centre/Survey area:	Hampton Road AMU
Time and Date of Survey	12 th March 2015
General Mix of Uses in the Centre	Hampton Road AMU is located to the west of Twickenham district centre and the south of Twickenham Green AMU. It is a small centre with no designated shopping frontage, and has a mix of commercial and community uses interspersed with residential.
PTAL level	10-15 described as 'moderate'
Type of Centre / Definition in Development Plan	Not designated in hierarchy



3.14 (b) Office employment

Table 3.14.1 showing businesses with office employees of 3 or more within a 50 metre buffer of Hampton Road Area of Mixed Use

PA consent	Office jobs	Address		SIC *2007 Description
no	0-10	33 Hampton Road		Activities of exhibition and fair organizers
no	0-10	66 Hampton Road		Other financial , except insurance and pension funding, (not including security dealing on own account and factoring) n.e.c.
no	0-10	29 Hampton Road		Accounting, and auditing activities
no	0-10	38 Hampton Road		Specialised design activities
no	0-10	38 Hampton Road		Other information technology and computer service activities
no	0-10	56 Hampton Road		Other business support service activities n.e.c.
no	0-10	20 Hampton Road		Other business support service activities n.e.c.
no	0-10	4 Knightsbridge House	35-37 Hampton Road	Accounting, and auditing activities
no	0-10	Canada House	29 Hampton Road	Business and other management consultancy activities
no	0-10	Dilaimi House 27	Hampton Road	Other business support service activities n.e.c.
no	various	8 Second Cross Road		Various

Source: © Experian 2012. See caveats in Methodology section.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.14 (c) Prior Approvals

Table 3.14.2: Prior Approvals in the area up to and including March 2015

Planning Reference	Within AMU	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/4439/P3JPA*	no	69 The Green Twickenham TW2 5TU	Proposed change of use from B1 Office use to C3 Residential use	455	5	3x 2 bed & 2x 1bed flats
14/5360/P3JPA**	no (at some distance to west)	3 Briscoe Mews Twickenham TW2 5DT	Change of use from an office (B1(a) Use Class) to a house (C3 Use Class) with associated parking space..	72	1	1x 2bed house
14/2811/P3JPA	yes	35A Hampton Road	Change of use from B1 (Office) use to C3 (Residential) Use (2 x 2 bedroom units)	118	2	2x 2bed flats
Total				645	8	

Source: LBRuT applications monitoring.

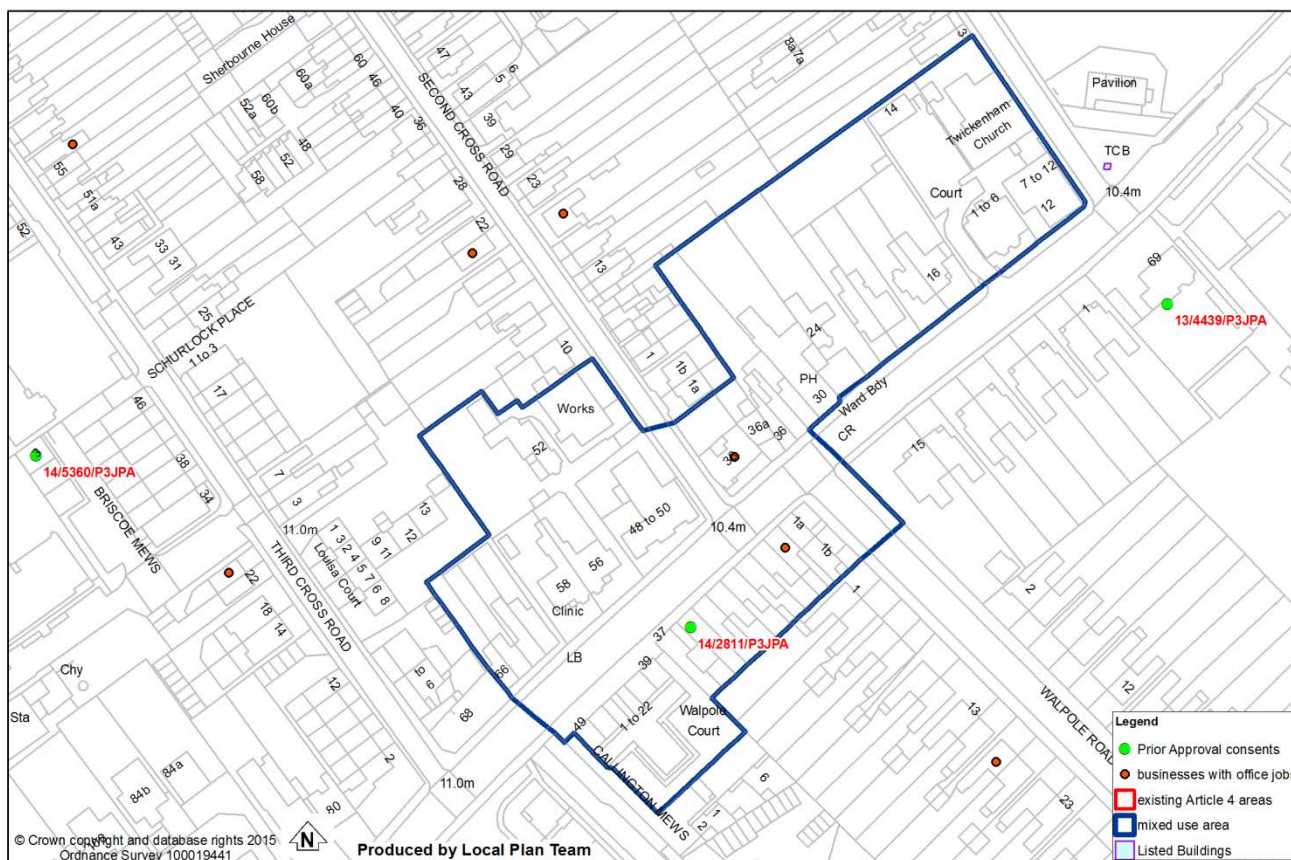
Also approved - 15/0894/PIAPA 35-37 Hampton Rd A2 to residential under Permitted Development rights.

* This application superseded by 15/0659/P3JPA for Proposed change of use from B1(a) (Office) use to C3 Residential use (1 no. 1 bed apartments and 4 no. 2 bed apartments). Approved 10/4/2015. Number of residential units yielded remains the same.

** developments completed. Source – LBRuT, 2015 Completions Survey

3.14.1 There have been several approval consents within or near to the AMU since the change in legislation was introduced, although the total quantum of office stock potentially lost to conversion is relatively small reflecting the size of the centre.

Hampton Road AMU






Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

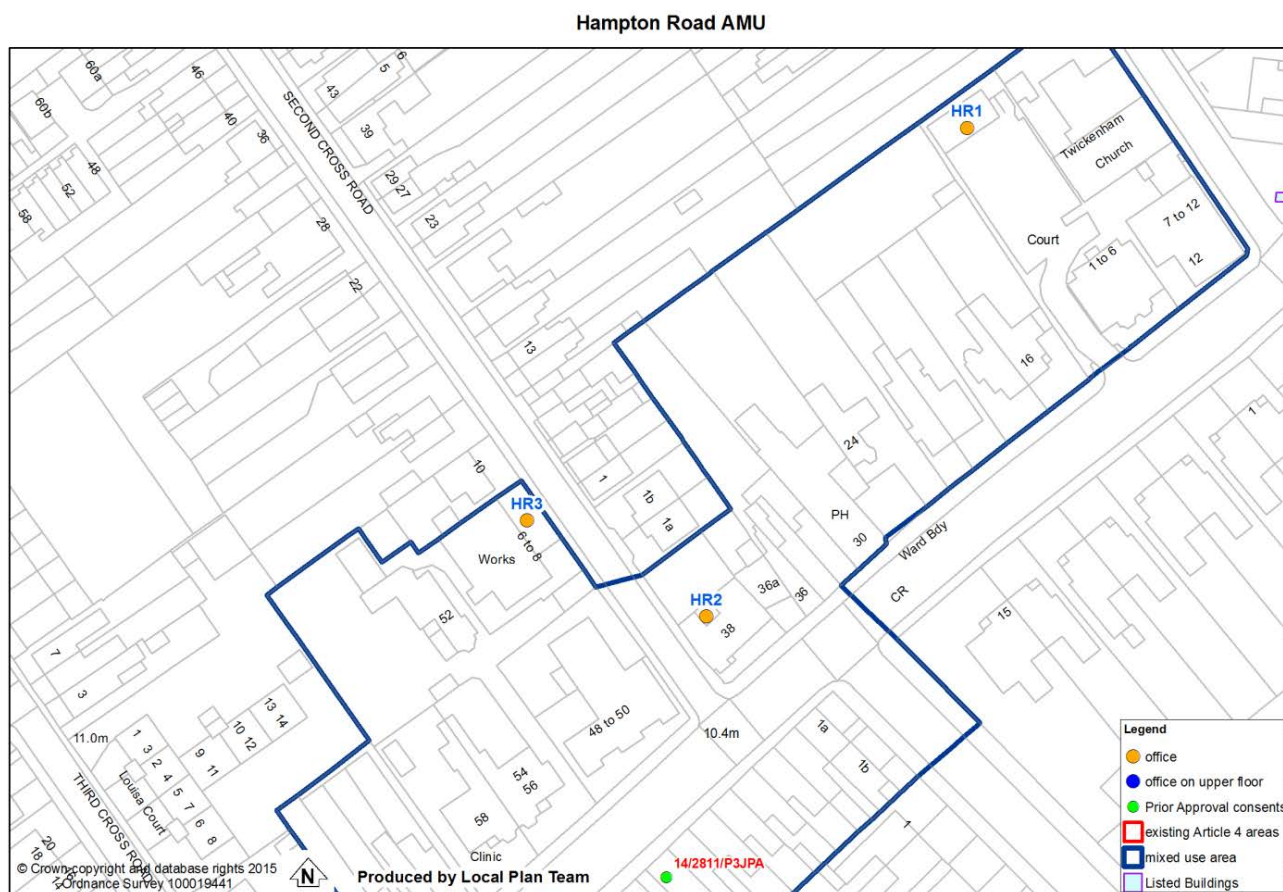
3.14 (d) Summary of office quality assessment

3.14.2 Field analysis of Hampton Road AMU reveals that there is fairly limited small scale office employment in this small centre. The following table and maps show the location of the office stock. The detail can be found in Appendix A15.

Table 3.14.3: Summary of Office Stock in Hampton Road AMU

Ref	Photo	Location	Description	Quality	Vacant
HR1		14 Hampton Road	1980s building at rear of yard. 2 storeys offices with car park at front.	Good	no
HR2		38 Hampton Road	C19th mixed use building with front garden. GF offices Upper floors converted to residential in 1980s.	Good	no
HR3		6 & 8 Second Cross Road, Ash House	Mid C20th building. 2 storeys shared offices with car park at front.	Average quality	no

3.15 (e) Mapping of office quality assessment



Source: LBRuT Local Plan Team

3.14 (f) Conclusions and Recommendations

3.14.3 Analysis of the data reveal that there have been several Prior Approval consents already granted in this relatively small AMU, and an approval for conversion from A2 to residential. There are 3 office premises identified through the field assessment. All of which are occupied.

- HR1 & HR2 are both described as good quality.
- HR 3 – Ash House is described as of average quality. However, the Experian data suggest that there are at least 9 small to medium businesses operating from this address. Such premises are valuable to small businesses, perhaps as a start-up premises, as indicated by the 2013 Employment Land & Premises Survey .

Table 3.14.4: Planning status of sites considered for Article 4 Direction

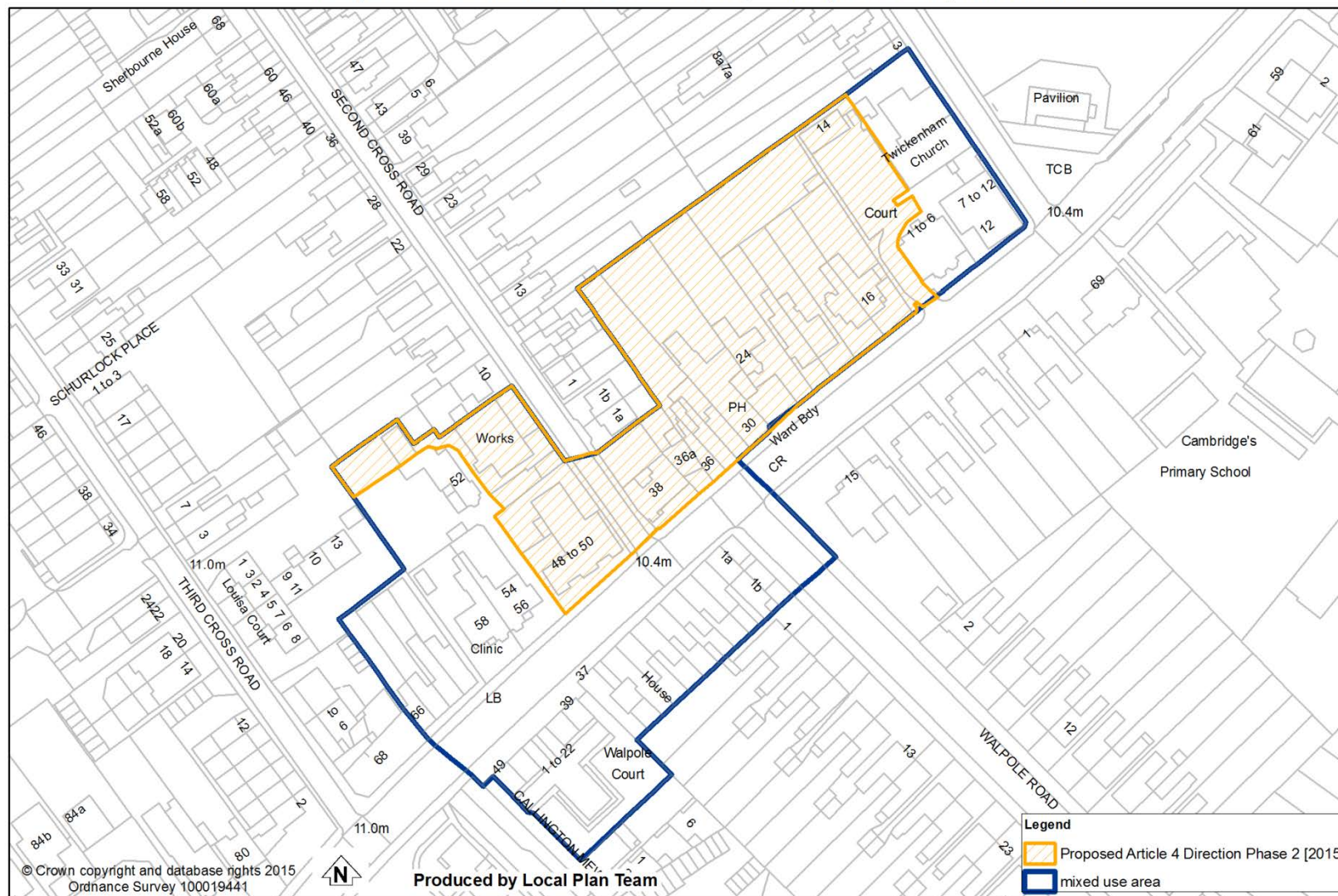
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
HR1	14 Hampton Road	-		
HR2	38 Hampton Road	-		
HR3	6 Second Cross Road, Ash House	15/1440/FUL	Removal of existing single storey structure and construction of new two storey dwelling-house. [Building directly adjacent Ash House currently in B1c – light industrial use.]	In progress
http://apps-idox01:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=15%2F1440%2FFUL				

Source: LBRuT planning decisions monitoring

3.14.3 Although the quantum of office floorspace is not large, consideration should be given as to whether to protect this valuable office space for small businesses potentially looking for reasonable rents. It is considered that an Article 4 designation is warranted covering sites all sites.

3.14 (g) Proposed Article 4 Direction boundary

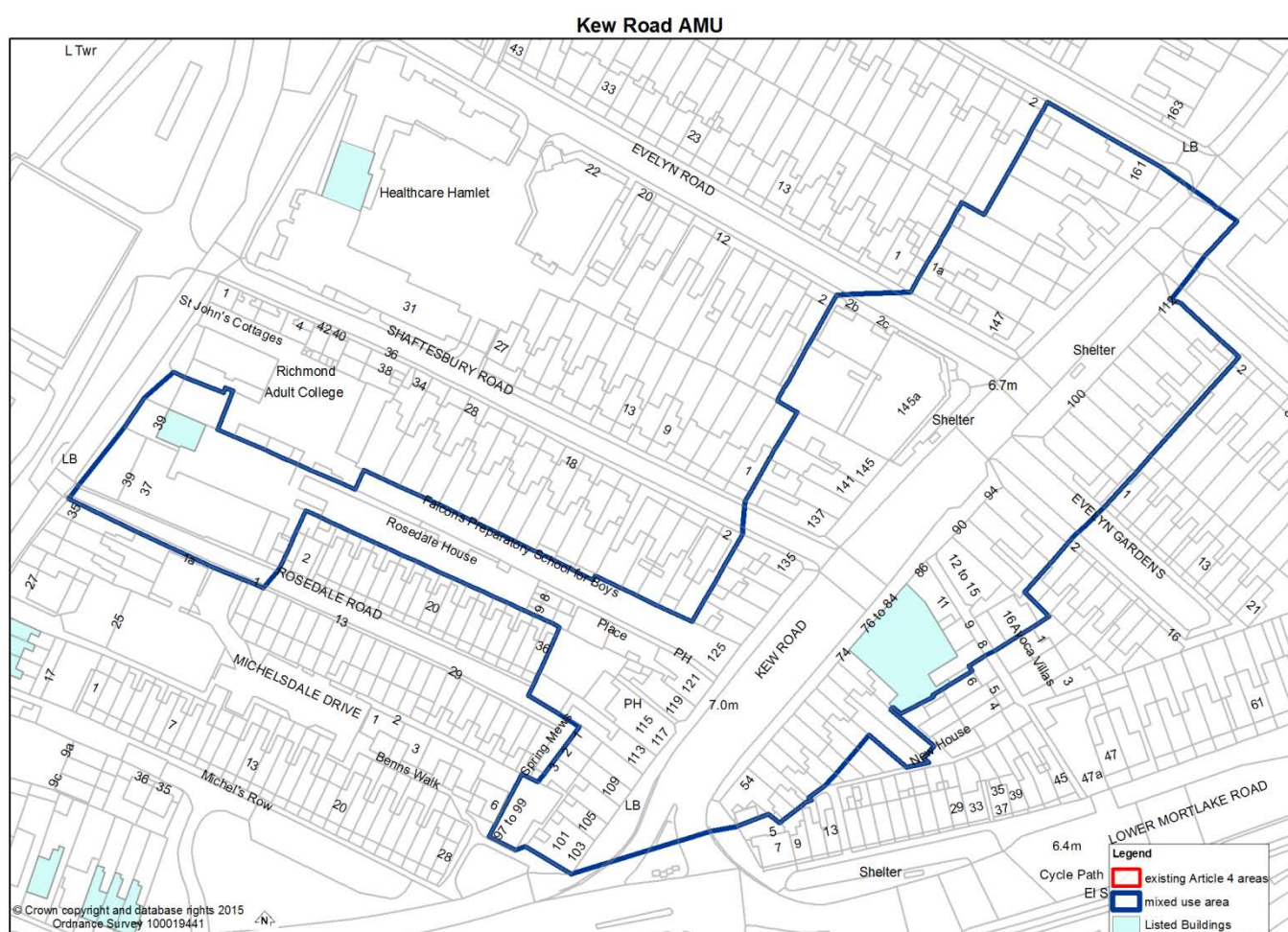
Proposed Article 4 Direction Boundary - Hampton Road, Twickenham



3.15 Kew Road

3.15 (a) Area Information

Name of Centre/Survey area:	Kew Road AMU
Time and Date of Survey	- 2015
General Mix of Uses in the Centre	Kew Road AMU is located to the north west of Richmond Circus and is thus in close proximity to Richmond town centre with its range of shops and services. The centre has several blocks of secondary shopping frontage and serves a local function. It has a range of land uses including some limited convenience shopping, education and has a strong food and drink offer for the size of the centre.
PTAL level	Level of 25-40 described as 'excellent'
Type of Centre / Definition in Development Plan	local parade.



3.15 (b) Office employment

Table 3.15.1 showing businesses with office employees of 4 or more within a 50 metre buffer of Kew Road Area of Mixed Use

PA consent	Office jobs	Address		SIC *2007 Description
no	0-10	Flat -	Carna Court, 145a Kew Road	Renting and operating of own or leased real estate
no	0-10	Brompton House	97-99 Kew Road	Advertising agencies
no	0-10	Rosedale House	Rosedale Road	Non-life insurance
no	0-10	13 Blue Anchor Alley		Business and other management consultancy activities
yes	0-10	133 Kew Road		Sound recording and music publishing activities
no	0-10	129 Kew Road		Architectural activities
no	0-10	97-99 Kew Road		Motion picture, video and television programme production activities
no	0-10	137 Kew Road		Specialised design activities
no	0-10	Kew Studios	98 Kew Road	Environmental consulting activities
no	0-10	Rosedale House	Rosedale Road	Management consultancy activities (other than financial management)

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.15 (c) Prior Approvals

Table 3.15.2: Prior Approvals in the area up to and including March 2015

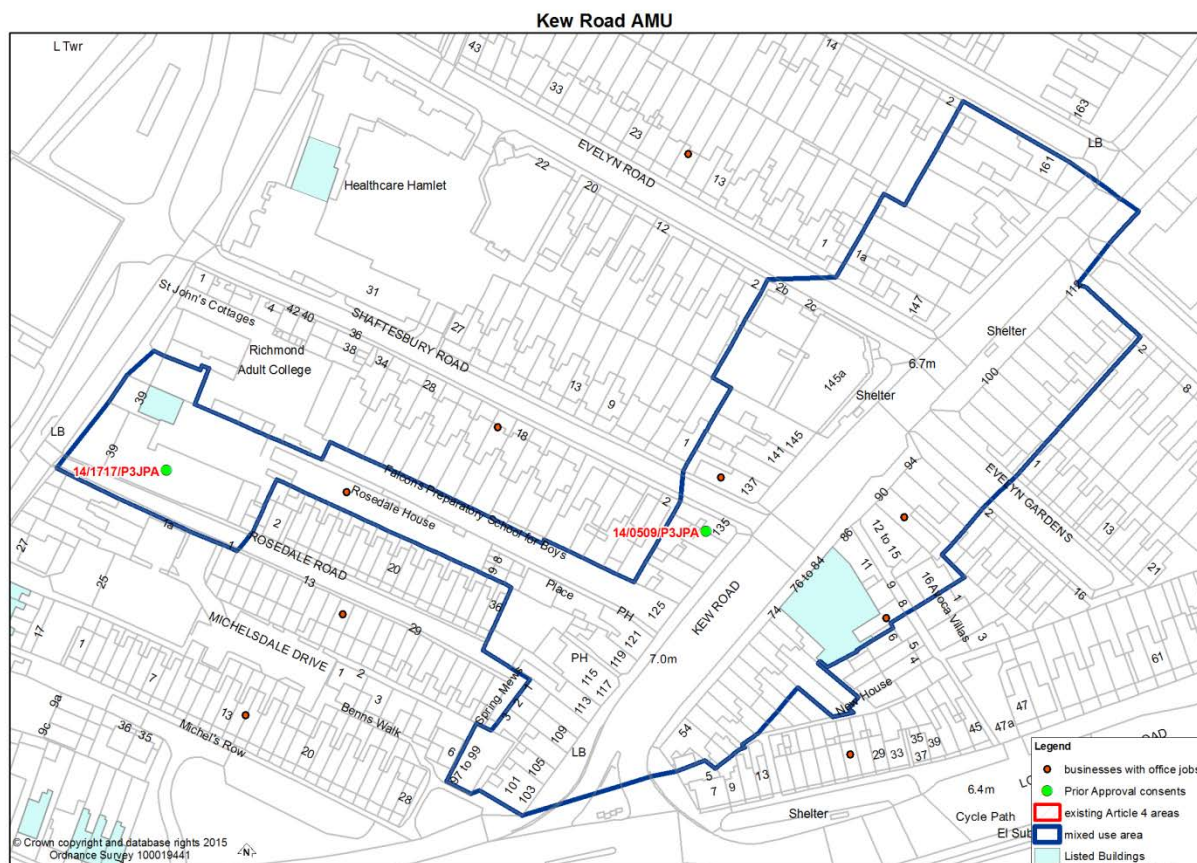
Planning Reference	Within AMU	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/0509/P3JPA* **1	Kew Road	133 - 135 Kew Road Richmond	Change of use of 2nd floor B1 office space to a one 2 bed residential unit.	92	1	1x 2bed flat
14/1717/P3JPA	Kew Road	37-39 Kew Foot Road Richmond TW9 2SS	Change of use from offices (B1) to 20 no. residential (C3) flats comprising 1 studio, 10 x 1 bed and 9 x 2 bed.	1300	20	9x 2bed, 10x 1bed & 1x studio flats
Total				1392	21	

Source: LBRuT applications monitoring.

* developments completed. Source – LBRuT, 2015 Completions Survey

**1 Please note later approval 15/0692/P3JPA for Change of use of first floor B1 office space to 1 x 2 bed residential unit.

3.15.1 There have been two approval consents both within the AMU since the change in legislation was introduced, one of them allowing the conversion of a very substantial office building.



Source: Maps produced by LBRuT Local Plan Team


Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.15 (d) Summary of office quality assessment

3.15.2 Field analysis of Kew Road AMU reveals only one significant office premises in the AMU.

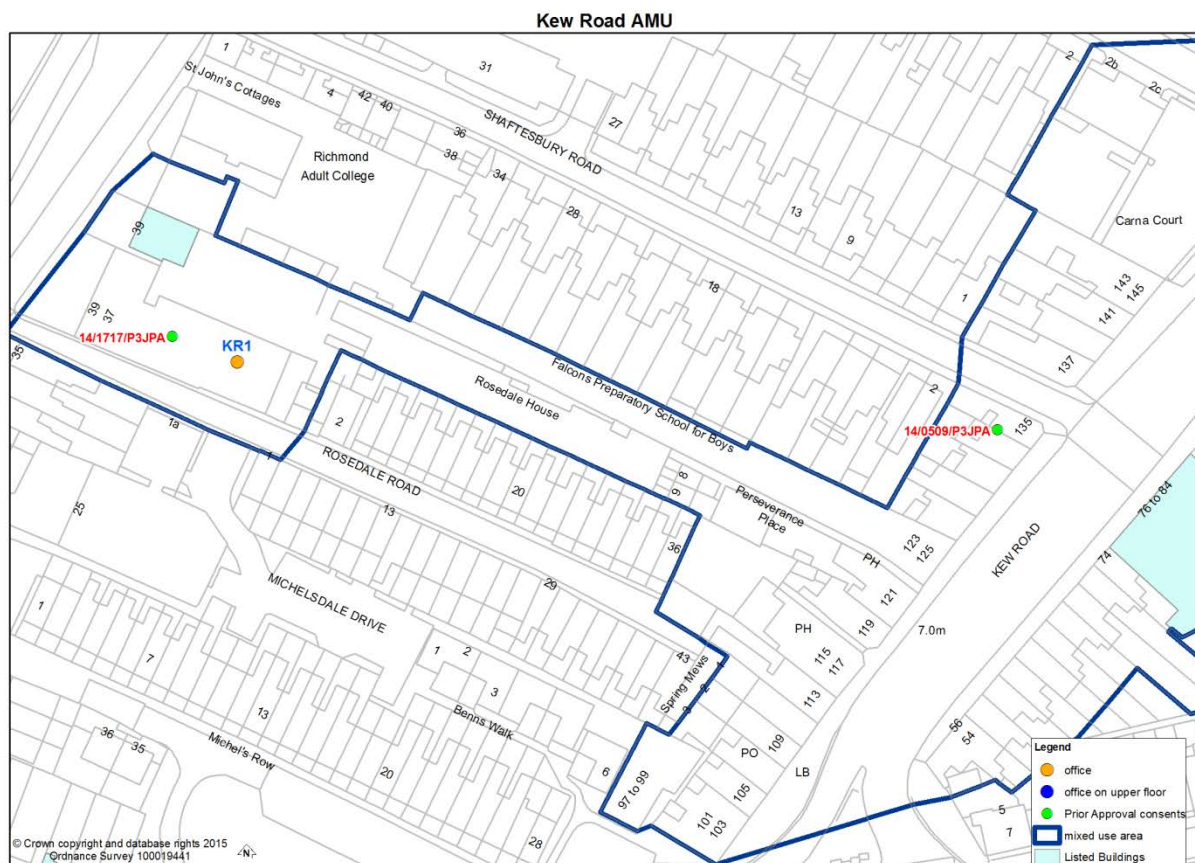
The following table and map shows the location of office floorspace. The detail can be found in Appendix A16.

Table 3.15.3: Summary of Office Stock in Kew Road AMU

Ref	Photo	Location	Description	Quality	Vacant
KR1		37-39 Kew Foot Road	37: Late C18th building 39: C19th building Substantial 3 storey building and part basement [37 Listed II 1983] Has prior approval consent.	High	yes

Source: LBRuT Local Plan Team

3.15 (e) Mapping of office quality assessment



3.15 (f) Conclusions and Recommendations

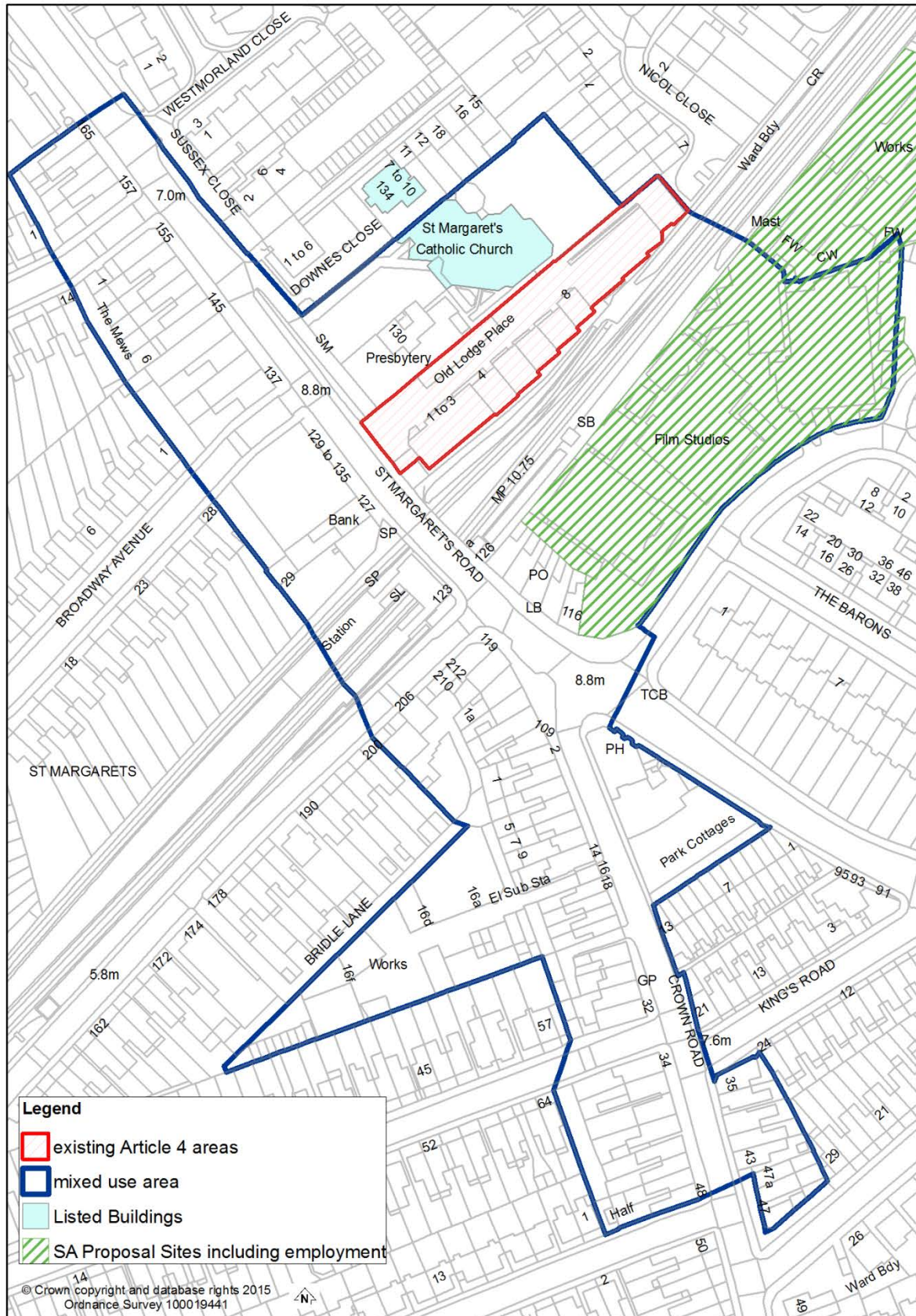
3.15.3 The substantial office building within this AMU at 37 (& 39) Kew Foot Road has consent for conversion to residential. Therefore, it is considered that an Article 4 designation is not warranted.

3.16 St Margarets

3.16 (a) Area Information

Name of Centre/Survey area:	St Margarets
Time and Date of Survey	Dec 2014 [this survey work carried out by PBA consultancy]
General Mix of Uses in the Centre	<p>St Margarets is a local centre in the borough hierarchy and therefore has a good range of shopping and services. The retail mix consists of local and independent top-up retailers alongside cafes and some specialist retailers. The office provision is generally related to its service centre function and is occupied by Estate Agents and dentists.</p> <p>St Margaret's is generally an attractive town centre and is chiefly located along St Margaret's Road and Crown Road. The centre has a village feel with a good stock of period buildings which are generally well maintained. Shop signs and facades are also generally well presented and in many cases enhance architectural details.</p> <p>Experian notes that the centre has a large "Media" Sector at Twickenham Studios however, many of these jobs are likely to be in ancillary space in the studio rather than in B1 office units. St Margaret's has very limited purpose built office stock. The bulk of the office space provision (Old Lodge Place) has already been protected under an Article 4 Direction. Only two other purpose built developments were noted during the site visit. Both of them appear to be built around the 1990s/2000s as part of an industrial site redevelopment. The employment uses was therefore re-provided as part of a mixed-use development scheme. A small garage unit behind 26 Crown Road converted into a small media style office was noted.</p> <p>There is very limited evidence of upper floor office use with the exception of some office space above 120-116 Broadway.</p>
PTAL level	Level of 10-15 described as 'moderate'. St Margarets BR station.
Type of Centre / Definition in Development Plan	local centre.

St Margarets AMU



Source: LBRuT Local Plan Team

3.16 (b) Office employment

Table 3.16.1 showing businesses with office employees of 5 or more within a 50 metre buffer of St Margarets AMU

PA consent	Office jobs	Within existing Article 4	Address		SIC *2007 Description
yes	50-199	Old Lodge Place	Unit 1-3 Old Lodge Place		Motion picture, video and television programme production activities
yes	0-10	Old Lodge Place	1-3 Old Lodge Place	St Margarets	Other business support service activities n.e.c.
yes	0-10		6 The Mews	Bridge Road	Solicitors
no	0-10		127 St Margarets Road		Real estate agencies
no	0-10		118 St Margarets Road		Other information technology and computer service activities
no	0-10		124 St Margarets Road		Real estate agencies
no	0-10		133a St Margarets Road		Other business support service activities n.e.c.
no	0-10		155 St Margarets Road		Real estate agencies
yes	0-10	Old Lodge Place	1-3 Old Lodge Place	St Margarets	Activities of holding companies
no	0-10		Twickenham Studios	The Barons	Motion picture, video and television programme production activities
no	0-10		2 The Mews	St. Margarets Road	Management consultancy activities (other than financial management)
no	0-10		The Barons		Motion picture, video and television programme production activities
no	0-10		133a St Margarets Road		Other business support service activities n.e.c.

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.16 (c) Prior Approvals

Table 3.16.2: Prior Approvals in the area up to and including March 2015

Planning Reference	Within AMU	Within existing Article 4	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/0525/P3JPA	St Margarets	no	1 The Mews St Margarets Road Twickenham TW1 1RF	Proposed change of use from B1 Offices use to C3 Residential use (1 No.1 bedroom dwelling house).	60	1	1x 1 bed flat
13/3064/P3JPA	St Margarets	no	6 The Mews St Margarets Road Twickenham TW1 1RF	Proposed change of use from B1 Office use to C3 Residential use (1 No.2 storey house).	93	1	1x 2 bed house
14/4669/P3JPA	St Margarets	no	5 The Mews St Margarets Road Twickenham TW1 1RF	Change of use from (B1a) office to (C3) residential use (1 No. House).	76	1	1x 2 bed house
13/3043/P3JPA	St Margarets	no	16a Crown Road Twickenham TW1 3EE	Proposed change of use from B1 Office use to C3 Residential use (3 No.flats).	275	3	3x 2 bed flats

Planning Reference	Within AMU	Within existing Article 4	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/2474/P3JPA	St Margarets	no	Phelps House 133 - 135 St Margarets Road Twickenham	Proposed change of use from B1 Office use to C3 Residential use.	290	5	4x 1 bed & 1x 2bed flats
14/4177/P3JPA	St Margarets	Old Lodge Place	1 - 3 Old Lodge Place Twickenham TW1 1RQ	Change of use from B1(a) office to C3 residential use (15 units comprising 2 no. Studio Flats, 2 no. 1 bed flats and 11 no. 2 bed flats) with integral refuse bin storage and associated parking (19 bays) on site.	895	15	11 x 2bed, 2 x 1bed & 2 x studio flats
14/4230/P3JPA	St Margarets	Old Lodge Place	6 - 7 Old Lodge Place Twickenham	Proposed change of use from B1 Office use to C3 Residential use comprising 1 x 2-bed and 4 x 1-bed flats with integral bin storage within No.6 Old Lodge Place; 1 x 3-bed, 4 x 1-bed and 1 x studio flats with integral bin storage within No.7 Old Lodge Place and associated parking (15 bays) on site.	600	11	1x 3bed, 1x 2bed, 8x 1bed & 1 studio flat
Total					2289	37	

Please note a recent approval at 116 St Margarets Road for change of use of upper floors to residential resulting in the loss of 116m2 of office floorspace and yielding 2 x 1 bedroom flats.

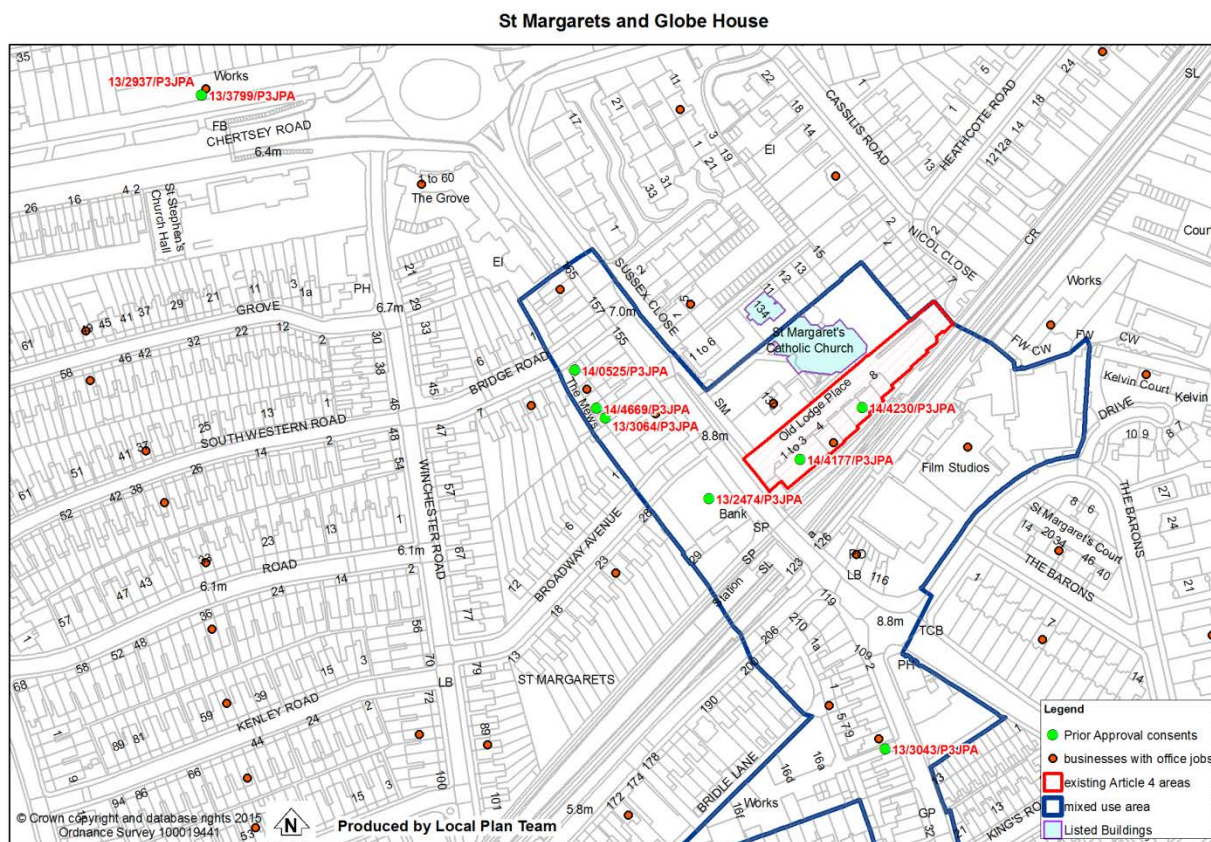
Prior Approvals at Globe House, north of centre & A316

Planning Reference	Within AMU	Within existing Article 4	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/2937/P3JPA	No [Globe House, St Margarets]	no	Unit B Globe House 1 Chertsey Road Twickenham TW1 1LR	Proposed change of use from a B1 Office use to a C3 Residential use (8No. 2-bedroom dwelling houses).	1214	8	8x 2 bed houses
13/3799/P3JPA	No [Globe House, St Margarets]	no	Unit C Globe House 1 Chertsey Road Twickenham TW1 1LR	Proposed change of use from a B1 Office use to a C3 Residential use for 17 No. 1-bedroom flats with 17 associated parking spaces.	690	17	17x 1 bed flats
Total					1904	25	

Source: LBRuT applications monitoring.

Please note most of the Prior Approval data relates to the period up to and including March 2015.

- 3.16.1 There have been several prior approval consents within or near to the AMU since the change in legislation was introduced. If all are implemented, and including those at Globe House, almost 4,300m² of office floorspace will be lost, yielding a combined figure of 64 housing units.






Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.16 (d) Summary of office quality assessment

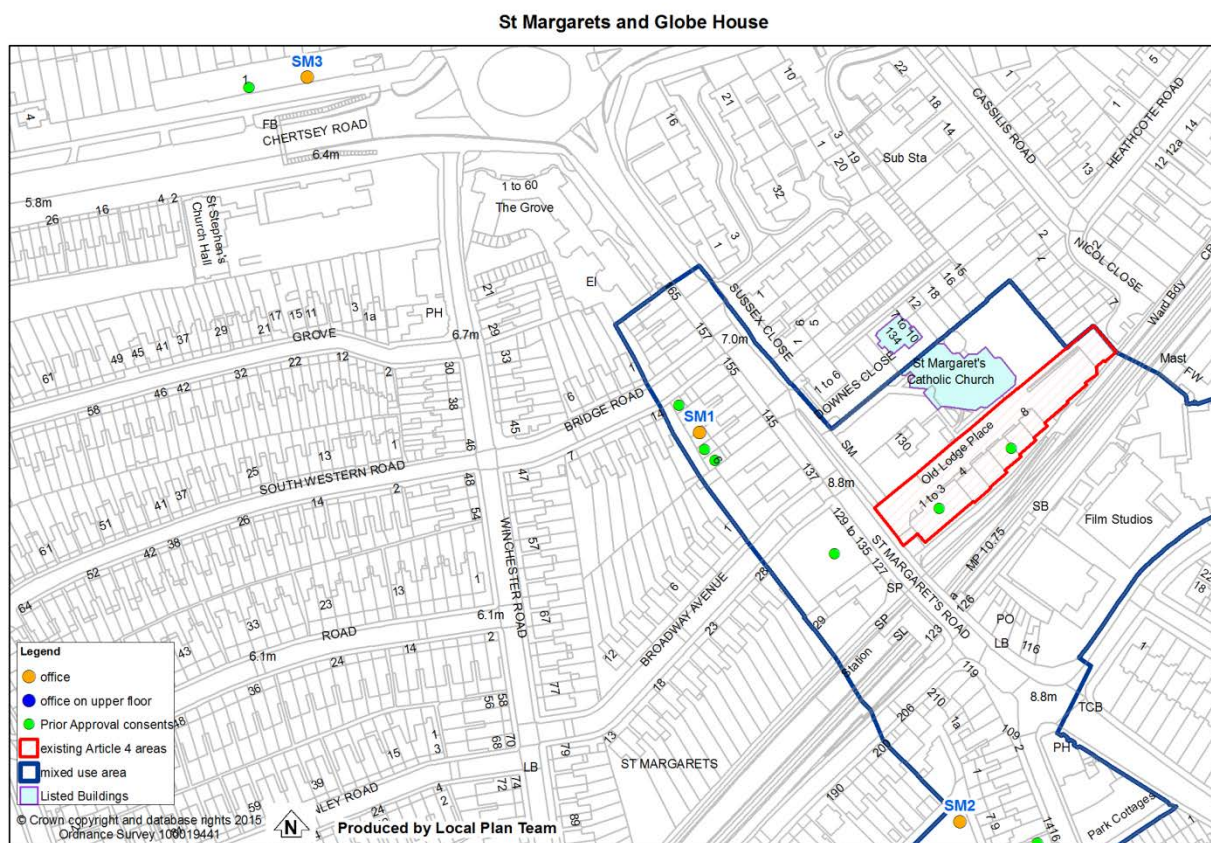
- 3.16.2 Much of St Margarets' office provision is located within the existing Article 4 boundaries at Old Lodge Place. Field analysis of St Margarets centre identified a small number of additional office premises. There are several small offices forming part of a Mews development off the High Street, some of which already have consent for conversion to residential through the prior approval process. The following table and map shows the location of office floorspace. The detail can be found in Appendix A17.

Table 3.16.3: Summary of Office Stock in St Margarets

Ref	Photo	Location	Description	Quality	Vacant
SM1		1-16 The Mews	1990s mews style B1 office space. 6 mews properties. Nos 1, 5 & 6 have PA consent	Good condition	No
SM2		16a Crown Road	Medium sized block including a mix of residential & B1 office accommodation. Has PA consent.¹ See Table above	High quality	No
SM3		Globe House	Large, purpose built, 1930s office block located just outside AMU. BTM.	Good.	No

Source: LBRuT Planning Policy/ PBA

3.16 (e) Mapping of office quality assessment



3.16 (f) Conclusions and Recommendations

3.16.3 The centre has very limited vacant space for any use, including retail and B1 office space. While there is office type activity taking place within the centre, the majority is retail and service uses (such as estate agents) undertaken on ground floor A2 property rather than B1 office space.

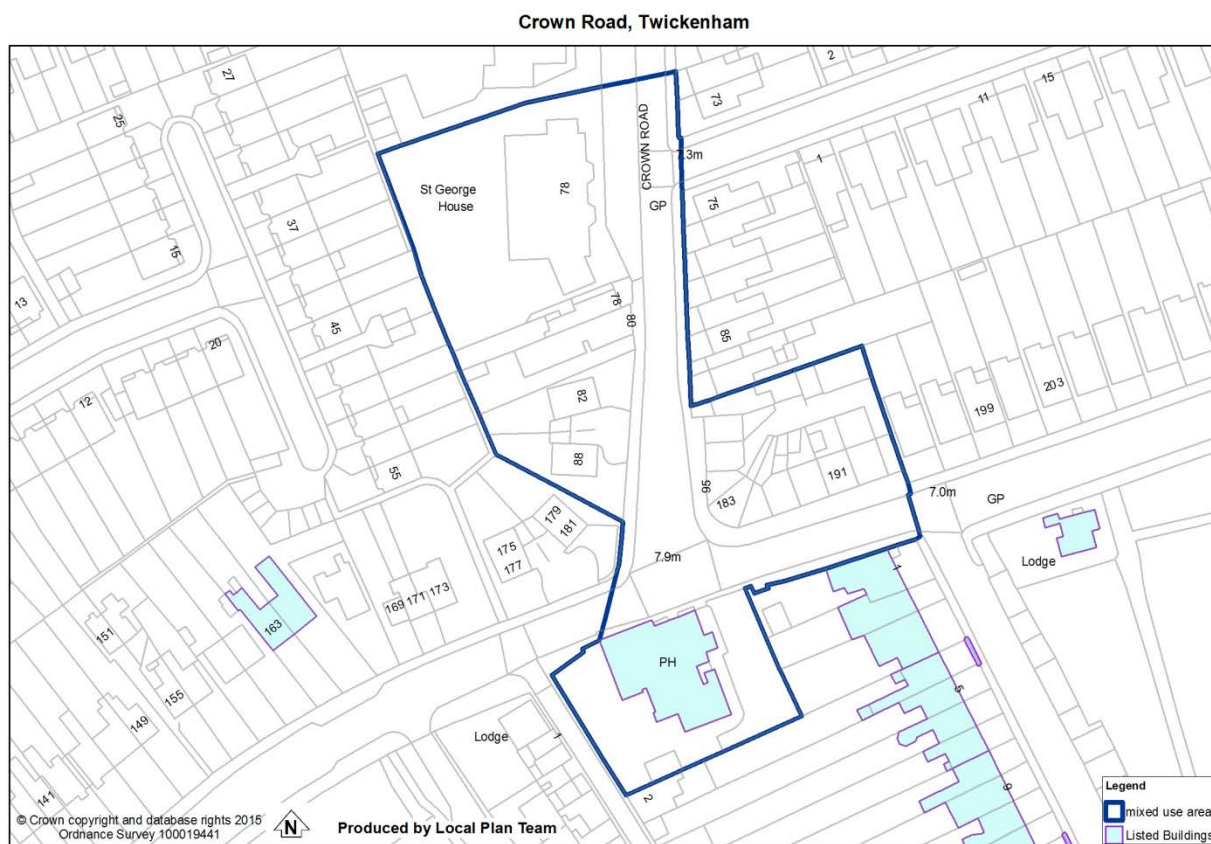
¹ http://www2.richmond.gov.uk/plandata2/Planning_CASENO.aspx?strCASENO=13/3043/P3JPA&DocTypeID=3#docs

- 3.16.4 While data from the Experian analysis notes that St Margaret's main office activity is media, this office activity is ancillary to the function of Twickenham Studios rather than B1 office uses.
- 3.16.5 The centre's main office provision, Old Lodge Place, is already covered by an Article 4 Designation. The remaining floorspace has been largely lost through the prior approval process (The Mews).Globe House to the north of St Margarets centre is a substantial quality office block. However, the majority of the office floorspace has permission for conversion through the prior approval process. Approximately 85/90% of Globe House has been lost (1904 m²) which consists of Units B&C. (Unit A remains on the corner of St Margarets Road occupied by an estate agents and a taxi hire company).
- 3.16.6 It is recommended that further Article 4 Directions/ extensions to the existing boundary are not justified in this centre.

3.17 Crown Road, Twickenham

3.17 (a) Area Information

Name of Centre/Survey area:	Crown Road, Twickenham
Time and Date of Survey	April 2015
General Mix of Uses in the Centre	Crown Road is a small AMU to the south of St Margarets centre. It has a very limited shopping function and no designated shopping frontage. There are 10 businesses, 5 of which are shops/retail services and 3 estate agents. A newsagent being the only convenience provision.
PTAL level	
Type of Centre / Definition in Development Plan	-



3.17 (b) Office employment

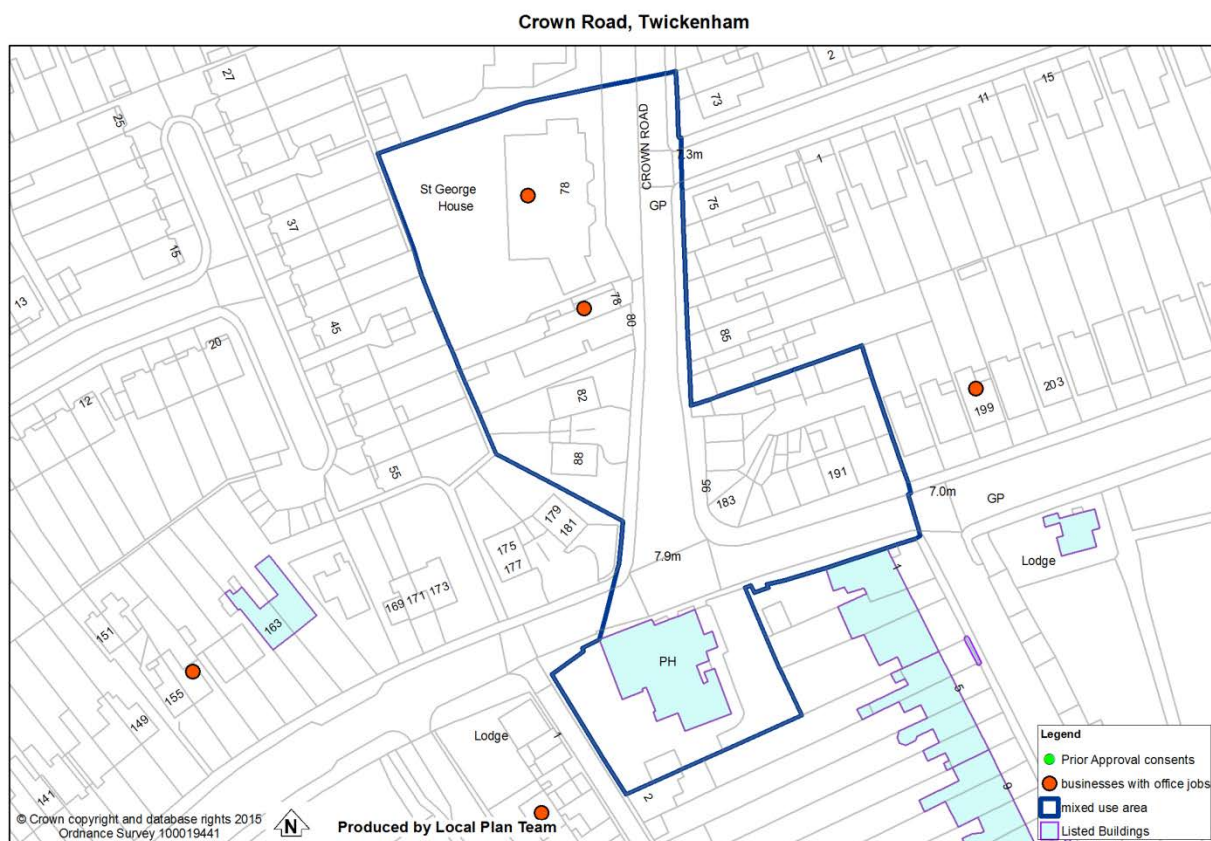
Table 3.17.1 showing businesses on Experian database within vicinity of Crown Road AMU

Office jobs	Address	SIC *2007 Description
0-10	76 Crown Road	Real estate agencies
0-10	78 Crown Road	St Margarets Other information technology and computer service activities
0-10	78a Crown Road	Business and other management consultancy activities

Note: Names of businesses are suppressed for confidentiality. * Standard Industrial Classification.

3.17 (c) Prior Approvals

3.17.1 There have been no approval consents within or near to the AMU since the change in legislation was introduced.




Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

3.17 (d) Summary of office quality assessment

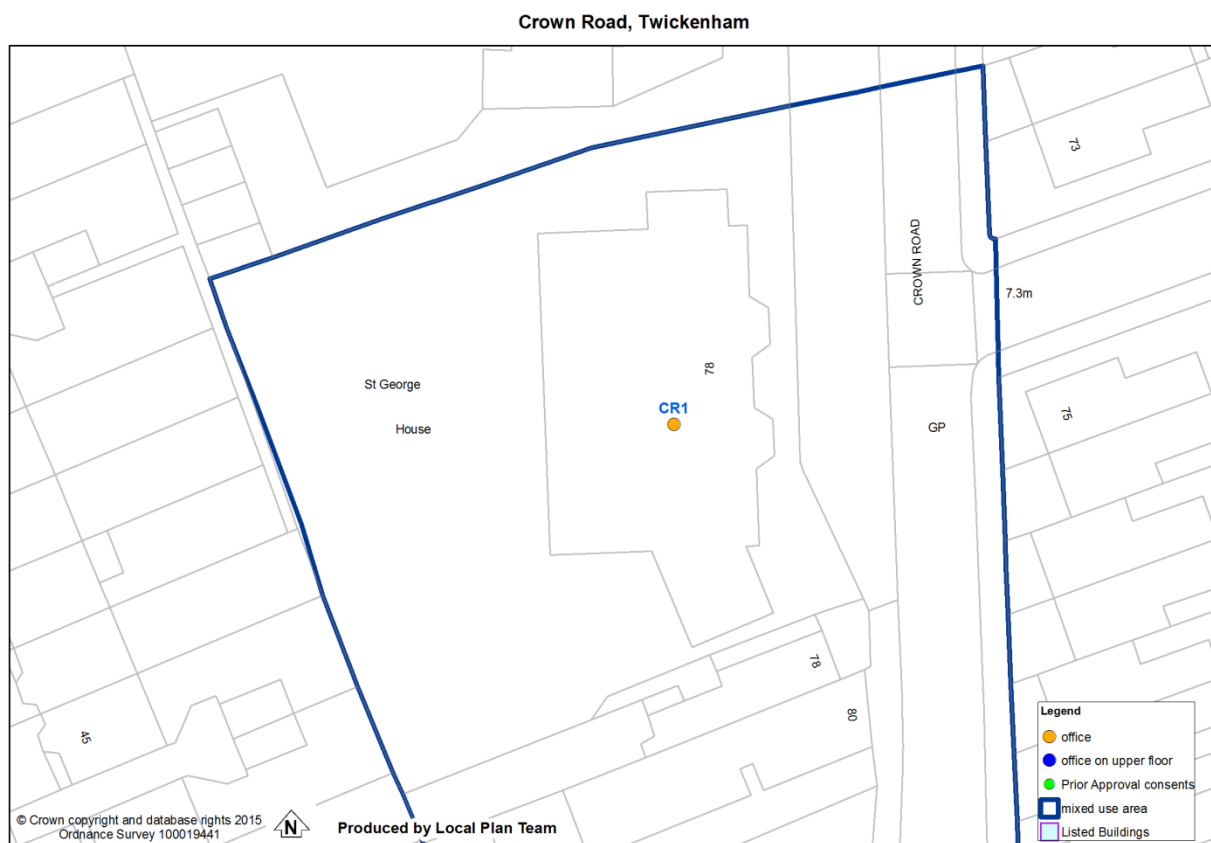
3.17.2 Field analysis of Crown Road AMU has identified only one office of note: St George's House at 76 Crown Road. It is within the 40 largest offices in the borough in terms of floorspace according to the Business Rates database (2015). See Appendix A18 for detailed site assessment.

Table 3.17.2: Summary of Office Stock in St Margarets

Ref	Photo	Location	Description	Quality	Vacant
CR1		76 Crown Road, St Georges House	1990s office building 3 storeys with car parking at rear.	High Quality	No

Source: LBRuT Local Plan Team

3.17 (e) Mapping of office quality assessment



Source: Local Plan Team

3.17 (f) Conclusions and Recommendations

3.17.3 Introducing an Article 4 Direction in this AMU would result in defining a site specific boundary for one building. St George's House is good quality modern office stock, substantial in size.

Table 3.17.2: Planning status of St George's House

Relevant & recent planning applications		
Planning ref	Description of proposal	status
96/1831	Erection Of A Three Storey Building Providing 1503 m2 (16,179 Ft2) Of B1 Use Class Floor Space And Provision Of 33 Car Parking Spaces - Details Pursuant To Condition Bd12	granted permission 10-Apr-1997
99/1888	Conversion Of Archive/storage Roof Space To Workplace, Installation Of Dormer Windows To Front And Rear Elevations At Third Floor Level.	granted permission 30-Sep-1999. Implemented in 2000.
94/1391/FUL	Demolition Of Existing Building And Erection Of 20 One And Two Bedroom Flats And 1 Four Bedroom House With Associated Parking. (duplicate Application)	Appeal Dismissed on 22-Feb-1995

3.17.4 Since the implementation of the application to convert storage to additional office, there is an estimated 1,700m2 of office. There are no recent planning applications which would make a designation impractical. Therefore a site specific Article 4 Direction is proposed covering St George's House.

3.17 (g) Proposed Article 4 Direction boundary

Proposed Article 4 Direction for St Georges House, Crown Road

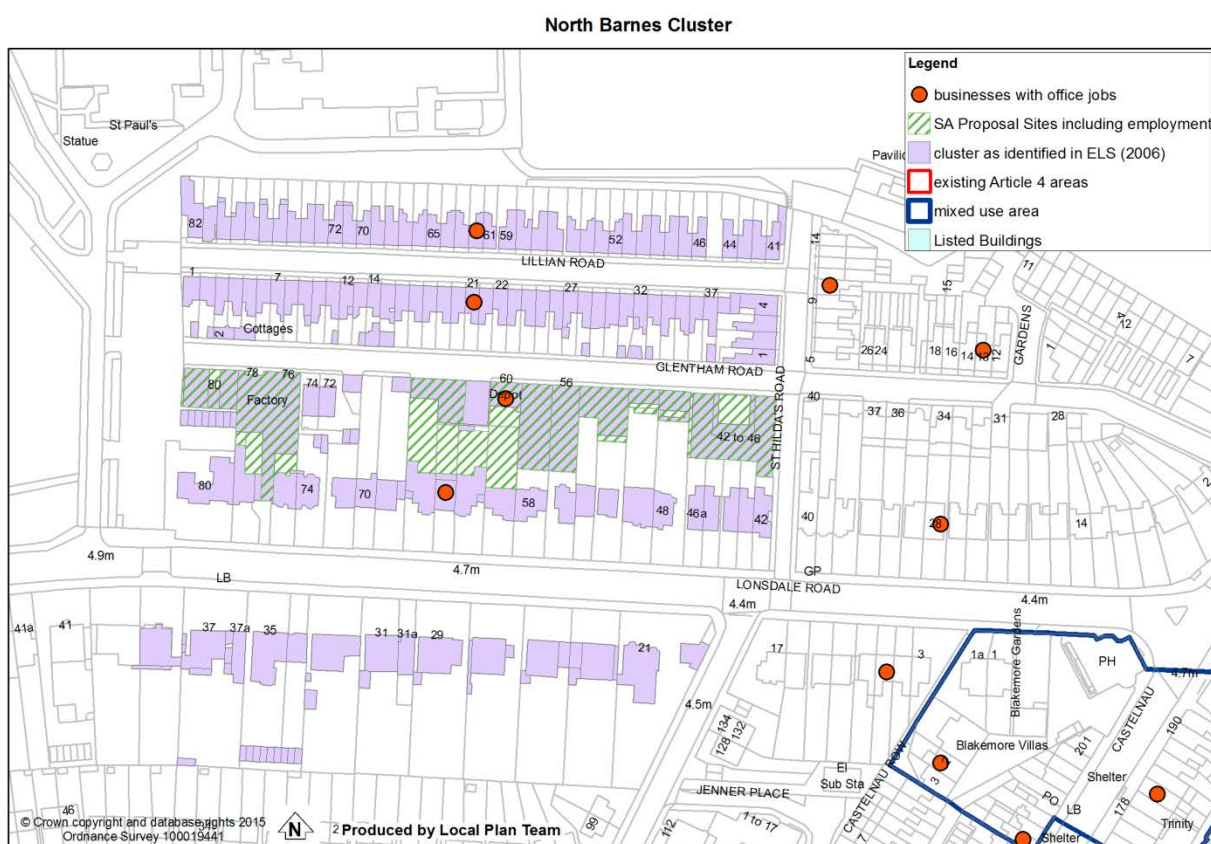


4. Assessment of office stock in employment sites & clusters

4.1 Introduction

- 4.1.1 This section of the report considers “clusters” of offices identified from a number of sources:
- proposed employment site allocations included in the emerging Site Allocations DPD
 - the Experian employment data
 - information from the [Employment & Premises Survey March 2013](#)¹ commissioned by the Council which identified employment clusters, and
 - local knowledge of officers.
- 4.1.2 The following section deals with those where a site visit was warranted.

4.2 North Barnes cluster



Employment data © Experian 2012. See earlier for limitations of data.

- 4.2.1 The map above shows the location of this cluster around Glenthams, Lillian and Lonsdale Roads to the north west of Castelnau AMU. Experian data reveals that there are several offices in this location and it was identified as a cluster in the Employment Land Study (2006)² produced by consultants URS.
- 4.2.2 What is clear from the data on prior approvals granted presented below, is that a significant amount of office floorspace already has consent for conversion to residential under changes to permitted development rights. If implemented this would result in a potential loss of 1483m² of office floorspace and a commensurate gain of 8 residential units.

¹ http://www.richmond.gov.uk/final_report_march_2013.pdf

² http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/local_development_framework_research/employment_land_study_november_2009.htm

4.2 (a) Prior Approvals: North Barnes Cluster

Table 4.2.3: Prior Approvals in the area up to and including March 2015

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/2371/P3JPA	80 - 82 Glenthams Road Barnes London	Change of use from B1(a) offices to three dwellings.	346	3	2x 1bed flats & 1studio
14/0080/P3JPA*	50 Glenthams Road Barnes London SW13 9JJ	Change of use of ground floor unit from Class B1(a) offices to Class C3 residential.	65	1	1x 1bed flat
13/3299/P3JPA	62 Glenthams Road Barnes London SW13 9JJ	Change of use from B1(a) offices to a single family dwelling (C3).	218	1	1x 3bed house
14/1370/P3JPA*	Unit 4 56 Glenthams Road Barnes London SW13 9JJ	Change of use from Class B1 (Offices) to Class C3 (Dwelling houses) to the rear of the first floor.	126	2	1x 1bed & 1x studio flats
14/1898/P3JPA	60 Glenthams Road Barnes London SW13 9JJ	Conversion of first floor to two flats.	90	2	2x 1bed flats
14/2359/P3JPA	First Floor 64 - 66 Glenthams Road, Barnes London SW13	Change of use from B1(a) offices to residential	145	1	1x 2bed flat
14/5121/P3JPA* **1	Unit 4 56 Glenthams Road Barnes London SW13 9JJ	Change of use from Class B1(a) Offices to Class C3 (Dwelling Houses) to the front of the first floor.	113	2	2x Studio flats
14/3845/P3JPA	52 - 54 Glenthams Road Barnes London SW13 9JJ	Change of use from Office (class B1a) to a Single Family Dwelling Houses (class C3).	380	1	1x 5bed house
Total			1483	8	

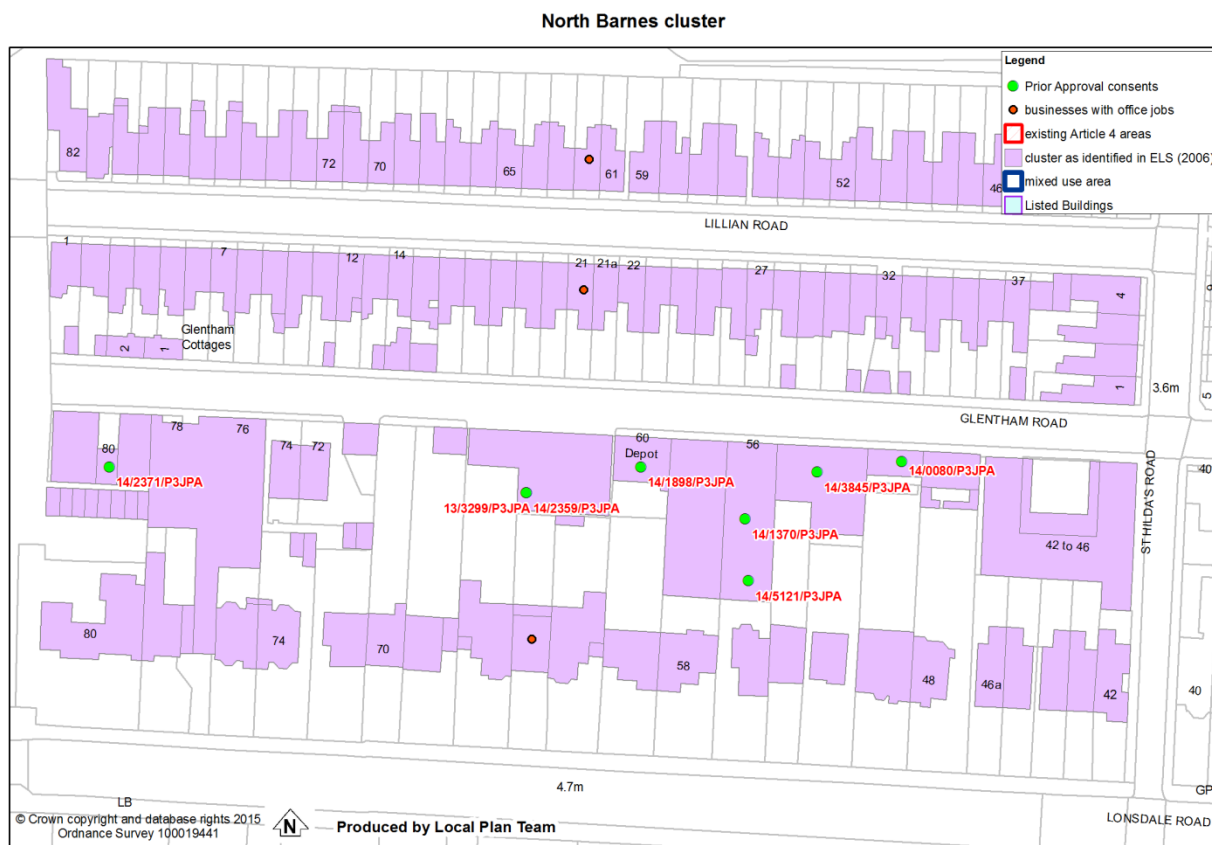
Source: LBRuT applications monitoring.

Please note most of the Prior Approval data relates to the period up to and including March 2015.

* developments completed. Source – LBRuT, 2015 Completions Survey

**1 This consent does not supersede 14/1370/P3JPA. Consents relate to different parts of the same floor.

No 48 Glenthams Road has full planning permission for Demolition of existing building and erection of three storey building plus Basement. To provide B1 use at Basement and Ground Floor, and two x two bedroom apartments above at first and second floor level - 13/4182/FUL.






Source: Maps produced by LBRuT Local Plan Team




Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

4.2 (b) Summary of office quality assessment

4.2.3 Field analysis of this cluster identified a number of office premises. The following table and map shows the location of office floorspace. The detail can be found in Appendix A19.

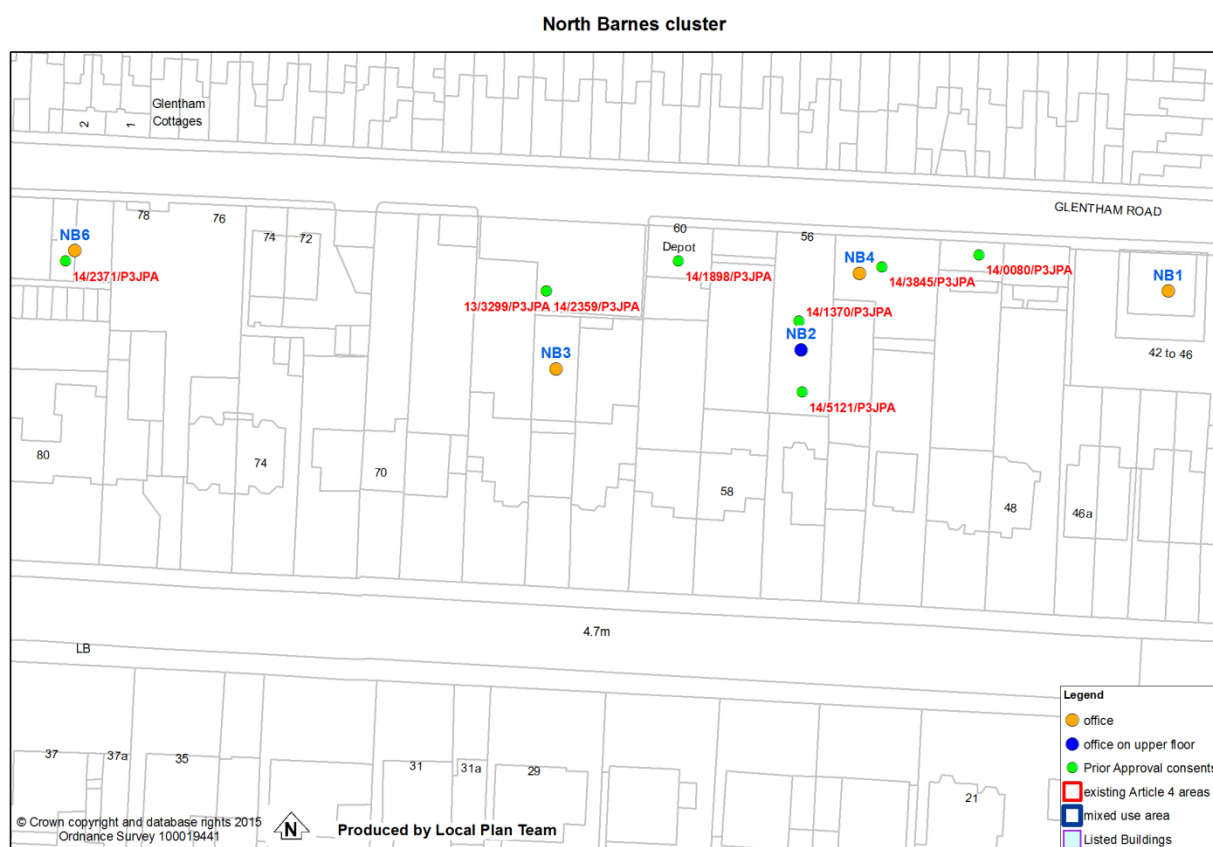
Table 4.2.3: Summary of Office Stock in North Barnes Cluster

Ref	Photo	Location	Description	Quality	PA consent	Vacant
NB1		42-46 Glenthams Rd	Recent building. 1 storey office above car parking	High		No
NB2		56 Glenthams Rd	2010s building 2-3 storey office above shops	High	2 consents for unit 4 FF have been completed.	No
NB3		64+66 Glenthams Rd	Mid C20th mixed use building. 64+66: GF office with unknown use above	Good	For FF	No

Ref	Photo	Location	Description	Quality	PA consent	Vacant
NB4		52-54 Glenthams Rd	C20th building 2 storey of unknown use PA consent	Average	Yes	Yes
NB5		76- 78 Glenthams Rd	C20th mixed use building 1-2 storey office and printer. Substantial site. Office ancillary?	Average		Yes
NB6		80-82 Glenthams Rd	C20th building. 2 storey office	Average	Yes	Yes

Source: LBRuT Local Plan Team

4.2 (c) Mapping of office quality assessment – North Barnes cluster



4.2 (d) Conclusions and Recommendations

4.2.4 Despite the substantial number of existing consents the field assessment indicates that several office premises remain in this cluster.

4.2.5 Further analysis of the Prior Approval data reveals that some B1 (a) office floorspace will remain in the following sites should the consents be implemented:

- **NB2 - 56 Glenthams Road** – Allowing for the first floor Prior Approvals (14/1370 & 14/5121) consisting of 1x 1bed and 3 studio flats, there will remain **471sqm** of **B1** on the ground floor (269sqm) and basement (202sqm).
- **NB3 - 64 & 66 Glenthams Road** – Allowing for the first floor Prior Approval (14/2358) for 1x 2 bed flat, the remaining ground floor will approximately consist of **200sqm** of **B1** (estimated).
- **NB6 - 80-82 Glenthams Road** – Allowing for the Prior Approval (14/237) for part of the ground and first floor to be converted to 2x 1 bed and 1 x studio flats, the remainder of the building will equate to some **130sqm** of **B1** (an estimated minimum).

Table 4.2.4: Planning status of sites

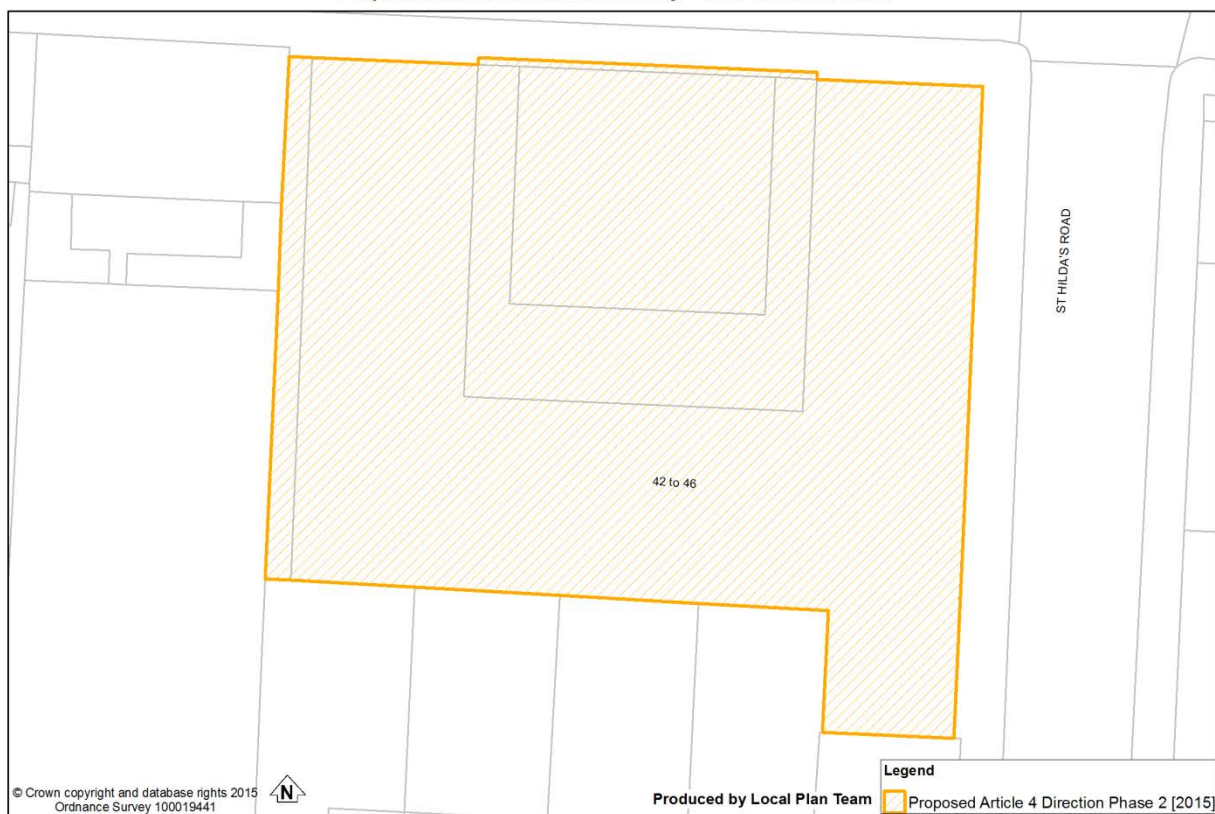
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
NB1	42-48 Glenthams Rd	13/4182/FUL	Proposal. Demolition of existing building and erection of three storey building plus Basement. To provide B1 use at Basement and Ground Floor, and two two bedroom apartments above at first and second floor level.	granted permission 31-Jul-2014
NB2	56 Glenthams Rd	c. 470 m2 of B1 will remain if PA consent implemented		
NB3	64+66 Glenthams Rd	An estimated 200m2 of B1 will remain if PA consent implemented		
NB4	52-54 Glenthams Rd	15/1932/P3JPA	Change of use from Office (B1a) to (C3) Dwelling house.	In progress
		14/3953/FUL	Roof extension to provide additional office space.	granted permission 04-Nov-2014
		14/3845/P3JPA	Change of use from Office (class B1a) to a Single Family Dwelling Houses (class C3).	Prior Approval Approved 14-Nov-2014
		14/3844/P3JPA	Change of use from Office (class B1a) to two Single Family Dwelling Houses (class C3).	Prior Approval Approved 14-Nov-2014
		11/3215/FUL	Second floor extension to office block (Description Corrected).	granted permission 18-Nov-2011
		11/2346/FUL	First floor rear extension to office block	refused permission 01-Sep-2011
NB5	76- 78 Glenthams Rd	-		
NB6	80-82 Glenthams Rd	An estimated 130m2 of B1 will remain if PA consent implemented		

Source: Local Plan Team

- 4.2.6 Clearly, much of the office stock in this cluster has consent for conversion to residential. However, No 42-46 Glenthams Road is a high quality modern building, substantial in scale. It is considered that a site specific Article 4 Direction should be taken forward in this case.

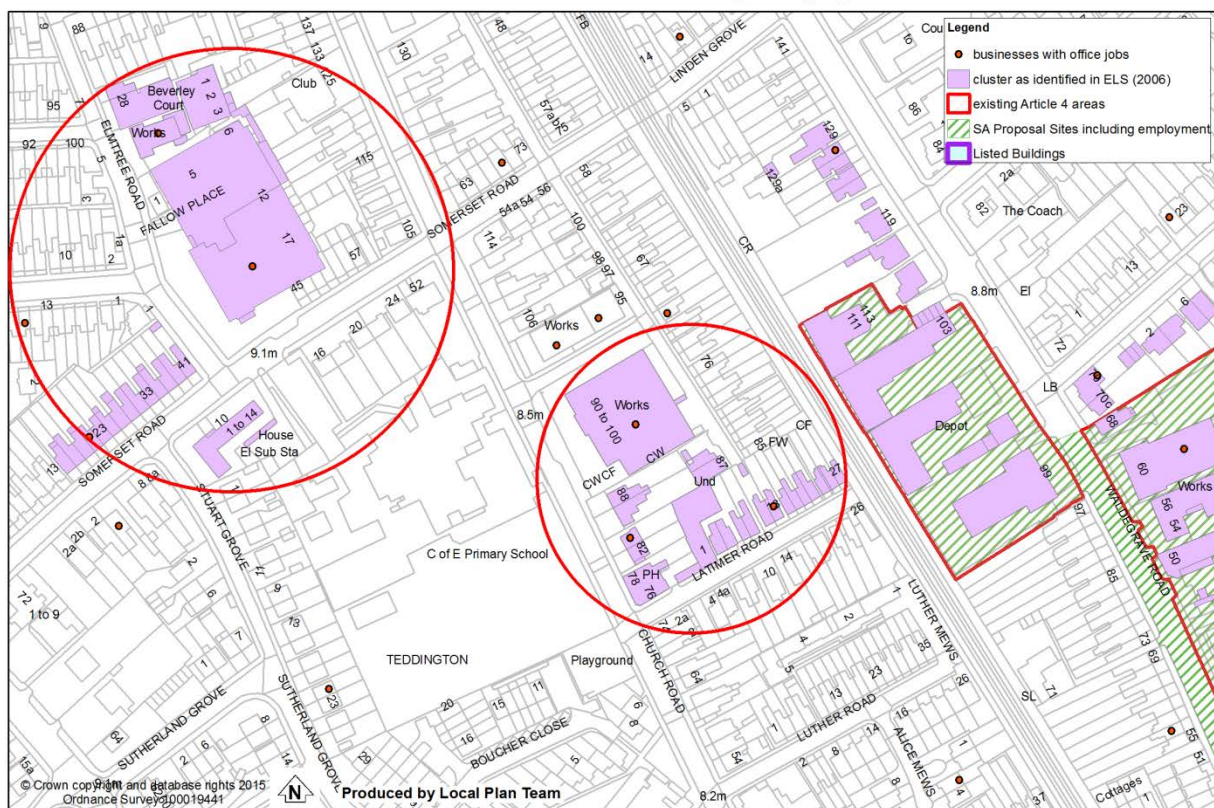
4.2 (e) Proposed Article 4 Direction boundary

Proposed Article 4 Direction boundary - 42-46 Glenthams Road



4.3 Elmtree & Latimer Road clusters [Teddington]

Elmtree Rd & Latimer Rd Clusters [Teddington]



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

- 4.3.1 The map above shows the location of these two clusters to the north of Teddington High Street and in close proximity to the existing Waldegrave Road Article 4 area. Experian data reveals that there are several offices in this location and both Elmtree and Latimer Road were identified as clusters in the Employment Land Study (2006).
- 4.3.2 Data on prior approvals granted presented below indicates 8 properties with consent for conversion to residential under changes to permitted development rights. Most are small scale, all but one resulting in only 1 new residential unit. If implemented consents for both areas combined would result in a potential loss of just over 900m² of office floorspace and a commensurate gain of 9 residential units.

4.3 (a) Prior Approvals: Elmtree & Latimer Road Clusters

Table 4.3.1: Prior Approvals in the area up to and including March 2015

Elmtree Rd:

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/4509/P3JPA*	28 Elmtree Road Teddington TW11 8ST	Change of use from B1 office use to C3 residential flat including refuse store to front garden	60	1	1x 2bed flat
14/0010/P3JPA	7 Elmtree Road Teddington TW11 8ST	Change of use from B1 office use to C3 residential (use as single residential dwelling)	65	1	1x 1bed flat
14/1073/P3JPA*	Unit 3 Beverley Court 26 Elmtree Road Teddington TW11 8ST	Change of use from offices (B1A) to a residential unit (C3).(2 bedroom house)	140	1	1x 2bed house
14/2511/P3JPA*	Crescent Court 102 Victor Road Teddington TW11 8SS	Change of use of front part of building from B1 office use to C3 residential use (2 x 1 bed flats, 2 studio units) (existing rear part of building to remain as office use)	166	2	2x 1bed & 2x studio flats
Total			431	5	

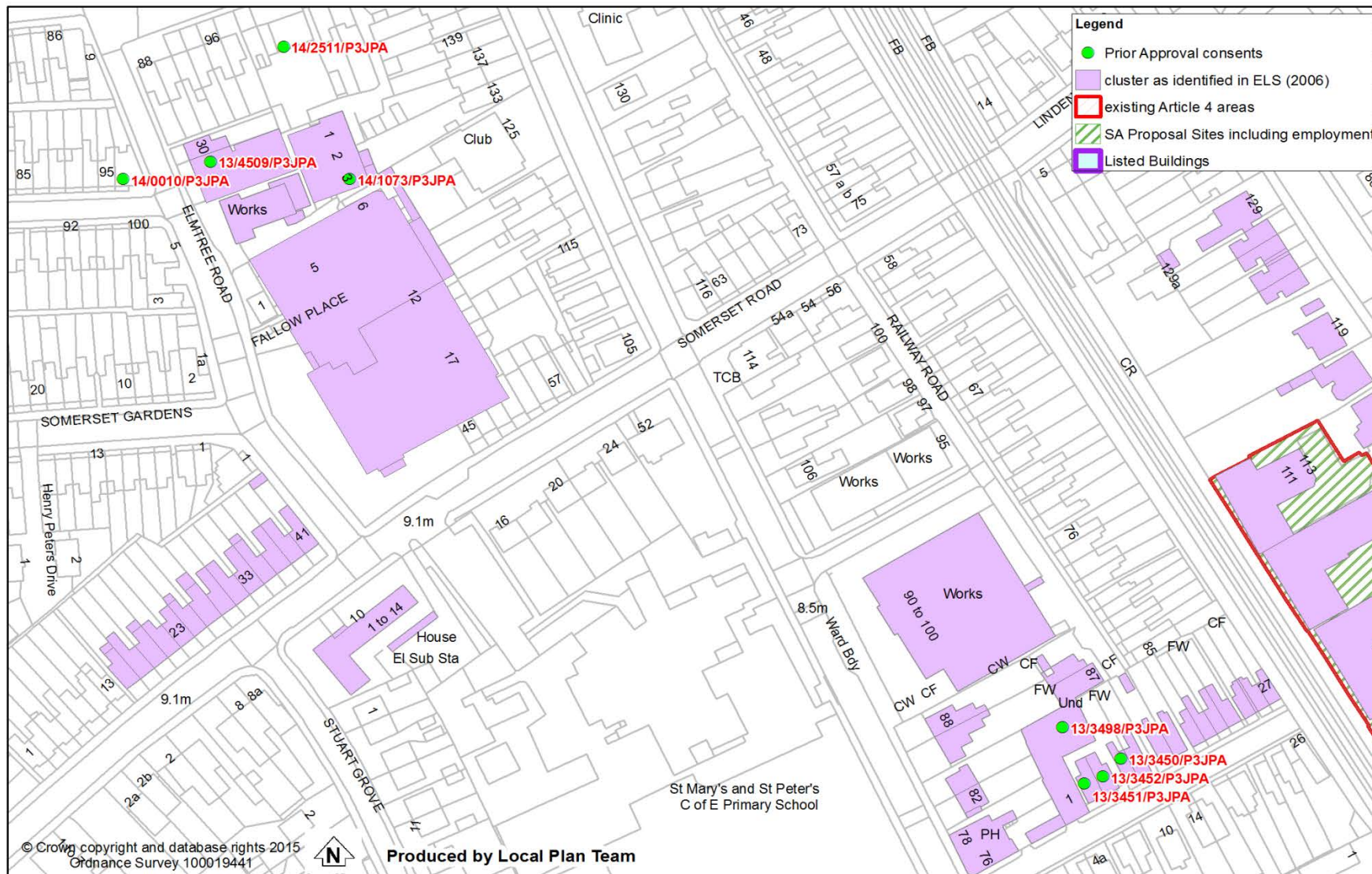
Latimer Rd:

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/3498/P3JPA	1 Latimer Road Teddington TW11 8QA	Proposed change of use from B1 Office use to C3 Residential use.	200	1	1x 3bed house
13/3451/P3JPA*	3 Latimer Road Teddington	Change of use of property from B1 office use to C3 residential dwelling	85	1	1x 2bed house
13/3452/P3JPA*	5 Latimer Road Teddington	Change of use from B1 office use to C3 residential dwelling	118	1	1x 2bed house
13/3450/P3JPA*	7 Latimer Road Teddington	Change of use from B1 office use to C3 Residential dwelling	90	1	1x 2bed house
Total			493	4	

Source: LBRuT applications monitoring.

* developments completed. Source – LBRuT, 2015 Completions Survey

Elmtree Rd & Latimer Rd Clusters [Teddington]










Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

4.3 (b) Summary of office quality assessment

4.3.3 Field analysis of this cluster identified a number of office premises. The following table and map shows the location of this office stock. The detail can be found in Appendix A19.

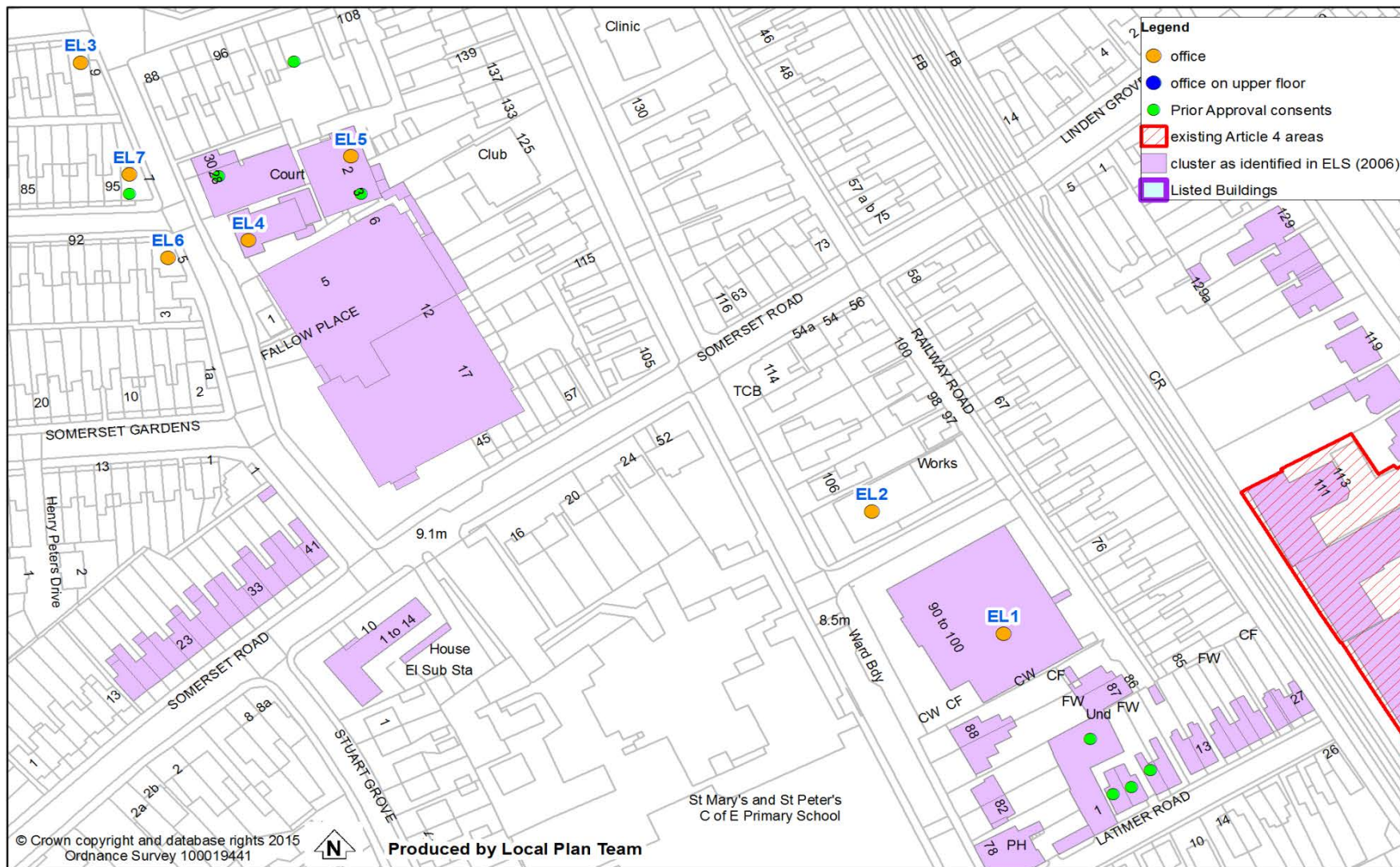
Table 4.3.2: Summary of Office Stock in Elmtree Rd & Latimer Rd Clusters

Ref	Photo	Location	Description	Quality	PA consent	Vacant
EL1		100 Church Road	4 storeys plus 2 storey extension to the rear. Large.	Good	no	No
EL2		102+104 Church Road, The Business Centre	3 storeys Serviced offices to let	Good	no	No
EL3		9 Elmtree Road	C19th century building 2 storeys	Good	no	No
EL4		16 Elmtree Road, 'The Old Office Block'	2 storeys	Average	**PA consent approved Aug 2015	No
EL5		1-2-3 Beverley Court, 26 Elmtree Road	2000s mixed-use development	High	Yes – Unit 3 only which has been implemented	No
EL6		5 Elmtree Road	2 storeys of unknown use	Average	no	Yes
EL7		7 Elmtree Road	2 storeys	Average	yes	Yes

Source: LBRuT Local Plan Team

4.3 (c) Mapping of office quality assessment

Elmtree Rd & Latimer Rd Clusters [Teddington]



4.3 (d) Conclusions and Recommendations

4.3.4 Despite the substantial number of existing consents the field assessment indicates that several office premises remain in this cluster.

Table 4.3.3: Planning status of sites

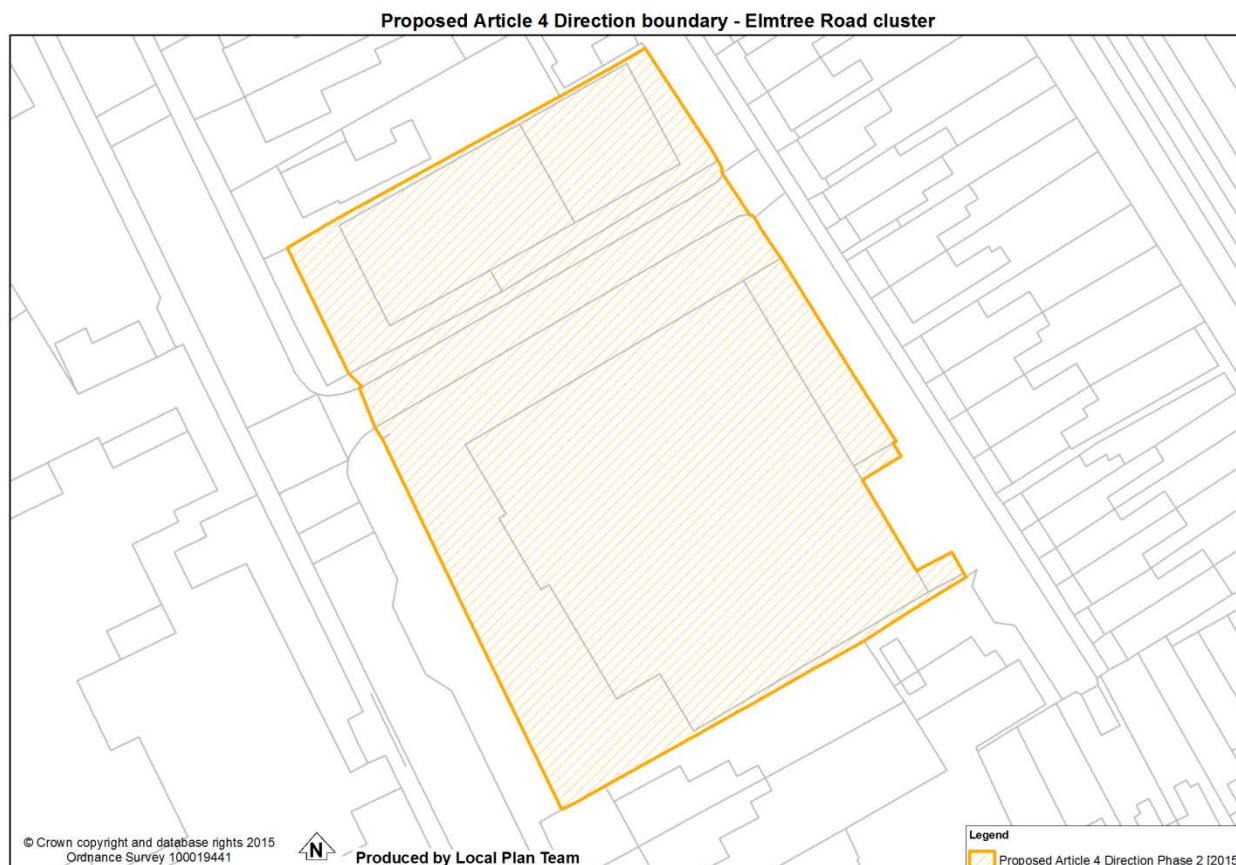
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
EL1	100 Church Road	Several applications which relating to conditions and general operational changes. Main change of use to offices granted 1991.		
EL2	102+104 Church Road, The Business Centre	Converted and extended in the 1980s.		
EL3	9 Elmtree Road	-		
EL4	16 Elmtree Rd, 'The Old Office Block'	15/1646/P3JPA	Change of use from B1 office use to C3 residential use (5 units)	Approved August 2015
EL5	1-2-3 Beverley Court, 26 Elmtree Road	14/1073/P3PJA		
		http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=14/1073/P3JPA		
EL6	5 Elmtree Road	Change of use to residential from betting office granted in 1984. Not implemented.		
EL7	7 Elmtree Road	14/0010/P3JPA	Change of use from B1 office use to C3 residential (use as single residential dwelling)	Prior Approval Not Required 04-Mar-2014

Source: Planning applications monitoring

4.3.5 It is proposed that sites E1 & E2, both considered to be good quality office stock warranting an Article 4 Direction.

4.3.6 The remaining offices centred around Elmtree Road are small scale and of varying quality. Cumulatively they make a modest contribution to the borough's office stock. However, it is considered that an Article 4 Direction is not warranted here.

4.3 (e) Proposed Article 4 Direction boundary



4.4 Lower Richmond Road cluster



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

- 4.4.1 The map above shows the location of this employment cluster off the Lower Richmond Road running out of Richmond town centre. Experian data reveals that there are several offices in this location which is identified as a cluster in the Employment Land Study (2006).
- 4.4.2 Data on prior approvals granted presented below show a very significant amount of office floorspace with consent for conversion to residential under changes to permitted development rights. If implemented, consents would result in a potential loss of c.4500m² of B1 floorspace and a commensurate gain of 55 residential units. This includes the substantial block of Forsyth House which the Experian data suggests was formerly occupied by a number of businesses. All of Forsyth House has permission for conversion.

4.4 (a) Prior Approvals: Lower Richmond Road Cluster

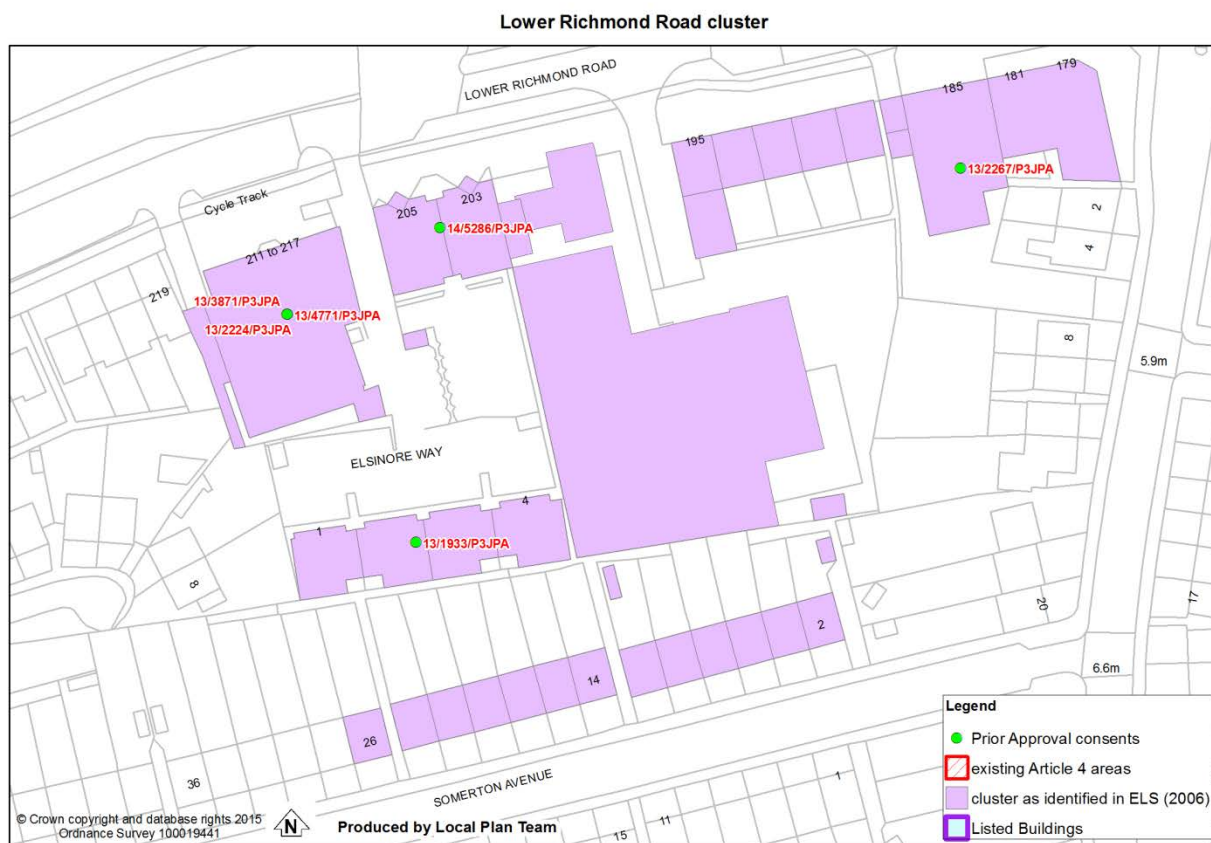
Table 4.4.1: Prior Approvals in the area up to and including March 2015

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/1933/P3JPA*	1 - 4 Elsinore Way Richmond	Conversion of B1 office building into 6 x 2 bedroom flats and 3 x 1 bedroom flats.	980	9	6x 2bed & 3x 1Bed flats
13/2267/P3JPA*	183 - 185 Lower Richmond Road Richmond TW9 4LN	Conversion of property from B1 offices to C3 residential (12 units)	1300	12	5x 2bed 5x 1bed & 2 studios
13/4771/P3JPA	Forsyth House 211 - 217 Lower Richmond Road Richmond	Change of use from office (B1) to residential (C3) comprising 26 residential units.	1675	26	5x 2bed, 20x 1bed and 1x studio flats
14/5286/P3JPA {see 15/1270/P3JPA* approved later}	203 - 205 Lower Richmond Road Richmond TW9 4LN	Conversion of office (B1) to 8 x 1 bed and 8 x 2 bed residential dwellings (C3).	600	8	8x 2bed & 8x 1 bed flats
Total			4555	55	

Source: LBRuT applications monitoring.

Please note most of the Prior Approval data relates to the period up to and including March 2015.

** developments completed. Source – LBRuT, 2015 Completions Survey



4.4 (b) Summary of office quality assessment

4.4.3 Field analysis of this cluster identified a number of office premises. The following table and map shows the location of office floorspace. The detail can be found in Appendix A19.

Table 4.4.2: Summary of Office Stock in Lower Richmond Road cluster

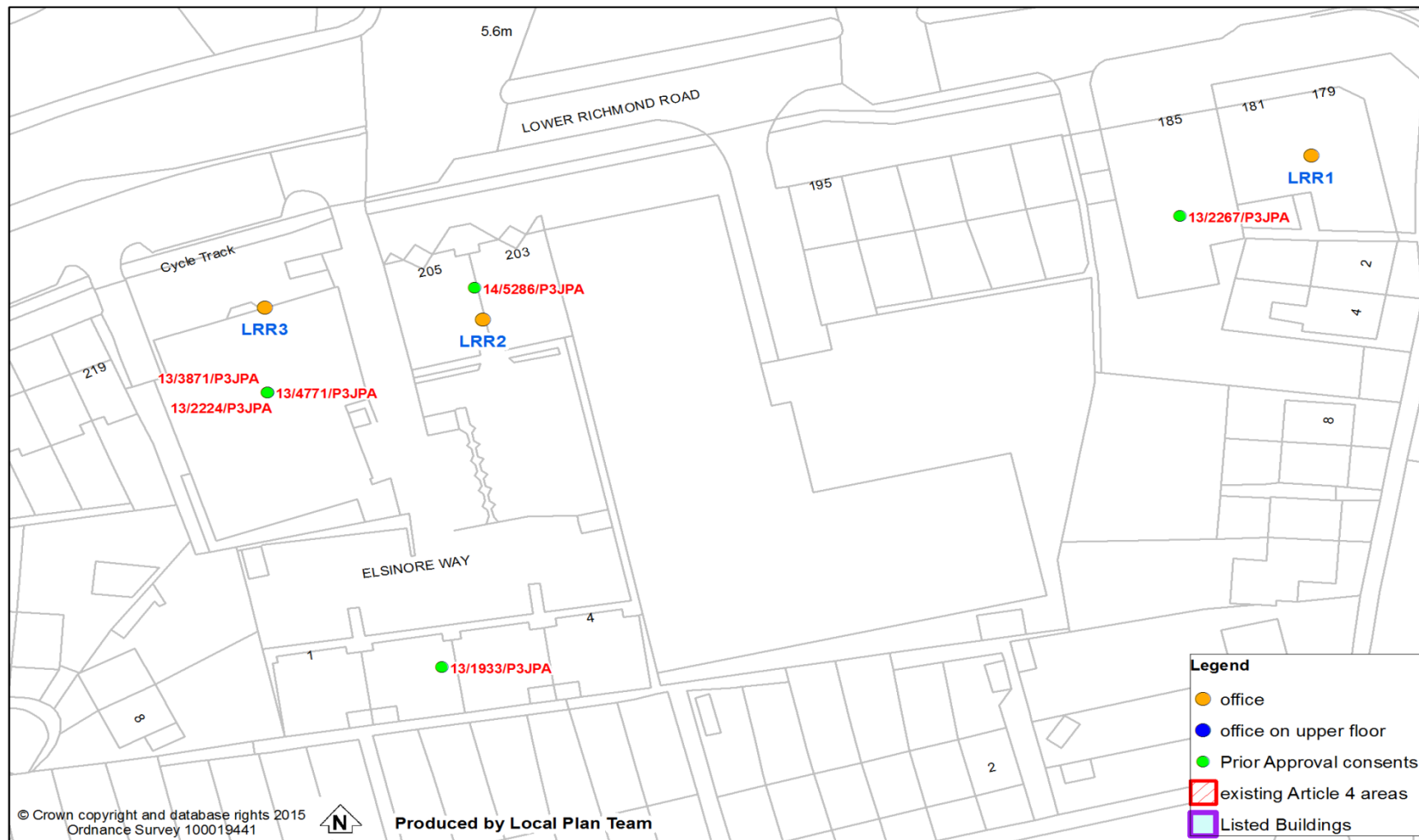
Ref	Photo	Location	Description	Quality	PA consent	Vacant
LRR1		Diamond House, 179 & 181 Lower Richmond Road	4 storey 1980s office block	Average		yes
LRR2		203 & 205 Lower Richmond Road	4 storey 1980s office block PA consent Completed.	Average	Yes	Yes
LRR3		211-217 Lower Richmond Road, Forsyth House*	3-4 storeys 1990s office building PA consent implemented.	High	Yes	-

Source: LBRuT Local Plan Team

* Being marketed.

4.4 (c) Mapping of office quality assessment

Lower Richmond Road cluster



4.4 (d) Conclusions and Recommendations

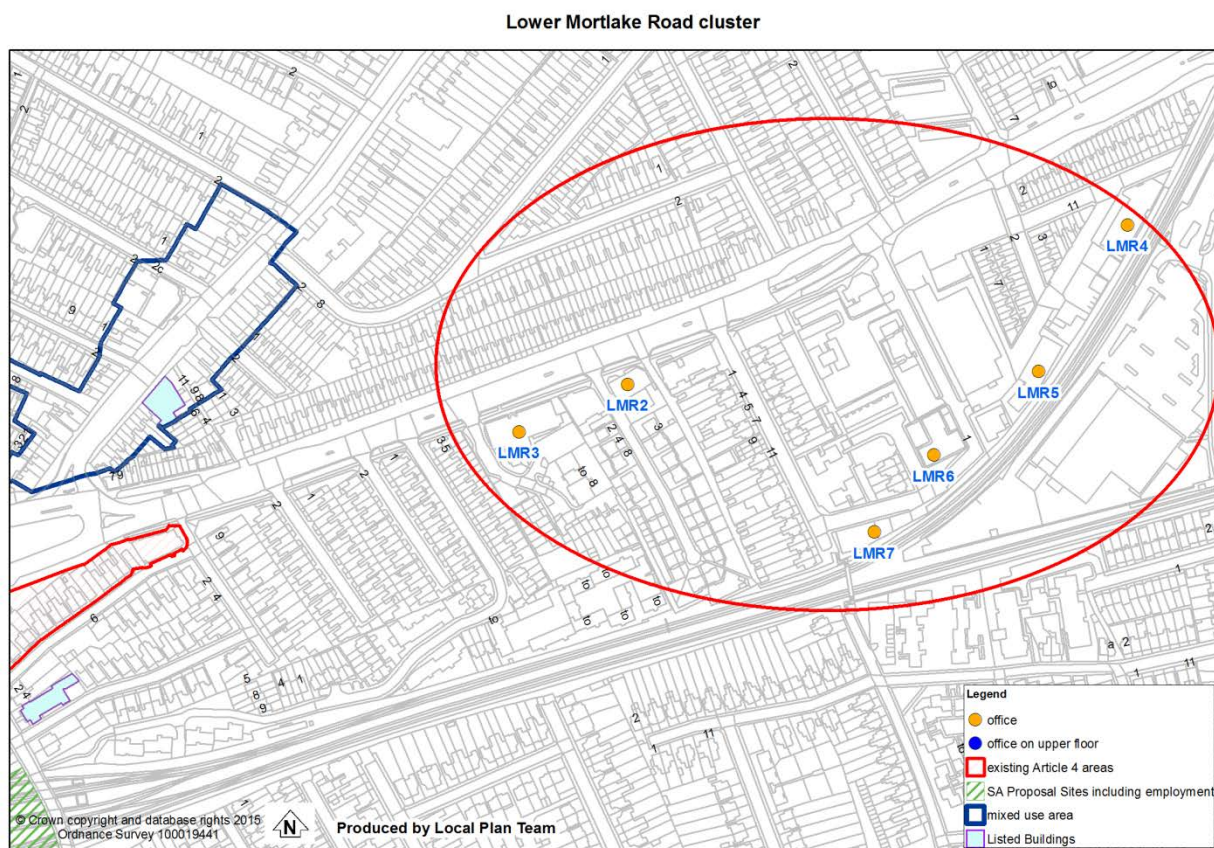
- 4.4.4 Of the three premises considered on Lower Richmond Road, 2 of the 3 have planning consent for conversion to residential. There have been 2 prior approval applications sought for Diamond House, although both have been withdrawn.
- 4.4.5 On balance, although schemes are unlikely as yet to have been implemented, bearing in mind the planning history, quality of accommodation and its location it is considered that an Article 4 Direction is not warranted for this cluster.

Table 4.4.3: Planning status of sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
LRR1	Diamond House, 179 & 181 Lower Richmond Rd	15/1212/FUL	Change of use of ground floor from B1 offices to D1. Removal of window from facade, enlargement of opening to allow new door for alternative pedestrian access.	withdrawn by the applicant 27-Apr-2015
		14/2970/P3JPA	Change of use of lower three floors from B1 office use to C3 residential use comprising 12 one and two bed apartments.	withdrawn by the applicant 18-Sep-2014
		14/0313/P3JPA	Change of use from B1 office use to C3 residential use comprising 14 apartments (9 x 1-bed., 4 x 2-bed. and 1 x 3 bed.)	withdrawn by the applicant 29-Apr-2014
		10/1992/FUL	The change of use of the vacant ground floor level office floorspace to a non-residential education and training centre	granted permission 26-Jan-2011
		13/0506/EN/EOP	Use of top floor as residential	Pending Consideration
LRR2	203 & 205 Lower Richmond Rd	14/5286/P3JPA	Conversion of office (B1) to 8 x 1 bed and 8 x 2 bed residential dwellings (C3).	Prior Approval Approved 12-Feb-2015
		15/1240/FUL	External changes to the building consisting of four vertical brick bands broken up by horizontal, weathered cladding with light smooth render infill. The two gables on the front and single gable on the rear of the building to utilize horizontal, weathered cladding to match..	In progress
		15/1270/P3JPA	Conversion from office (B1) use to residential (C3) in the form of 5 x 1 bedroom and 11 x 2 bedroom flats with associated parking.	In progress
LRR3	211-217 Lower Richmond Rd, Forsyth House	13/4771/P3JPA	Change of use from office (B1) to residential (C3) comprising 26 residential units.	Prior Approval Approved 17-Feb-2014
		14/2730/FUL	Erection of roof extension and creation of 2-bedroom apartment.	granted permission 10-Oct-2014
		14/3141/FUL	External alterations to the building; including boundary walls, changes to the fenestration including to windows and doors, balconies, extension of existing side extension and reconfiguration of front entrance.	In Progress
		13/3871/P3JPA	Change of use from B1 office use to C3 residential use comprising 25 new residential units.	Prior Approval Approved 18-Dec-2013
		13/2224/P3JPA	Conversion from B1 to C3 to provide 19 residential units.	Prior Approval Approved 15-Aug-2013

Source: Planning Department

4.5 Lower Mortlake Road cluster



4.5.1 The map above shows the location of this cluster to the east of Richmond town centre and Kew Road AMU.

4.5.2 Data on prior approvals granted presented below shows several consents for conversion to residential under changes to permitted development rights. If implemented combined consents would result in a potential substantial loss of just over 3800m² of office floorspace and a commensurate gain of some 56 residential units.

4.5 (a) Prior Approvals: Lower Mortlake Road cluster

Table 4.5.1: Prior Approvals in the area up to and including March 2015

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
13/2655/P3JPA*	76 Lower Mortlake Road Richmond	Change of use of existing ground floor offices (B1a) to residential to form 4 x 1 bed apartments.	411	4	4x 1bed flats
14/1519/P3JPA*	Argyle House 1 Dee Road Richmond	Change of use over 3 floors from B1 office use to 14 residential units (9 x 2 bed and 5 x 1 bed).	1080	14	9x 2bed & 5x 1bed flats
14/4251/P3JPA	Clarence Court 5 Dee Road Richmond	Change of use of 3 floors from offices (B1) to residential (C3) to comprise 5 one and two bed apartments	286	5	2x 2bed & 3x 1bed flats
14/4292/P3JPA	Vision House 3 Dee Road Richmond	Change of use of ground and first floors from offices (B1) to residential (C3) comprising of 1 two bed flat, 1 one bed flat, and 1 studio flat	170	3	1x 2bed, 1x 1bed & 1x studio flat
13/3505/P3JPA*	1 Victoria Villas Richmond	Change of use of ground and first floor to 15 residential units.	940	15	5x Studio, 7x 1bed & 3x 2bed flats
14/0130/P3JPA*	1 Victoria Villas Richmond	Change of use of second floor from B1 office use to seven dwellings.	520	7	3x 2bed & 4x 1bed flats
14/3118/P3JPA*	19-22 Victoria Villas Richmond TW9 2JX	Change of use of ground and first floor from offices (B1) to residential (C3) comprising 8 no. 1 bed flats	420	8	8x 1bed flats
Total			3827	56	

Source: LBRuT applications monitoring.

* developments completed. Source – LBRuT, 2015 Completions Survey

Lower Mortlake Road cluster



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

4.5 (b) Summary of office quality assessment

4.5.1 Field analysis of this cluster identified a number of office premises. The following table and map shows the location of office floorspace. The detail can be found in Appendix A19.

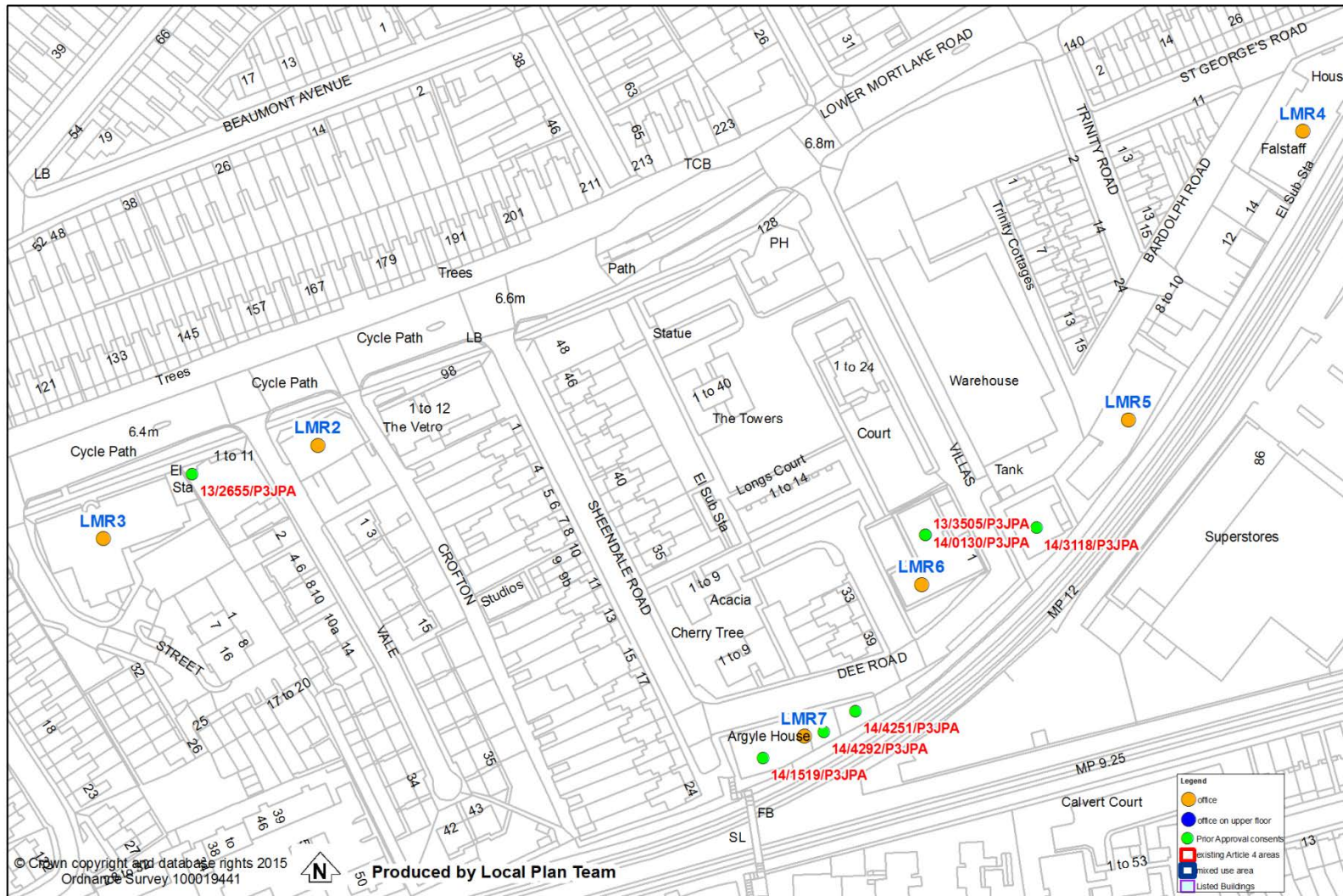
Table 4.5.2: Summary of Office Stock in Lower Mortlake Road Cluster

Ref	Photo	Location	Description	Quality	PA consent	Vacant
LMR2		84 Lower Mortlake Road, Independence House	1990s office building 4 storeys	High		No
LMR3		72 Lower Mortlake Road, Avalon House	1990s office building. 3 storeys.	High		No
LMR4		16-36 Bardolph Road, Fallstaff Houses & 13-17 St Georges Road, St Georges House	Modern 4 storey building	High		No
LMR5		2-6 Bardolph Road, Manor House	Mid C20th industrial building. 2 office storeys. New 2F residential approved. Full application for conversion to residential received.	Poor		Yes
LMR6		1 Victoria Villas, Elephant House	2000s mixed use residential/office building 4 storeys of different use. Car parking available. 1F and 2F appear empty.	High	Several PN consents. Ground, First & Second Floors. Several permissions completed. See table.	Yes in part.
LMR7		1-5 Dee Road, Argyle House, Clare Court, Vision House	1980s office building 2-3 office storeys.	Average	Several consents, some of which completed.	? being marketed

Source: LBRuT Local Plan Team

4.5 (c) Mapping of office quality assessment

Lower Mortlake Road cluster



4.5 (d) Conclusions and Recommendations

Table 4.5.2: Planning status of sites

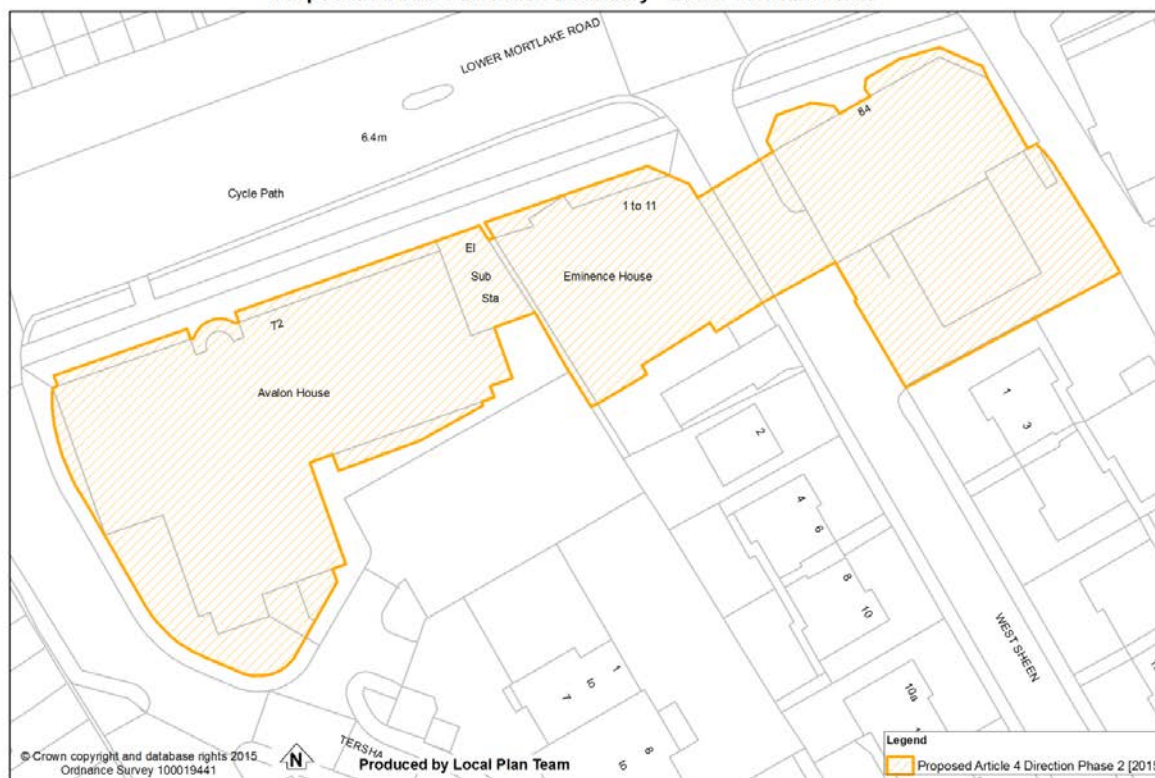
Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
LMR2	84 Lower Mortlake Road, Independence House	Building Control records show permission for office fit out in 2011. Completed July 2011		
LMR3	72 Lower Mortlake Road, Avalon House	06/0565/ES191	To certify that the current use of the premises is as offices within Use Class B1.	granted permission 29-Mar-2006
		98/1856	Demolition Of Existing Buildings And Construction Of New 3-storey Office Block With Roof Top Plant Room, New Shared Access Road, And Ancillary Car Parking.	granted permission 01-Oct-1998
LMR4	16-36 Bardolph Road, Fallstaff Houses & 13-17 St Georges Rd, St Georges House	02/3366	Demolition And New Build To Form New Offices And 11 New Flats.	granted permission 21-Mar-2003
LMR5	2-6 Bardolph Road, Manor House	15/1725/FUL	Single storey mansard style roof extension to provide 8 residential units to existing office building with the provision of stair access cores and associated site works ...and first floor to facilitate the internal sub-division of the offices.	In Progress
		15/1662/P3JPA	Change of use from B1(a) to 14 apartments (12 x 2 bed and 2 x 1 bed) within use class C (dwelling houses) on ground and first floor.	In Progress
		15/1661/P3JPA	Change of use from B1(a) to 7 apartments (6 x 2 bed and 1 x 1 bed) within use Class C3 (Dwelling houses) on first floor.	In Progress
		13/3091/P3JPA	Change of use of two storey B1a office building to 18 apartments C3 to ground and first floors	Prior Approval Refused 08-Oct-2013. Appeal Dismissed on 08-May-2014
		11/2393/DD01	Details pursuant to condition 3 (Materials), PART OF 10 (Landscape Details), and 18 (Noise Protection) of the appeal decision related to planning application 11/2393/FUL.	granted permission 28-Jan-2013
		11/2393/FUL	Single storey mansard style roof extension to provide 8 residential units to existing office building with the provision of stair access cores and associated site works. 3 storey extension for staircases....	refused permission 09-Nov-2011. Appeal allowed on 21-Jun-2012
LMR6	1 Victoria Villas, Elephant House	1 Victoria villas – All lost to residential 19-22 Victoria Villas – All lost to residential.		
LMR7	1-5 Dee Road, Argyle House+ Clare Court+ Vision House	Various PA consents – see Table above. Argyle House – all lost to residential – 1080m2 Clarence Court - All lost to residential – 286sqm Vision House – Ground and first floors lost to residential – 170sqm (second floor appears to remain B1 – 85sqm Also an application to build a third floor mansard .		

Source: Local Plan Team

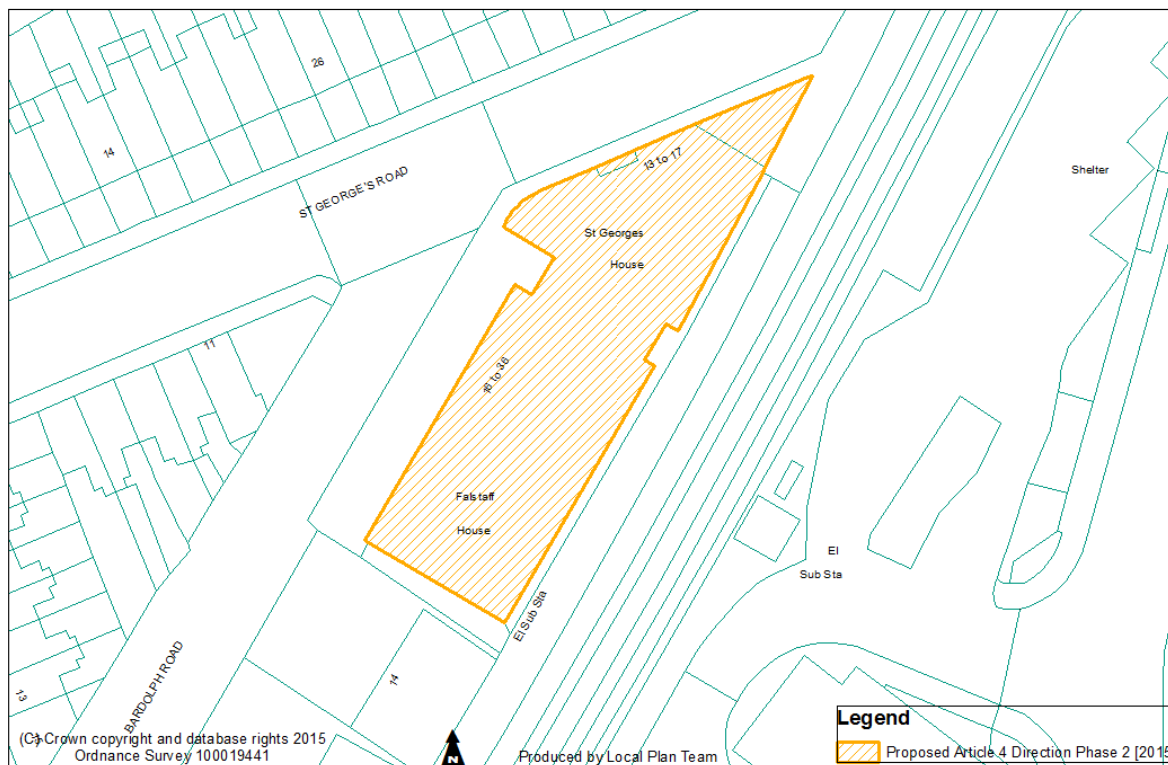
4.5.2 The above tables reveal the scale of the potential loss of office floorspace in this cluster which is significant. However, despite this, there remains a number of substantial office buildings providing relatively modern and high quality office stock which are considered worthy of protection. An Article 4 Direction is therefore proposed for 84 and 72 Lower Mortlake Road (Eminence House and Avalon House respectively) and also for Falstaff House & St Georges House (site LMR 4).

4.5 (e) Proposed Article 4 Direction boundary

Proposed Article 4 Direction Boundary - Lower Mortlake Road

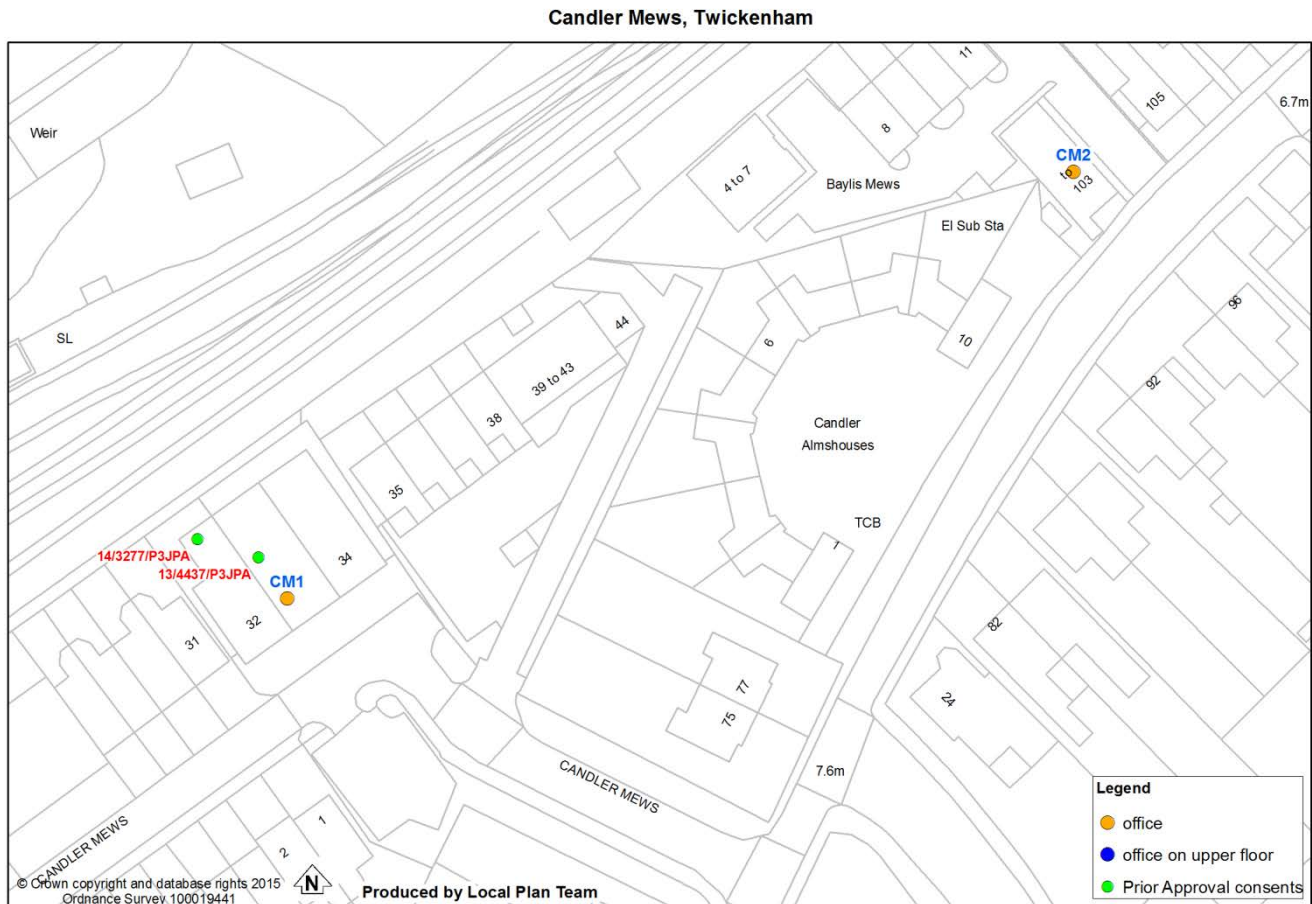


Proposed Article 4 Direction boundary - Falstaff House & St George's House, Bardolph Road



4.6 Candler Mews [Twickenham]

- 4.6.1 Candler Mews is located to the east of Twickenham town centre boundary. The 3 offices were completed in 2003.
- 4.6.2 Data on prior approvals granted presented below indicates that 2 of the 3 offices in Candler Mews No.s 32 & 33 already have consent for conversion to residential.
- 4.6.3 99-103 Amyand Park Road, Twickenham is the remaining property in this group and is considered to have a medium/high risk of conversion.



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

4.6 (a) Prior Approvals: Candler Mews

Table 4.6.1: Prior Approvals in the area up to and including March 2015



Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/3277/P3JPA	32 Candler Mews Twickenham TW1 3JF	Change of use from offices (B1) to residential (C3) comprising of 1 x 2 bed and 1 x 3 bed flats	302	2	1x 3bed & 1x 2bed flats
13/4437/P3JPA	33 Candler Mews Twickenham TW1 3JF	Change of use from B1 Office to C3 Residential, 3 x apartments.	388	3	1x3bed 1x2bed & 1x 1bed flats
Total			690	5	

Source: LBRuT applications monitoring.

4.6 (b) Summary of office quality assessment

4.6.4 Field analysis of this cluster identified a small number of office premises. The following table and map shows the location of office floorspace. The detail can be found in Appendix A17.

Table 4.6.2: Summary of Office Stock in Candler Mews cluster

Ref	Photo	Location	Description	Quality	PA consent	Vacant
CM1		32+33+34 Candler Mews	1990s buildings 3 storey offices with parking at front	Good	32 & 33 have PN consent	no
CM2		99-103 Amyand Park Road	1990s buildings 2 storey offices with parking at front	Good		no

Source: LBRuT Local Plan Team

4.6 (d) Conclusions and Recommendations

4.6.5 Only one of the three properties in Candler Mews does not have permission for conversion. A further office building on Amyand Park Road does not currently have consent. Although good quality modern accommodation, the scale of the remaining office stock does not warrant a site specific Article 4 Direction in this case. Therefore an Article 4 Direction is not proposed.

Table 4.6.3: Planning status of sites

Ref	Address	Relevant & recent planning applications		
		Planning ref	Description of proposal	status
CM1	32, 33 & 34 Candler Mews	32 & 33 have PN consent. See Table above		
CM2	99-103 Amyand Park Road	-		

5. Assessment of isolated offices

5.1 Introduction

5.1.1 In addition to office stock identified within and around town centres and Areas of Mixed Use, or within “clusters”, two stand-alone offices have also been considered.

5.1.2 These buildings were identified using a combination of the following, already referenced earlier in this report:

- the Experian employment data (2012)¹,
- officer knowledge; and
- previous employment research² commissioned by the Council in the form of employment land studies.

5.1.3 The assessments draw on information included in these earlier reports.


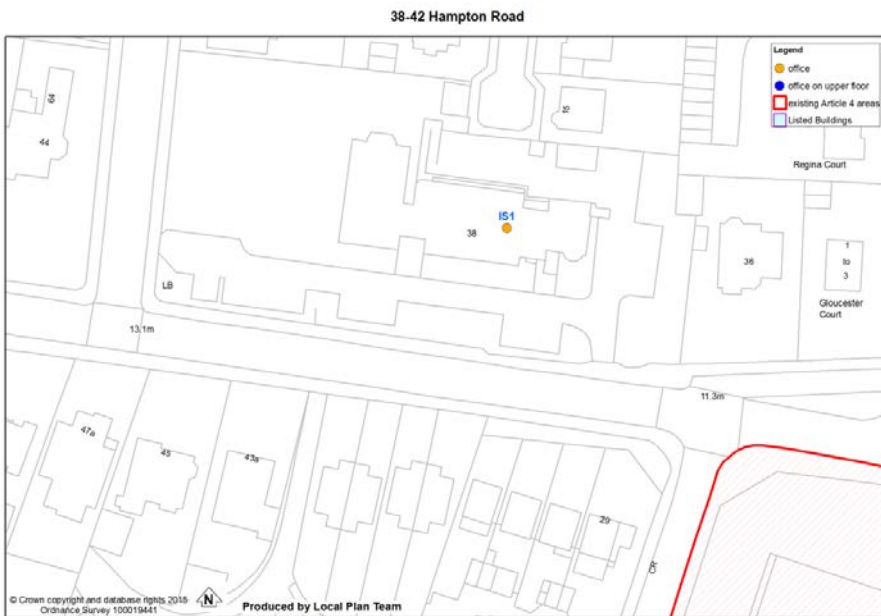
5.2 Sites

5.2.1 The following table provides information on both sites and in both cases recommends that an Article 4 boundary be proposed, primarily because of the scale and quality of the office stock.

¹ see Methodology chapter for caveats

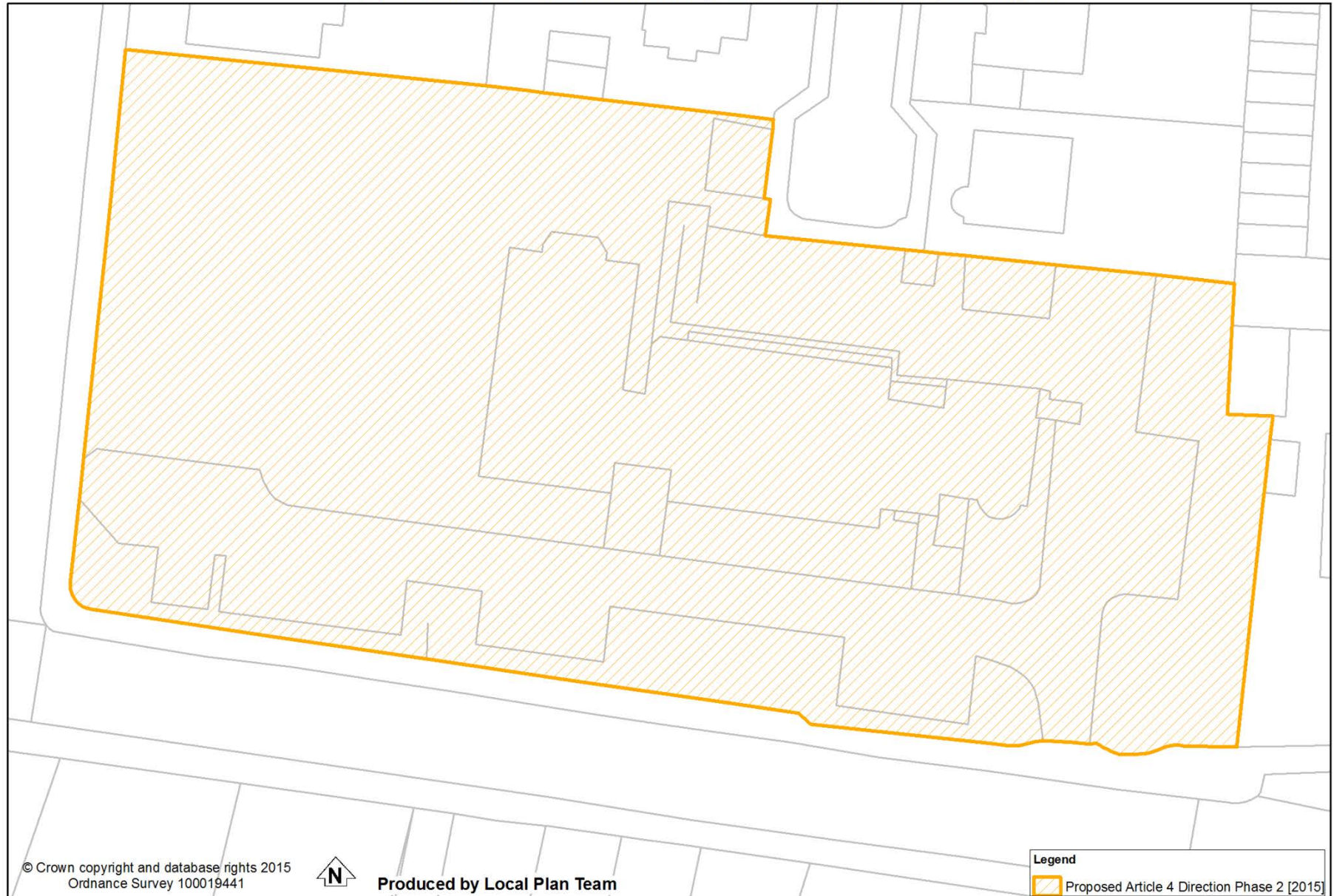
² (1) PBA, Richmond Employment Sites and Premises March 2013 http://www.richmond.gov.uk/final_report_march_2013.pdf

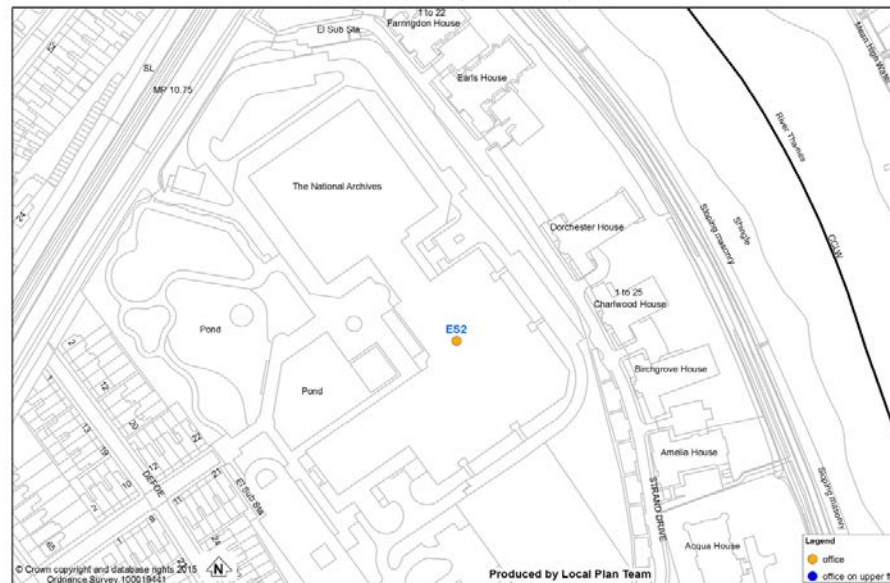
(2) URS, Employment Land Study (November 2009)
http://www.richmond.gov.uk/employment_land_study_november_2009.htm

ref	Site Address	Photograph	Description	Quality
IS1	38-42 Hampton Road		Modern building. Floorspace: 3-storey with basement. In terms of size it is one of the largest office buildings in the borough. ³ Occupiers: Business sectors: construction Companies: Byrne Group Quality: Very good Risk of conversion through prior approval: Medium General Environment: On bus route. Walking distance to two train stations. Car parking at front, side and rear.	High
		Planning status:	Description of proposal	status
		Planning ref 15/1397/P3JPA	Change of use from B1 office use to C3 residential use (17 x 1 bed units (2 person), 10 x 2 bed units (3 person), 8 x 2 bed units (4 person) units (totalling 35 residential units)	Approved 22/5/2015
Recommendation			Map	
Despite this block having consent for conversion to residential, its size (being one of the largest office blocks in the borough) & quality warrants a site specific Article 4 Direction. This will be reviewed prior to publication of Article 4 Directions, bearing in mind progress with implementation of the consent. Not started at report issue date.				

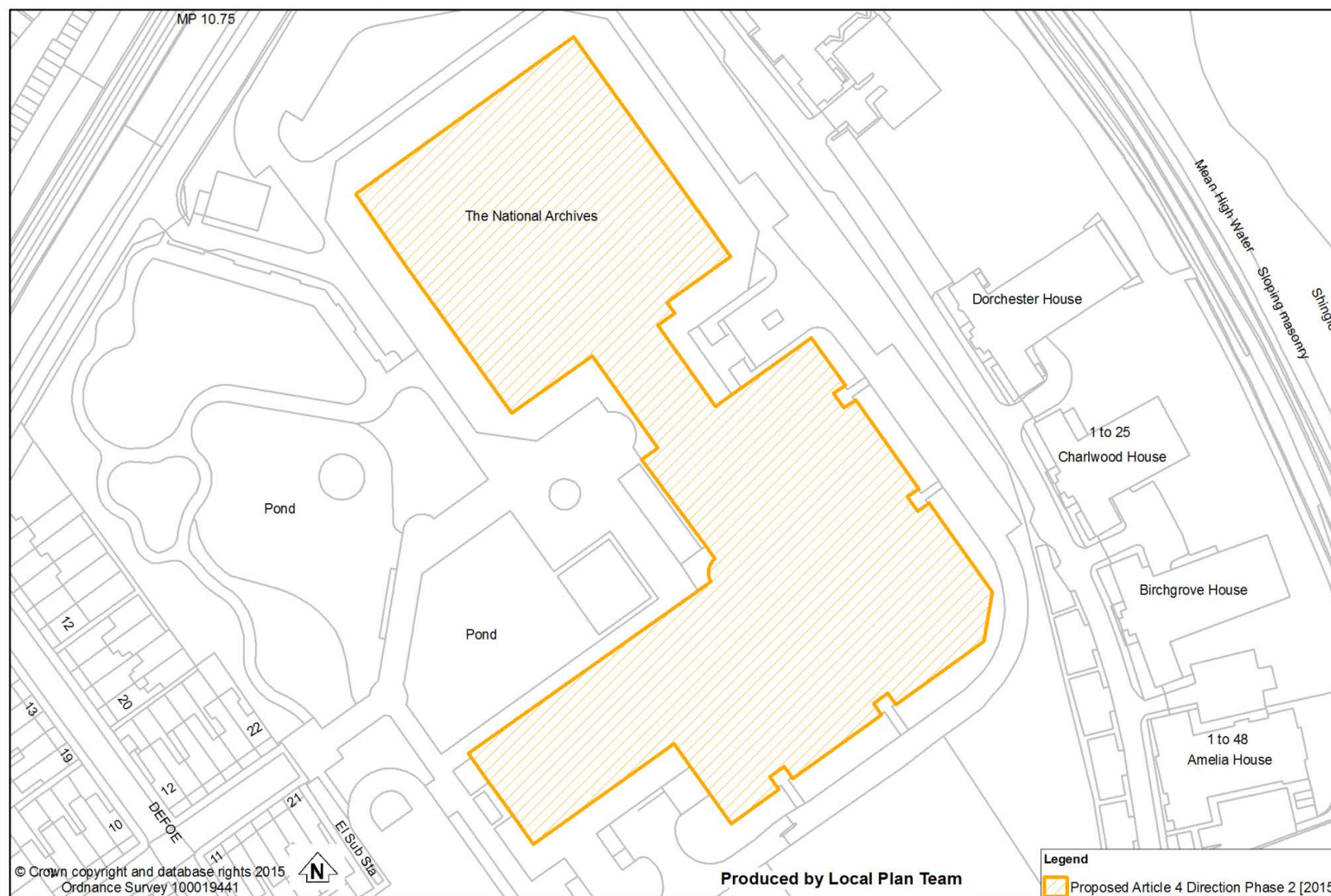
³ Ranked 21st largest office in the borough, in terms of floorspace, according to the Business Rates database (at April 2015).

Proposed Article 4 Direction boundary - 38-42 Hampton Road, Teddington



ref	Site Address	Photograph	Description	Quality
IS2	The National Archives, Ruskin Avenue, Kew		Modern building [1980-2000] housing Public Record Office Floorspace: significant. 2 nd largest office building in the borough according to Business Rates data (2015) Occupiers: Government Dept - Public Records Office. Quality: Excellent Risk of conversion through prior approval: low General Environment: Located in residential area. Nearest local centre Kew Gardens local centre c. 600ms away. Nearest tube also c.600ms away.	High
		Planning status: Planning ref	Description of proposal	status
		Extensive planning history relating to continued use of building as office.		
Recommendation			Map	
	A site specific Article 4 Direction to cover building which houses a government department and is a major employer in borough.			

Proposed Article 4 Direction Boundary - The National Archives, Kew

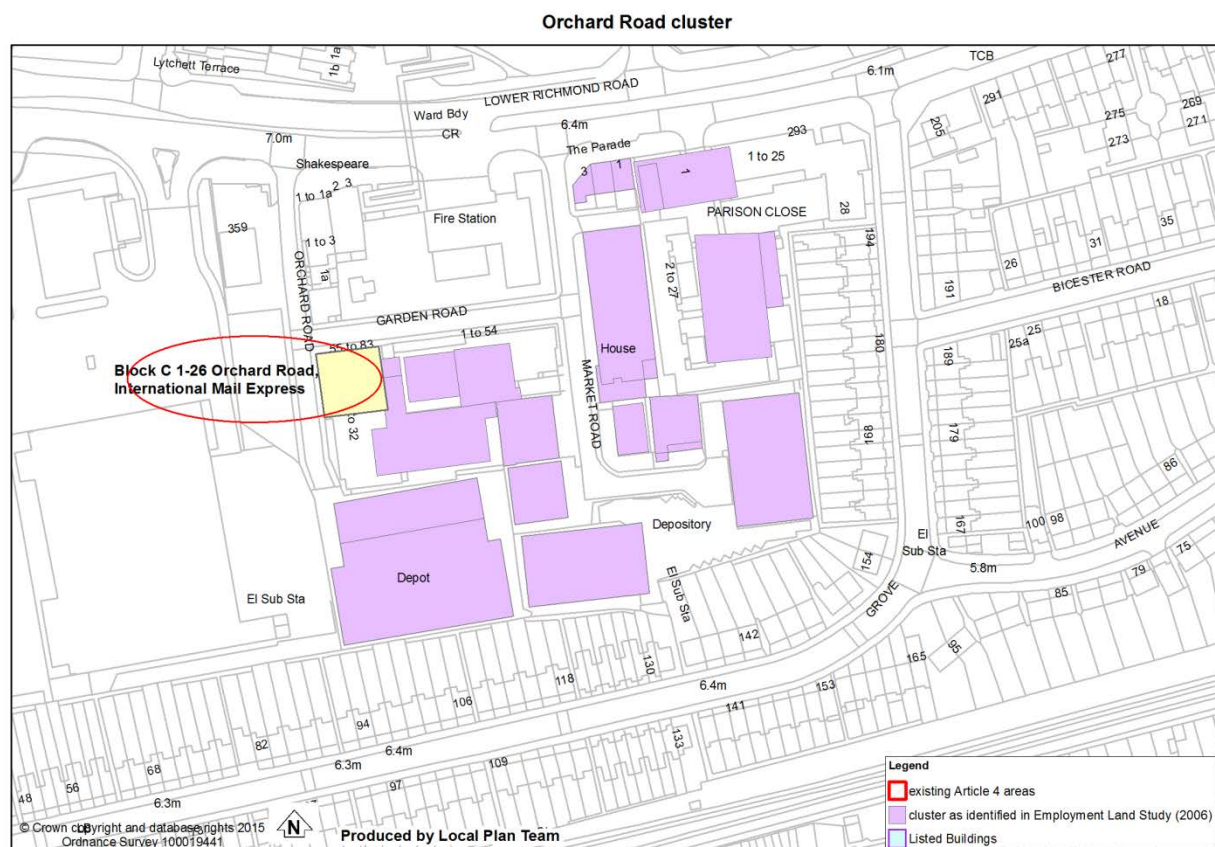


6. Employment sites excluded from further site assessment

6.1 Introduction

6.1.1 This section of the report briefly covers clusters and employment areas which were excluded from detailed site assessment because initial site assessment, the Experian employment data, local knowledge and analysis of data on planning consents suggested that an Article 4 Direction was not likely to be warranted.

6.2 Orchard Road cluster



6.2.1 The map above shows the location of this cluster close to the J Sainsbury store on the Lower Richmond Road. The employment cluster identified by the Employment Land Study includes other employment uses. The block identified in cream delineates the part of the site with office, for which there are several prior approval consents.

6.2.2 Data on prior approvals granted presented below shows several consents for conversion to residential under changes to permitted development rights. If implemented combined consents would result in a potential loss of almost 1600m² of office floorspace and a commensurate gain of some 21 residential units.

6.2.3 Further analysis of the prior approvals data suggests that there is little office floorspace without consent for conversion in Block C as follows:

- **Ground floor** – planning permission 14/3319/FUL granted for change of use of 412 m² of office to **D2**, not implemented when Completions Survey 2014 undertaken.
- **First floor** – prior approval consent for 412 m² of office to 5 flats
- **Second floor** - prior approval consent for 412 m² of office to 5 flats
- **Third floor** - prior approval consent for 412 m² of office to 5 flats
- **Fourth floor** - prior approval consent for 412 m² of office to 6 flats

- **Fifth floor** – no prior approval consents for this - this remains in office use (412 m²)

6.2.4 In addition, there is a further office block in the vicinity which was part of the former 293 Lower Richmond Road scheme. Planning application 13/4458/FUL for change of use from office to residential Block A (ground and first floors) Block D (ground, first and second floors) was granted with conditions in March 2014. The loss of employment was accepted as the proposal met the marketing requirements of policy DM EM2, having not been occupied since completion in 2011.

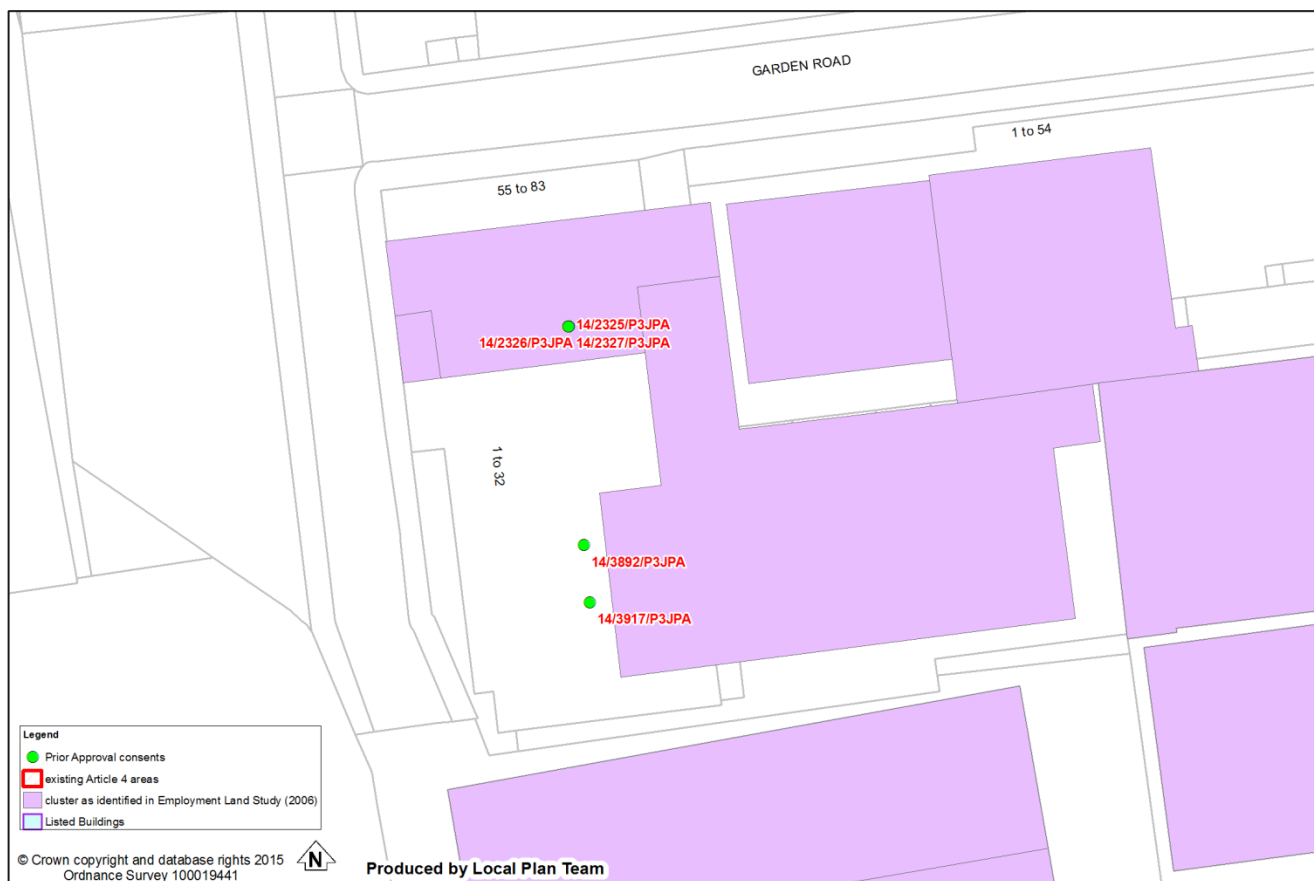
6.2 (a) Prior Approvals: Orchard Road cluster

Table 6.2.1: Prior Approvals in the area up to and including March 2015

Planning Reference	Site Address	Proposal (summary)	B1 office potentially lost (m2)	Number of residential units proposed	Size/mix
14/0174/P3JPA	Block C 1 - 26 Orchard Road Richmond	Conversion of units 9, 10 and 14 on 2nd floor (Block C) from B1 office use to C3 residential use (2 apartments).	174	2	1x 2bed & 1x 1bed flat
14/0363/P3JPA	Block C 1 - 26 Orchard Road Richmond	Change of use of units 3, 4 & 8 on the first floor (Block C) from offices (B1) to residential (C3) (2 apartments)	174	2	1x 2bed & 1x 1bed flat
14/0453/P3JPA	Block C 1 - 26 Orchard Road Richmond	Conversion of units 11, 12 and 13 on 2nd floor (Block C) from B1 office use to C3 residential use (3 apartments).	170	3	3x 1bed flats
14/2325/P3JPA	Block C 1 - 26 Orchard Road Richmond	Change of use of third floor block C units 15, 16 and 20 from offices (B1a) to residential (C3) comprising 1 x 1 bed unit and 1 x 2 bed unit	283	2	1x 2bed & 1x 1bed flats
14/2326/P3JPA	Block C 1 - 26 Orchard Road Richmond	Change of use of third floor block C units 17, 18 and 19 from offices (B1a) to residential (C3) comprising 3 x 1 bed units	174	3	3x 1bed flats
14/2327/P3JPA	Block C 1 - 26 Orchard Road Richmond	Change of use of first floor block C units 5, 6 and 7 from offices (B1a) to residential (C3) comprising 3 x 1 bed flats	174	3	3x 1bed flats
14/3892/P3JPA	International Mail Express Orchard Road	Units 23, 24 and 25, Block C - Change of use from B1 Office use to 3 x C3 residential dwellings.	170	3	3x 1bed flats
14/3917/P3JPA	International Mail Express Orchard Road	Units 21, 22 and 26 on the fourth floor - change of use from B1 office use to 3 x 1 bedroom residential dwellings (C3)	270	3	3x 1bed flats
Total			1589	21 dwellings	

Source: LBRuT applications monitoring.

Orchard Road prior approval consents



Source: Maps produced by LBRuT Local Plan Team

Notes: Employment data - © Experian 2012. Please note each point relates to a postcode centroid and therefore actual premises address may be located elsewhere within the postcode. In addition each point displayed may relate to several businesses. The data have been analysed in detail and have been used to assist the process of identifying potential office floorspace.

6.2 (b) Conclusions and Recommendations

6.2.4 Bearing in mind the potential loss of office space either through the prior approval process or having the benefit of full planning permission; and as the result of a site visit, further assessment was not undertaken.

6.3 Other employment areas excluded from further assessment

6.3.1 Site visits were undertaken of the industrial estates/ employment areas in the borough to initially determine whether there was sufficient office to justify further assessment for this project. They are also being considered and assessed in order to inform the Council's approach to the change to the permitted development rights in relation to B8 uses, which is the focus of separate research.

6.3.2 Those with significant office were included in Sections 4 and Section 5.2 of this report. The following areas in the list below were excluded after site visits were undertaken establishing that the level of office on-site was relatively insignificant:

- Heathlands Industrial Estate, Heath Rd Twickenham
- Mereway Road Industrial Estate
- Swan Island Industrial Estate
- St Margarets Business Centre
- Waterside Business Centre, Railshead Road
- Marlborough Trading Estate, Kew

6.3.2 An additional 4 industrial estates/ employment areas were excluded from site visits. They are:

- Kempton Gate Business Centre [very little/ no office employment was identified from the Experian database]
- Twickenham Film Studios/ Arlington Road [little independent office]
- Sandycombe Centre, Kew [very little/ no office employment was identified from the Experian database]
- St Clares Business Park, Hampton Hill which is likely to be developed. This site was subject of planning application 15/0621/OUT which was withdrawn by the applicant.

7. Summary and Conclusions

7.1 Changes to permitted development rights and the Council's response

- 7.1.1 In May 2013 the Government implemented a change in legislation allowing office (B1 use class) floorspace to be converted to residential (C3 use class) without planning permission through an extension of permitted development rights¹. The Council was not able to gain an exemption to these new PD rights, exemptions being limited to a very small number of boroughs.
- 7.1.2 Permitted development rights can be withdrawn if the local planning authority issues an Article 4 Direction. The Secretary of State has the power to make a direction modifying or cancelling an Article 4 direction for this type of permitted development right. In areas where an Article 4 Direction is in force, planning permission must be sought, which allows the authority to consider the planning merits of each case.
- 7.1.3 The Council was concerned that the loss of office floorspace would have a detrimental impact on the economy of the borough. Peter Brett Associates (PBA) were employed to assist in the evidence gathering process. In November 2013 the Council published Article 4 Directions for a number of areas in the borough. The Article 4 Directions were subsequently modified by the Secretary of State and **came into effect on 30 November 2014**. These areas are restricted in geographic extent and only apply in the following places:
- Twickenham town centre – parts of
 - Richmond town centre – parts of
 - Teddington town centre and Waldegrave Road
 - National Physical Laboratory, Teddington
 - Kingsway Business Park, Hampton
 - Castle Business Village, Station Road and Mount Mews, High Street, Hampton
 - Hampton Hill Business Park, Hampton Hill
 - West Twickenham, south of River Crane
 - St George's Industrial Estate, Twickenham
 - Old Lodge Place, St Margarets
 - Tideway Yard and The Old Power Station, Mortlake
 - Blake Mews Station Avenue, Kew
- 7.1.4 More information, including maps of the above areas can be found on the Council's website². It should be noted that the Council considers that the Development Management policies, in particular DM EM2, should be applied to protect valuable employment use where it is possible to do so. Office accommodation outside of these designated areas is of great value to the borough economy and there is a proven need to protect employment sites in the borough as has been established by the Local Plan evidence base³. This is due to a number of factors including: the distribution of employment land across the borough being largely dispersed, rather than in agglomerations in specific areas; the larger than average proportion of small businesses; and the number of highly qualified entrepreneurs living in the borough looking for office space for business start-ups near where they live.

7.2 Loss of office floorspace in the borough

- 7.2.1 The Council has been closely monitoring the loss of office floorspace resulting from the changes in PD rights. A research paper on this subject was published as part of a series of

¹

<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted><http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

² http://www.richmond.gov.uk/article_4_directions_offices_to_residential

³ (1) PBA, Richmond Employment Sites and Premises March 2013 http://www.richmond.gov.uk/final_report_march_2013.pdf

(2) URS, Employment Land Study (November 2009)

http://www.richmond.gov.uk/employment_land_study_november_2009.htm

documents making up the 2014 Authority's Monitoring Report⁴. Monitoring shows that there has been significant loss of office floorspace.

7.2.2 Since the change to legislation was introduced (including consents up to end April 2015):

- 212 applications have been approved or allowed on appeal.
- If implemented these applications result in a total potential loss of 71,363m² of office floorspace, yielding 856 residential units.
- This amounts to an estimated 24% of office floorspace in the borough.⁵

7.3 Assessment of office quality

7.3.1 As a response to the potential significant loss of employment floorspace and feedback from the business community reporting that many businesses were being evicted, the Council made a commitment⁶ to extend the existing Article 4 areas to cover other significant office provision in the borough. The intention was to focus on:

- the 5 town centres of Richmond, Twickenham, Teddington, East Sheen and Whitton, (in doing so considering the extent of the area subject to an existing Article 4 Direction where in existence).
- the Areas of Mixed Use as defined on the Local Plan proposals map- policy DM TC2 of the Development Management Plan⁷.
- other agglomerations of significant office provision across the borough
- significant stand-alone offices

7.3.2 The Council again commissioned consultants Peter Brett and Associates (PBA) to take forward this work. Their report was finalised in February 2015⁸. The PBA report presents data supporting the need to protect office floorspace examining factors such as: the latest office employment forecasts, the educational characteristics of the workplace population and expected house price growth.

7.3.3 The report went on to recommend which centres should have more detailed site surveys to assess the quality of office stock. The Council carried out these site assessments of office stock across the borough in March-April 2015.

7.3.4 Each building was described in terms of age and whether a conversion or purpose-built. The following criteria were used to assess the quality of the office stock. The following were used as criteria for assessing quality. The overall evaluation of each office takes into account a combination of these factors.

- **The condition of the building** including maintenance. Generally, those properties defined as "good" or "high" quality were considered as worthy of protection as were modern buildings and good quality period properties.
- **The general environment**- including the location of the premises in relation to proximity to facilities making it attractive to businesses in terms of staff retention, its public transport accessibility, quality and amount of car parking and maintenance of grounds.
- **The scale of the building** - Larger office blocks generally being considered more suitable for protection. Whilst it is acknowledged that smaller premises make a valuable contribution to office stock overall, it is also recognised that it is neither

⁴ http://www.richmond.gov.uk/employment_amr_2014.pdf

⁵ Using the Valuation Office estimate of 300,000m² in the borough (2012 as a denominator).

⁶ See 9 July 2014 Cabinet report:

<http://cabnet.richmond.gov.uk/documents/s51440/july%20cabinet%20report%20article%204%20directions.pdf>

⁷ http://www.richmond.gov.uk/final_development_management_plan_adopted_nov_2011.pdf

⁸ See Appendix A1

possible nor reasonable to protect every office in the borough through an Article 4 Direction.

- **Location in terms of occupancy of upper floors-** Related to the issue of scale is whether the office premises are located on upper floors only. In this case a decision was taken based on size, quality of stock and location bearing in mind the level of stock already potentially lost to conversion in the area at the time of the assessment.
- **Planning status of sites** - where an Article 4 Direction was under consideration, any valid and unexpired permissions relating to properties likely to be included were taken into account. A property having planning consent would not necessarily automatically exclude it from an area proposed for an Article 4 Direction, depending on the quality and location of the building etc.
- **Occupancy** – the building's occupancy was also a consideration. However, as above, being vacant or marketed did not automatically exclude a building. The quality and scale of the building itself was taken into account.

7.4 Outcome of exercise

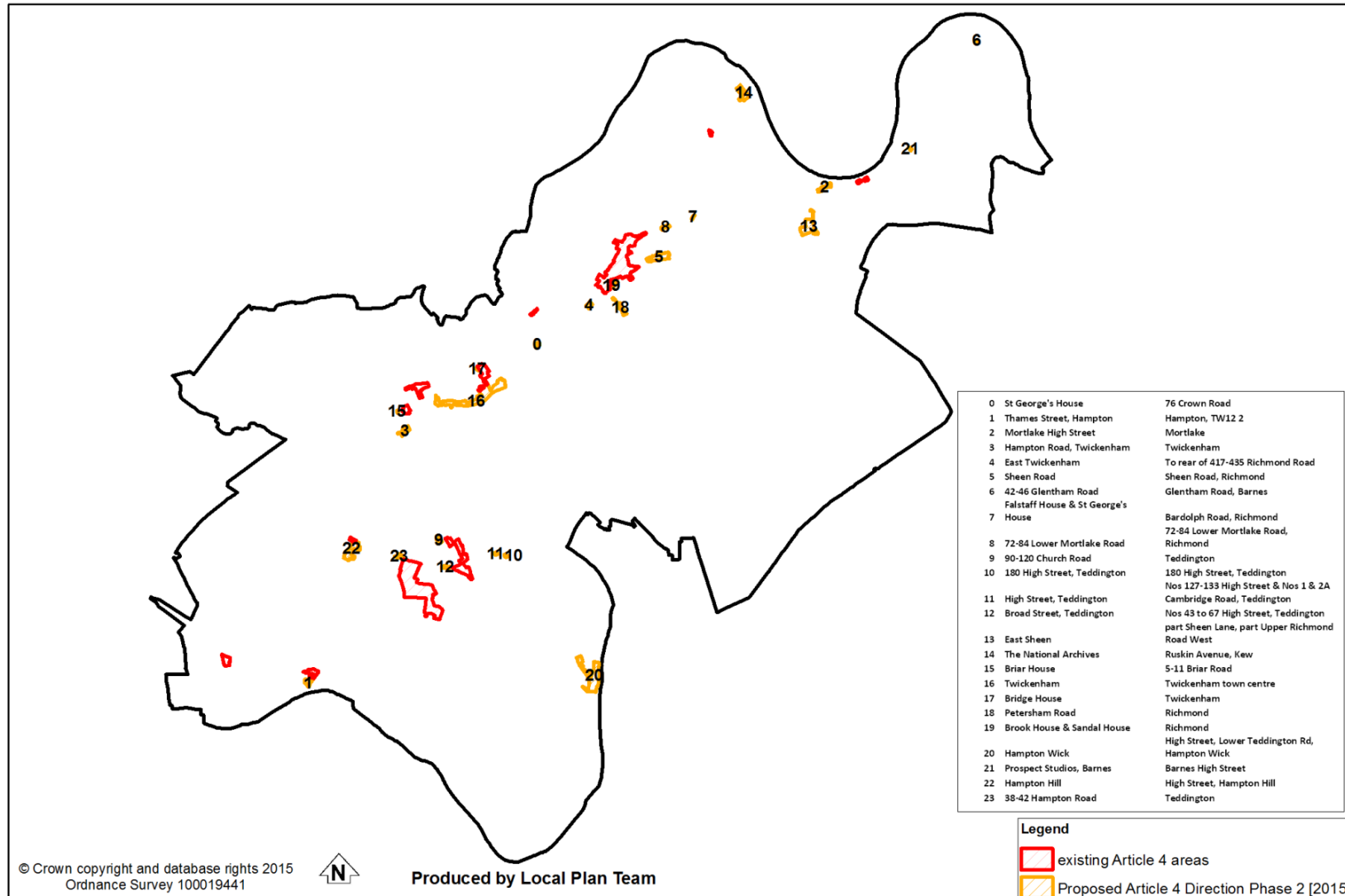
- 7.4.1 The fieldwork has identified 178 office buildings across the borough (outside of existing Article 4 boundaries). Clearly, not all of this office stock is of sufficient quality to warrant the introduction of an Article 4 Direction. The proposed boundaries are tightly defined and reflect a reasonable approach, justified by empirical evidence. The Council is mindful that should all prior approval consents be implemented, the borough will lose almost a quarter of its office stock. This is expected to negatively impact on the local economy and makes protection of the remaining office floorspace of paramount concern.
- 7.4.2 The following table summarises the results of this assessment by identifying the 20 centres/ clusters in which land is intended to be subject to a second Article 4 Direction, which in total amount to only 24.3 hectares - only 0.48% of the land area in the borough.

Table 7.1 – Summary Table

Centre/cluster/ employment area	Article 4 Direction proposed?	Details
Town Centres/AMUs		
Richmond	Yes	Designation covering a group of properties on Petersham Road & a separate designation for Brook House & Sandal House
East Sheen	Yes	Parts of Sheen Lane & Upper Richmond Road West
Twickenham	Yes	Parts of Twickenham town centre, including Bridge House
Teddington	Yes	Discreet areas on both the High Street & Broad Street: 127-133 High Street & 1 & 2A Cambridge Road, 180 High Street 43-67 Broad Street
Whitton	No	
Hampton Wick	Yes	Designation covering properties mainly on Lower Teddington Road & parts of the High Street
Hampton Hill	Yes	Northern part of High Street
Thames Street, Hampton	Yes	
Sheen Road	Yes	
Barnes High Street	Yes	Site specific designation covering Prospect Studios only
East Twickenham	Yes	Designation covering several sites: 417- 435 Richmond Road
Twickenham Green	Yes	Site specific boundary for one property: Briar House, Briar Road
Mortlake	Yes	Designation covering several sites
Hampton Road, Twickenham	Yes	Designation covering all sites identified
Kew Road, Richmond	No	
St Margarets	No	
Crown Road	Yes	Site specific boundary for one property: St George House, 76 Crown Road
Employment sites and clusters:		
Heathlands Industrial Estate, Twickenham	No	
Mereway Road Industrial Estate	No	
Swan Island Industrial Estate	No	
St Margarets Business Centre	No	
Waterside Business Centre	No	
Glenthams Road, Barnes (North Barnes Cluster)	Yes	1 site specific designation: 42-46 Glenthams Road
Orchard, Garden and Market Roads	No	
Marlborough Trading Estate	No	
Kempton Gate Business Centre	No	
Lower Richmond Road cluster	No	
Elmtree Rd/ Latimer Rd cluster	Yes	Covering 2 substantial offices: 90-120 Church Road
Lower Mortlake Road cluster	Yes	Covering 3 substantial blocks: 72-84 Lower Mortlake Road Falstaff House & St George's House, Bardolph Road
Candler Mews cluster	No	
Isolated blocks worthy of site specific Article 4 Direction:		
38-42 Hampton Road, Teddington	Yes , dependent on implementation of consent	
National Archives, Ruskin Avenue, Kew	Yes	

7.5 Map of proposed Phase 2 Article 4 Directions

Proposed Article 4 Direction Phase 2 [to restrict permitted development rights for conversion of office to residential]



Please note: Maps for each specific proposed Article 4 Directions are included in the relevant section of the report and in the separate summary document.

**Appendix A1: Report by Peter Brett Associates, Extending Article 4 Directions
in the London Borough of Richmond upon Thames (2015)**

Extending Article 4 Directions in the London Borough of Richmond upon Thames

On behalf of **London Borough of Richmond upon Thames**



Project Ref: 33170 | Rev: Final | Date: February 2015



Document Control Sheet

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1 Introduction and background

1.1 Introduction

- 1.1.1 In May 2013 the Government implemented a change in legislation allowing office (B1) floorspace to be converted to residential (C3) without planning permission through an extension of the Permitted Development Rights.
- 1.1.2 The London Borough of Richmond upon Thames expressed concern that the unrestricted loss of office space could harm the local economy and has successfully implemented a number of Article 4 direction in select parts of the Borough.
- 1.1.3 Article 4 Directions are geographically restricted to select areas; within these areas they remove Permitted Development Rights and so (re)trigger the need for any change of use to be made via a planning application, and so re-exert the balance in favour of the development plan and local planning authority.
- 1.1.4 It is important to note from the outset that an Article 4 Direction does not prevent the loss of office space. It only brings this loss into the control of the local planning authority who can then consider each scheme on its merits: weighing up site specific and more macro considerations. Nor does a potential Article 4 Direction dismiss the need for the borough to 'significantly boost the supply of new homes' (Paragraph 47 of the NPPF) but potentially allows the Council better balance the needs sustainable development objectives (NPPF Paragraph 7) and also the need to support the economy (NPPF Paragraph 18 onwards).
- 1.1.5 The new permitted development rights have been in place for over a year and four months. The Borough is now able to consider the impact of the changes and so consider whether additional Article 4 direction areas are warranted.
- 1.1.6 With this in mind, in this document, we explore the strategic, economic and property market evidence that support the Council's objectives to extend Article 4 Directions to all mixed use allocations in the Borough.

1.2 Background to the Permitted Development Order Change

- 1.2.1 The Department for Communities and Local Government (CLG) first consulted on the change of use from B1(a) office to residential in April 2011. The government's intention was to allow empty and underused offices to be converted into 'much-needed housing and to make the most use out of previously developed land'.
- 1.2.2 In a letter from the CLG Chief Planner in January 2013, local authorities were invited to submit bids for exemptions to the change. But the letter included a warning that the intention of the proposed change was to assist in economic growth and that there would be a high threshold for exemptions. So any exemptions would only be granted in exceptional circumstances.
- 1.2.3 Local authorities had to prove they met criteria to be exempt, based on the geographical area where justified: the loss of a nationally significant area of economic activity, or substantial adverse economic consequences at the local authority level which are not offset by the positive benefits the new rights would bring.
- 1.2.4 The London Borough of Richmond upon Thames (LBRuT) submitted an application for the exemption for the new permitted development rights. The principle reasons were:
 - *the Borough has exceptionally high residential values which could lead to a substantial erosion of office stock during the 3 year period;*

- *the Council has an up to date Employment Land and Premises Study (2013) which indicates the need to expand the office stock between 2011 and 2031. The case for exceptions is based on this study completed by Peter Brett Associates and subject to input from the local commercial agents.*
- *the Borough has been economically buoyant but there is limited employment land and premises. As the Council is already adopting a flexible approach to changes of use from offices to other uses including residential where there is no demand, it is considered there is a justification for retaining planning control in the core office areas below.*

1.2.5 However like the majority of the 165 Local Authorities that applied for the exemption, LBRuT's application was not accepted. Only a very limited number of exceptions were accepted, most noticeably for Central London (the Central Activity Zone) but also for a number of other areas.

1.2.6 The limited extent of the exemptions was subject to a High Court Challenge brought by LB Islington (with support from Richmond and other Boroughs). Part of the Challenge suggested the Government had not assessed the requests of exceptions fairly and transparently. When exceptions were announced, the planning industry (in general) was confused by the list, which covered a number of rural parishes, individual new build office buildings and parts of some industrial estates. However the High Court dismissed the Challenge.

1.3 Background to the Article 4 Direction and the General Permitted Development Order

1.3.1 In the English Planning System any 'Development', as defined by Section 55 of the Town and County Planning Act 1990, requires planning permission. The definition 'Development' includes:

- building operations (e.g. structural alterations, construction, rebuilding, most demolition);
- material changes of use of land and buildings;
- engineering operations (e.g. groundwork);
- mining operations;
- other operations normally undertaken by a person carrying on a business as a builder.
- subdivision of a building (including any part it) used as a dwellinghouse for use as two or more separate dwellinghouses

1.3.2 Although any 'development' requires planning permission such a system would be unwieldy and overly burdensome. So additional legislation, the General Permitted Development Order (GPDO), makes a number of universal exceptions where 'development' can be undertaken without the need for planning permission. In general most minor works, such as small residential extensions, are accepted by the GPDO.

1.3.3 However Government has long had the ability to remove the Permitted Development rights where they have good reason to do so. Article 4 of the GPDO enables the Secretary of State (SoS) to remove / withdraw specified permitted development rights across a defined area. In practice, the local authority makes the Direction and requests approval from the SoS.

1.3.4 In the past, the most common use of Article 4 directions was to protect areas of special heritage or character value; for example, removing the right to demolish locally listed buildings. However because the freedom to change the use of a building from offices to residential was an amendment to the GPDO, Councils are also able to remove these Permitted Rights through Article 4 provided they can provide a reasoned justification to the SoS.

1.4 The Richmond Article 4 Directions (2013/2014)

- 1.4.1 To date, the SoS has approved a limited number of Article 4 Directions which removed the change of use flexibility. The SoS is only permitting Directions where there is strong evidence that the operation of the GPDO can lead to material harm to the area concerned. Attempts at 'blanket' article 4 designations, such as the 2013 attempt to remove rights across the whole of Islington¹ have been rejected.
- 1.4.2 In November 2013 LBRuT published Article 4 Directions for a number of select areas of the Borough. The Article 4 Directions were subsequently modified by the Secretary of State and came into effect on 30 November 2014. These areas are restricted in geographic extent and only apply in the following places:
- Richmond town centre – parts of
 - Twickenham town centre – parts of
 - Teddington town centre and Waldegrave Road
 - National Physical Laboratory, Teddington
 - Kingsway Business Park, Hampton
 - Castle Business Village, Station Road and Mount Mews, High Street, Hampton
 - Hampton Hill Business Park, Hampton Hill
 - West Twickenham, south of River Crane
 - St George's Industrial Estate, Twickenham
 - Old Lodge Place, St Margarets
 - Tideway Yard and The Old Power Station, Mortlake
 - Blake Mews Station Avenue, Kew
- 1.4.3 Within these select areas planning permission is required (from November 2014) when seeking a change of use. The London Borough of Richmond upon Thames is then able to give full weight to the development plan policies when deciding whether to approve the application.

1.5 This Report

- 1.5.1 There an obvious concern, already expressed in the confirmed Article 4 exemptions that unrestricted change of use could harm Richmond's economy by releasing too much employment space and space in the wrong areas to the detriment of neighbouring employment uses. With this in mind, the Council is therefore considering extending the extent of the Article 4 areas to include the mixed used areas and select employment allocations and areas within the 5 town centre boundaries not covered by the agreed Article 4 Directions.
- 1.5.2 To support this objective the analysis in this report presents the emerging evidence regarding the impact of the new PDRs and updates the economic and property market evidence of Richmond's current and future office market. This evidence builds on and supplements a more

¹ Except the Central Activities Zone (CAZ) which was already

detailed study published in March 2013 entitled Richmond employment sites and premises study².

- 1.5.3 In the next section of the report, we review the emerging data from the prior notification and overall office floorspace losses in the Borough since May 2013. Based on this evidence we develop three simple scenarios of the potential impact of the new PDRs. In section 4 we present the evidence of Richmond's economy and property market. In section 5 we look at the economic outlook for the Borough. Finally, we present the conclusions of this work in section 6.

² http://www.richmond.gov.uk/final_report_march_2013.pdf

2 Prior notifications in the Borough

2.1 Introduction

- 2.1.1 In order to take advantage of the new permitted development legislation applicants are required to undergo a prior notification process. In the borough, the process comprises of several stages presented in detail in Table 2-1 below.

Table 2-1 Prior notification process

Before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- Transport and highways impacts of the development;
- Contamination risks on the site; and
- Flooding risks on the site.

To determine any prior approval application, the developer/applicant is required to submit details of the proposal, site and any other information deemed necessary for the local planning authority to assess the potential transport and highway impacts and flooding and contamination risks.

On receipt of all necessary information, the local planning authority will notify adjoining occupiers / owners or display a site notice. The LPA will also consult the relevant highway authority (to assess transport and highway impacts), the Council's Contamination Land Officer (to consider the contaminations risks) and the Environment Agency (for any sites within Flood Zones 2 and 3, and critical drainage areas within Flood Zone 1). This consultation process will not be less than 21 days.

When accessing an application, the local planning authority will take account of any representation made and have regard to the National Planning Policy Framework. In relation to contamination risks, if it is determined that the site is contaminated land, prior approval will be refused.

The applicants are advised the development shall start before they have received:

- Written notice from the local planning authority that prior approval is not required,
- Written notice from the local planning authority giving their prior approval, or
- The expiry of 56 days following the date on which the application was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

The development must be carried out in accordance with the details approved (where prior approval is required), or in accordance with the detail provided with the notification submission (unless the local planning authority and the developer agreed otherwise).

Applicants are advised the prior approval process does not include the issuing of a Certificate of Lawful Development. If applicants want formal confirmation that the change of use is permitted development, it is still necessary to submit an application for a Certificate of Lawful Development.

- 2.1.2 This chapter of the document presents evidence of what has happened in Richmond since the legislation came into place in May 2013. We analyse the data collected through the prior notifications process relating to the scale and spatial distribution of the applications.

2.2 Scale of prior approvals

2.2.1 LBRuT received the first prior approvals applications for the conversion of office floorspace (B1) to residential (C3) on the 31st of May 2013 – there were 4 applications in total. Since this date the Borough has received an additional 277 applications. 57% (161) of these applications have been approved or did not require prior approval. Meanwhile 70 applications (or 25% of the total) have been refused and 28 applications (10%) did not proceed for various reasons. There are currently 22 application pending with an unknown scale of proposed office floorspace losses.

2.2.2 In Table 2-2 below we present evidence from the prior approvals applications. This shows that the applications that have been approved have a planned loss of 55,900 sq. m of office floorspace to be replaced with 681 residential units. Note that there is no data on floorspace losses or residential gains for 12 of the 161 approved applications hence the scale of loss and gain is larger than the data in Table 2-2 below indicates. Equally the floorspace losses of 55 of the 70 applications that were refused are not reported in the table.

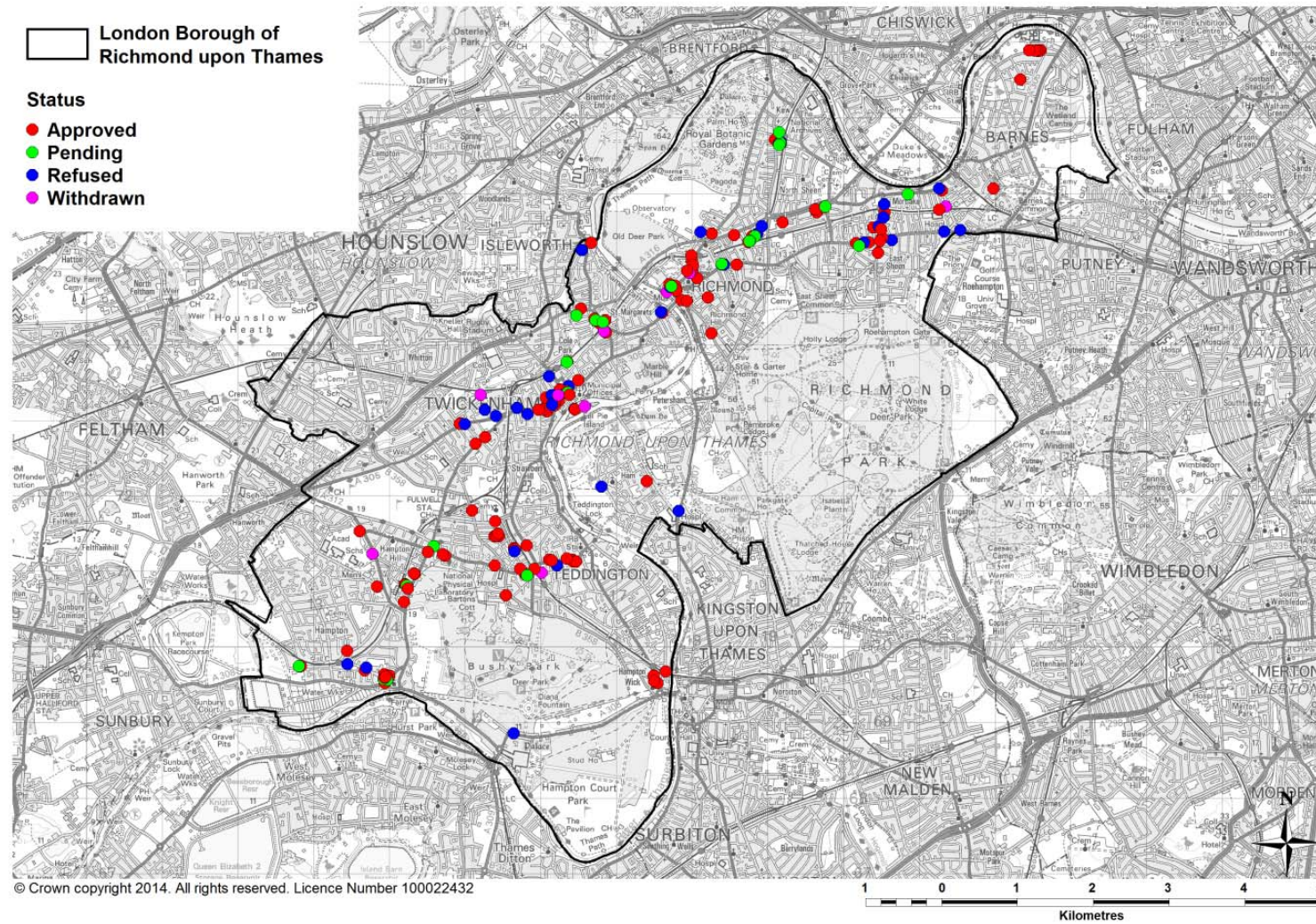
Table 2-2 Prior approval summary (31/05/2013-01/09/2014)

	No. of sites	Potential B1 losses (sq. m)*	Potential residential gain (units)*
Approved	161	55,914	681
Refused	70	3,932	52
Withdrawn	28	n/a	n/a
Grand Total	259	59,943	734
Pending	22	n/a	n/a

*Note there is missing data for 116 of the above sites.

2.2.3 In Figure 2.1 we present the location of each of the prior approval applications including those approved, refused, withdrawn and pending.

Figure 2.1 Spatial distribution of prior approval applications



Source: LBRuT, PBA

2.2.4 The map shows that the prior approval application sites are clustered within and around the town centres but there are individual applications throughout the Borough. The evidence indicates that 43% of the prior approval applications are within or on the edge of town centres of Richmond town centre, Twickenham, Teddington, East Sheen and Hampton & Hampton Hill town centres. Of the applications that have been approved 65% are within or on the edge of town centres.

2.2.5 Below we present evidence from the approved applications in greater detail.

2.3 The Approved Applications

2.3.1 In the year and four months since the new permitted development rights have come into place, LBRuT has approved 161 applications with a total proposed loss of 55,900 sq. m of B1 office floorspace. This is equivalent to an average loss of 350 sq. m per site. These losses are to be accompanied by residential gains totalling 681 units. This is equivalent to 4.2 additional units per site. In other words, the losses and gains are of a small scale. However cumulatively they are considerable in number and scale.

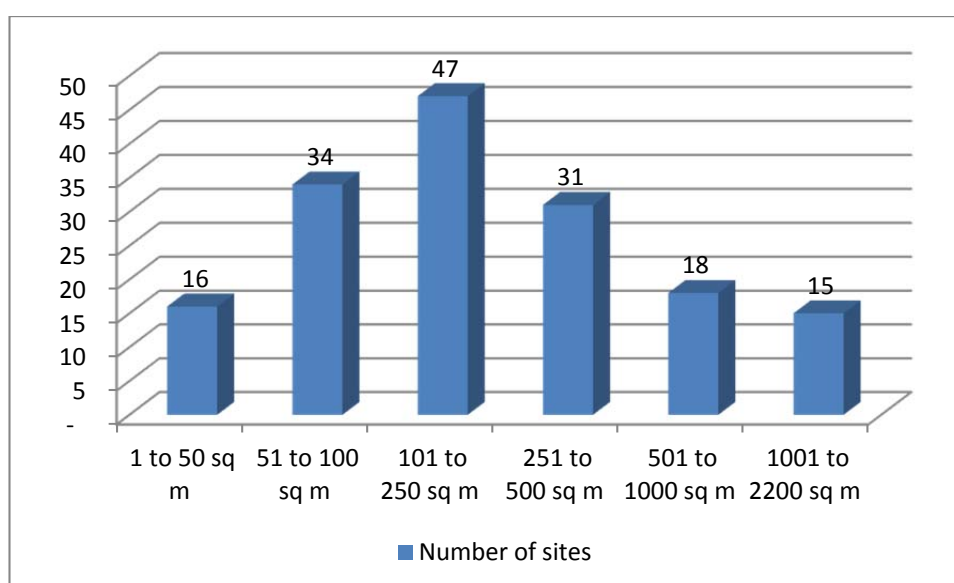
2.3.2 To put these proposed losses in context, the Valuation Office floorspace statistics indicate that there is approximately 300,000 sq. m of office floorspace in the whole of the Borough in 2012. The Borough is in other words set to lose over 19% of its total office stock after only 1 year and 4 months of the new PDR legislation.

2.3.3 For comparison, the evidence from the Richmond Employment and Premises study (2013) shows that between 2009 and 2012 the Borough recorded a net planned loss of 11,700 sq. m of office floorspace. This is a loss of 4% of the existing stock. This is only a 1% loss per annum compared to the current losses of 17% per annum.

2.3.4 We can therefore conclude that the PDR change has dramatically increased the rate at which the Borough is losing office floor space.

2.3.5 A further concern is the size of office units which have been released via the PDR route. The figure below illustrates the number and size of B1 losses. This shows that there are only 15 sites (9% of the total approved sites) have planned losses greater than 1,000 sq. m.

Figure 2.2 Approved B1 losses



Source: LBRuT, PBA

- 2.3.6 The prior approvals data suggests that the current losses are not of large disused buildings but rather small units. In the consultation document for the new permitted development rights the Government stated that its objectives were to redevelop brownfield land and disused buildings. The concern is that these losses are for business units that would be viable for upgrading and refurbishment to meet future business needs. The 2013 employment sites and premises study found that there is good demand 'character' buildings which are likely to appeal to Richmond's entrepreneurial local labour force, and growing population of self-employed and sole traders.

Residential gains from the approved sites

- 2.3.7 The largest residential gain on an individual site from the B1 prior approvals process is for 26 units. This is the result of a proposed loss of 1,675 sq. m of B1 floorspace. In total the current permitted conversions will provide an additional 681 housing units. Evidence from LBRuT's Annual Monitoring report for 2012/13 shows that there were 695 units (net) completed in 2012/13 which was significantly above average due to some large development sites. While the number of completions fluctuate between years, the number of units from current permitted conversions is clearly significant when compared to average completion rates.

Table 2-3 Housing completions in the London Borough of Richmond upon Thames 2002/03 -2012/13

Financial year Units completed	Units Completed
2002/3	319
2003/4	246
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
Average 2007/8-2011/12	290
Total over 11 years	4362

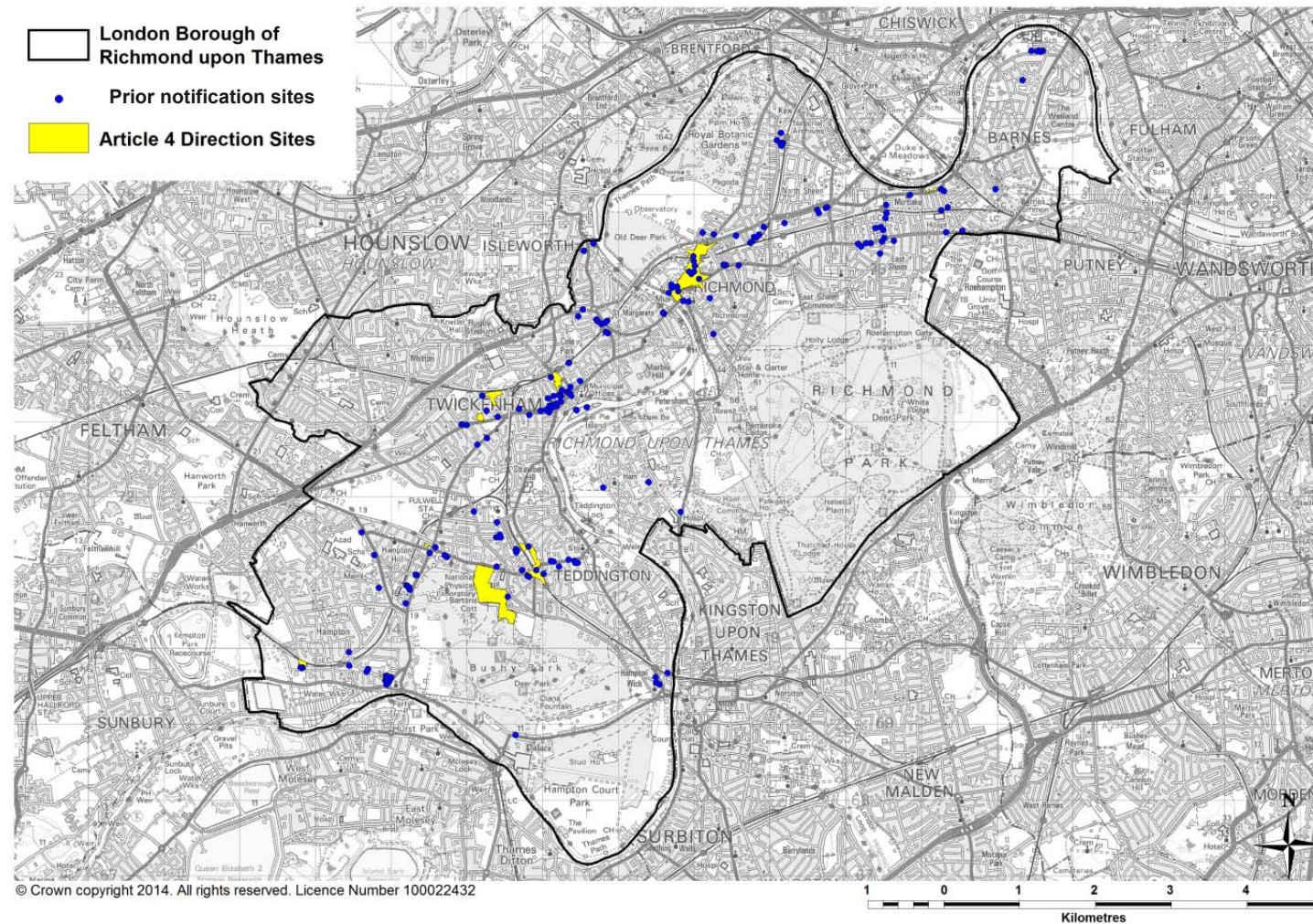
Source: Richmond AMR 2012/13

2.4 The location of the approved applications

Existing Article 4 Direction areas

- 2.4.1 As noted above the Borough has successfully implemented a number of Article 4 directions which took effect from November 2014. The prior approvals data shows that so far only 17 percent of the approved prior applications, or 9,400 sq. m of office floorspace losses are located in Richmond's current Article 4 Direction locations.
- 2.4.2 However, if the potential pattern of future losses follows that already seen the analysis shows that the majority of the losses seen to date are outside of the Article 4 areas. We note that the Article 4 directions would not restrict conversion of B1 space but instead require planning permission for this conversion to take place. It is our estimate that at best, the current Article 4 areas may only cut the loss of office space by 17% moving forward. Uncontrolled losses will continue at a much faster rate than seen in the past and at a much faster rate than the Development Plan expected. The map below shows the location of the approved prior notification sites in relation to the Article 4 areas.

Figure 2.3 Article 4 Direction sites and Prior Notification Applications



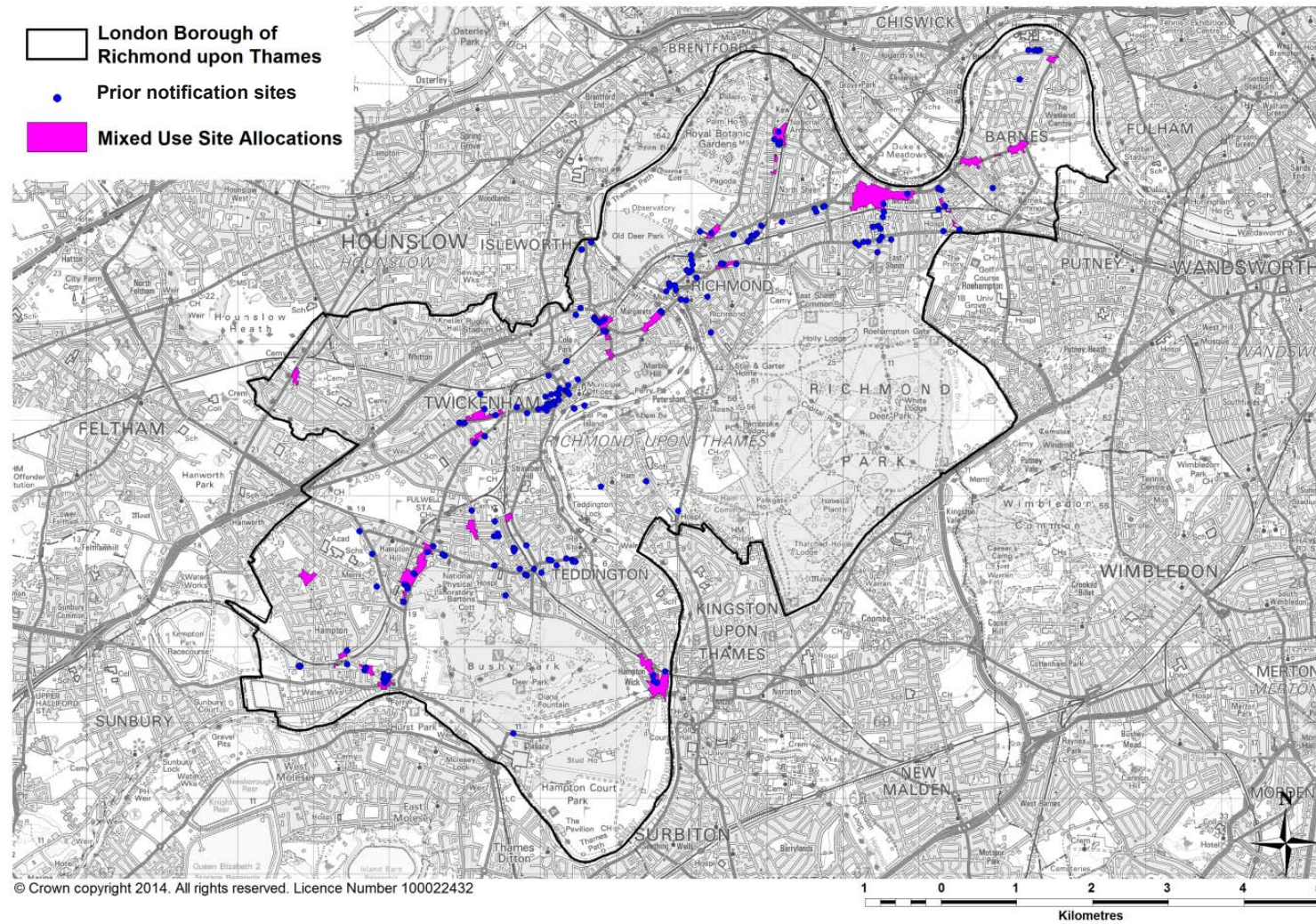
Source: LBRuT and PBA

- 2.4.3 At the time, in addition to the approved sites there are currently 22 prior notification applications awaiting a decision. Of these, 7 are located within the Article 4 Direction locations.

LBRuT Mixed Use Areas

- 2.4.4 The currently approved Article 4 areas cover the main town centres and some industrial areas. However the Council has become increasingly concerned about the scale of losses in secondary centres in the Borough including the designated Mixed Use Areas.
- 2.4.5 The adopted development plan allocates a number of Mixed Use Areas under Policy DM TC2. Within these mixed use areas the Council exerts a higher degree of control over the mix of uses than elsewhere. It seeks to protect employment uses and other service functions and through the proactive management of policy DM TC2 and so balance the need for such space with residential development. The key relevant criteria in the policy states:
- “Provide appropriate mixes of uses, or mixed-use schemes. Appropriate uses could be: new retail, business or employment developments, which should maintain suitable provision for small businesses and other uses which serve the community or attract visitors. Residential development could also be appropriate”*
- 2.4.6 The rationale for this control is that the areas accommodate vital service functions and provide local employment. In this regard the Borough is a ‘special case’. Compared to other London Boroughs, Richmond has very limited designated industrial/employment land and very limited land which could accommodate community uses. The Borough is much more reliant on these mixed use areas to provide local employment and deliver local goods and services to the population.
- 2.4.7 Nearby Hounslow for example accommodates a number of large and diverse designated employment areas which meet both strategic employment needs but also play an important role on providing local employment and accommodating community facilities. They provide a wide range of employment uses across the use classes and different sizes and tenures. Both Ealing (further North) and Kingston (South) have a similar portfolio. This type of land is however largely absent in Richmond upon Thames.
- 2.4.8 Analysis of prior approvals to date shows that the mixed use areas are much more vulnerable to PDR losses than the core town centres which are already protected by Article 4.
- 2.4.9 There are currently 40 prior approval applications that have been approved and are located in Richmond’s allocated mixed use sites with a total proposed office floorspace loss of 15,100 sq. m. In other words over 27% of the planned office losses are located in the Boroughs mixed use sites compared to only 17% in the Article 4 areas. In some AMUs, most noticeably Hampton Hill and St Margrets, prior approval notifications have been received for the majority of the major office buildings in the AMU.
- 2.4.10 We discuss the difference in values between offices and residential in more detail later. But part of the reason these areas are attractive to conversion will be partly because as mixed use areas they are already attractive to residential uses: many have good public transport access and offer the range of services which makes conversion attractive and relatively easy. The type of stock in these areas, mostly small, easy to integrate into nearby residential, makes them especially vulnerable.

Figure 2.4 Areas of Mixed Use and Prior Approval applications



Source: LBRuT and PBA

2.5 Summary and conclusions

- 2.5.1 In this section of the report we have presented evidence from the Borough's prior notification applications. On the second day (31st May 2013) of the new permitted development rights the Borough Council received 4 notifications for the conversion of office floorspace to residential. The Borough has to date received a total of 281 applications of which 57% have been approved.
- 2.5.2 The approved applications are planned to result in a loss of 55,900 sq. m of office floorspace and a gain of 681 residential units. This is a loss of over 19% of the Borough's total office stock over a one year and four month period or 17% per annum. For comparison between 2009 and 2012 the Borough experienced a net loss of office floorspace equivalent to a 1% loss per annum.
- 2.5.3 We conclude that the PDR change has dramatically increased the rate at which the Borough is losing office floor space.
- 2.5.4 9,400 sq. m of the approved office floorspace losses are located in Richmond's current Article 4 Direction locations and 15,100 sq. m are in Richmond's allocated mixed use sites. In other words over 27% of the planned office losses are located in the Boroughs mixed use areas compared to only 17% in the Article 4 areas.
- 2.5.5 The adopted Richmond Local Plan originally designed these Mixed Use Areas under policy DM TC2 in response to the very limited supply of alternative, designated, employment areas which could meet local needs and provide local employment. It is important to note that policy DM TC2 does not prevent additional residential development within the areas. But only seeks control of development to maintain the balance of uses in the Borough. The areas are intended to both provide local employment but also a supply of land for additional community and service functions to support the boroughs growing population.
- 2.5.6 This policy rationale remains and neither national government policy nor London policy has changed to warrant departure from this key local objective.
- 2.5.7 But data collected since the PDR came into effect has highlighted the vulnerability of the mixed use areas and indeed outside of these. The fact that the Borough is much more reliant on this type of stock for local employment makes the Borough as a whole much more vulnerable to the PDR than many other areas. The inability to control losses of office space via policy DM TC2 removes the scope for the Borough to proactively consider the needs of the community for both employment but also community infrastructure which could be delivered through planned mixed use development.

3 Potential long term impacts of the permitted development rights

3.1 Introduction

3.1.1 The London Borough of Richmond upon Thames is continually receiving prior notifications and the scale of these in the future is at this date unknown. Based on the existing data we have generated three simple scenarios to illustrate the potential scale of losses over the three year permitted development rights period.

3.2 Current trends

3.2.1 The evidence of the approved prior notifications shows that the bulk of the applications were submitted to LBRuT in the first and second quarters of the new PDR legislation. In the first two quarters there were over 85 approved applications with a total job loss of at least 1,897 jobs (capacity) and a gain of 390 residential units. The scale of employment generating capacity lost is higher if we assume the office floorspace is used more intensively (2,472 jobs)³.

Table 3-1 Approved applications

LBRuT application validated date	No. of applications	Potential Job loss at 18 sq.m/worker	Potential Job loss at 13.8 sq.m/ worker	Potential residential gain
May 2013-August 2013	41	952	1,241	189
Sept 2013-Nov 2013	44	945	1,233	202
Dec 2013-Feb 2014	27	379	495	104
Mar 2014-May 2014	28	504	657	124
Jun 2014 -Aug 2014*	21	326	426	62
Total	161	3,106	4,052	681

Source: LBRuT

*there are 22 applications pending approval

3.2.2 Since the second quarter of the new PDR legislation, the number of approved applications has reduced to an average of 25 approved applications per quarter. But in terms of job capacity lost the Borough is still losing enough floorspace to accommodate between 400 - 500 jobs per quarter depending on the job density applied.

3.2.3 We use the above data to generate three scenarios of the potential scale of office floorspace losses in Richmond. In the following tables we use employment floorspace as the measure. But this can also be shown as job capacity lost if the employment densities above (i.e. 1:18 or 1:13.8) are applied.

3.3 The scenarios

3.3.1 The current PDR legislation is proposed to last to the end of May 2016. Note that the government is also currently considering extending beyond this period. However this has not been finalised thus we assume in the scenarios below that the legislations takes effect in May

³ We show the densities as a range because while 'modern' buildings can achieve a density of 1:13.8 (and better) older stock may not be so efficiently designed.

2013 to May 2016. In order to test the potential future impact of the new permitted development legislation we generate the following scenarios:

- **Scenario I:** we assume that the trends of prior approval applications and approvals from the latest three quarters (Dec 2013- Aug 2013) continue for the duration of the permitted development legislation – 8 additional quarters. In this scenario, as before is expected to receive 25 applications per quarter with an average loss of 7,300 sq. m of office space and 97 additional homes per quarter. Over the 8 remaining quarters this scenario would result in a loss of 58,000 sq. m coupled with a gain of 773 residential units.
- **Scenario II:** In this scenario we assume that the number of approved applications reduces by 10 percent in each quarter. We apply the average B1 floorspace losses and residential gains per application from the last three quarters to this. In this scenario the Borough would continue to experience B1 losses in the region of 30,700 sq. m to 2016 and residential gains of 400 units in total.
- **Scenario III:** this is a minimum scenario which assumes that the number of approved applications will reduce by 22% similar to the reduction between Q3 and Q5 in as before in table 2.2 above. Using the average floorspace losses per application as in scenario II it is estimated that this scenario would result in a loss of 18,200 sq. m and 238 additional housing units.

3.3.2 The scenarios are presented in the table below.

Table 3-2 Scenarios of floorspace loss and residential gain

Loss from September 2014-June 2016			
	No. of applications	Office floorspace losses	Additional housing units
Scenario 1	203	58,056	773
Scenario 2	108	30,732	403
Scenario 3	64	18,174	238
Total loss May 2013 – June 2016			
	No. of applications	Office floorspace losses	Additional housing units
Scenario 1	364	113,970	1,454
Scenario 2	193	64,875	794
Scenario 3	225	74,088	919

3.4 Summary

- 3.4.1 Table 3-2 shows that the new permitted development rights will more than likely lead to the provision of much needed housing as per the government's objectives. However there is a high cost to pay for these gains. The scenarios above indicate that the continuation of the current policy runs the risk of eroding Richmond's office stock.
- 3.4.2 The Borough's office floorspace stock will reduce by between 74,000 sq. m to 114,000 sq. m if consents are implemented. This is a large loss of between 25% and 38% of the Borough's existing office stock over a 3 year period.
- 3.4.3 The concern is that losses of this scale in this short time period could compromise the fabric of the Borough's economy. In the next chapter we will review the importance of office sectors in the Borough and examine the future outlook of office employment and office occupiers.

4 Richmond's economic and property market

4.1 Introduction

- 4.1.1 In this section of the report we examine and update the economic and property evidence of the state and future of Richmond's office market.
- 4.1.2 The NPPF states that planning authorities "should *normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate...*". In this chapter of the report we present the economic reasons for why it is considered that there is a strong economic case for restricting the continued erosion of office floorspace through the PDRs.

4.2 Richmond employment and premises study

- 4.2.1 In 2013 LBRuT commissioned a detailed study of Richmond's employment and property markets. Some of the headline findings of this study are:
- Richmond is a prosperous, diversified economy with high business density levels, low levels of deprivation and a well-educated, high income earning resident population.
 - Richmond was adversely affected by the economic recession. Compared to London, the effects of the recession were more severe in the Borough with employment levels declining by -4% compared to -1% for London.
 - The future outlook for the Borough however was positive. The long term employment forecasts indicated that employment in the Borough is set to grow by 2,600 jobs or 2.9 % between 2011 and 2031. The Borough is expected to see growth of office occupying activities but a decline in industrial activities.
 - Growth in the Borough is constrained by a lack of capacity in the form of new employment sites.
 - Future employment will need to be accommodated within the Borough's existing employment sites and premises which, like many parts of London, are under pressure for conversion to residential. However once employment sites are lost to residential uses it is highly unlikely that they will ever come back into employment use. It is therefore imperative that the Council ensures they have the correct stock in the correct locations to accommodate future employment growth.
 - The property market assessments indicate that there is good demand 'character' for buildings which are likely to appeal to Richmond's entrepreneurial local labour force, and the growing population of self-employed and sole traders.
 - The Borough has an oversupply of high street offices above shops. These also have high concentrations of vacancy.
 - There is not strong economic evidence to support the retention of *all* of this space.
- 4.2.2 The study suggested that while there is some scope for the release of office floorspace the key issue is controlling the type of floorspace lost and the location of the losses. Recommendations were made for each of the Borough's property markets and the types of property the Council should support and actively defend for future employment in each local area.

Table 4.1 Priority Uses by Area

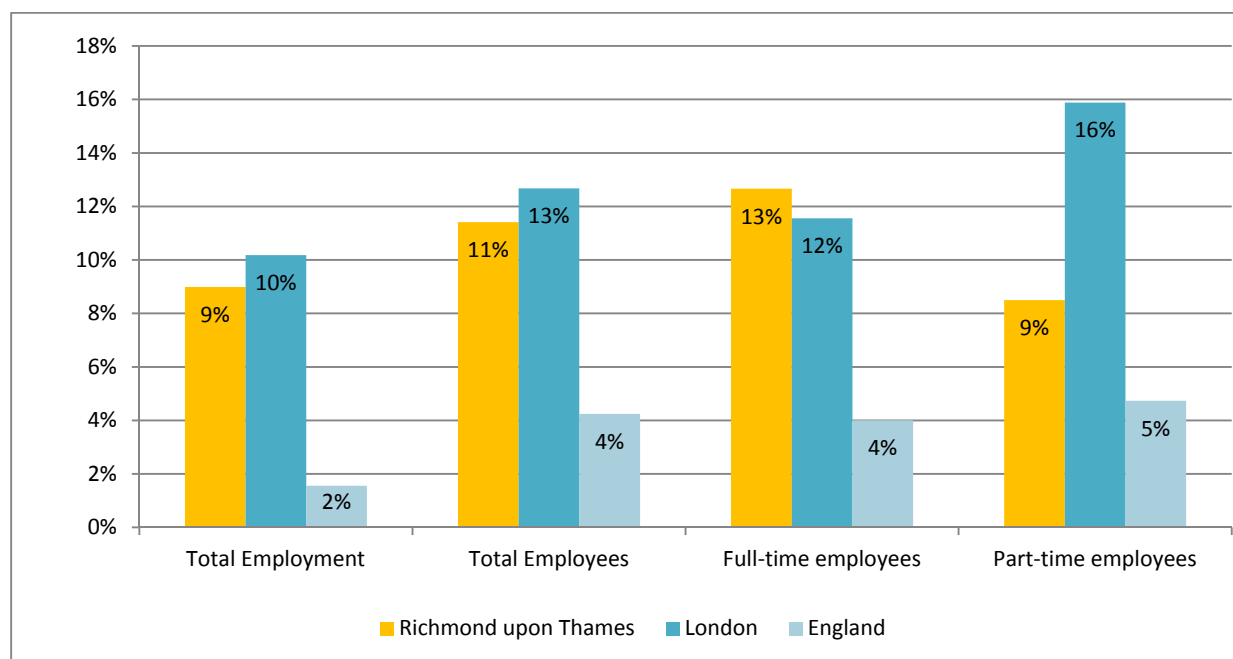
Priority uses by local property markets	
Hampton	A small office market with a good outlook for high street space.
Mortlake	The area offers opportunities to create hybrid and studio style space, while the area is one of the few in London Borough of Richmond that offers good quality informal space.
East Sheen & Barnes	There are a small number of sites with continued opportunities for marginal and hybrid space.
Richmond Fringe	The office offer is diverse; with a wide range of sites suitable for all but the highest specification Grade A office space. Several areas offer very good opportunities for marginal provision and it has a number of well-located sites that should be prioritised.
Richmond Town Centre	Richmond town centre is the main office centre in the Borough. Not only can it hold its own as an office market, but it should be actively protected as it is the heart of the borough's business. Richmond Town Centre is highly suitable for Grade A and Town Centre offices, while being viable for both secondary and managed provision.
St Margarets	St Margaret's has the potential to be a useful secondary centre for Richmond Town centre although it will not support Grade A space. The studios present a possibly opportunity to create hybrid space, while the general area is suitable for high street managed and marginal space.
Teddington	Teddington is a compact centre of a size appropriate for a second-tier centre in a borough like Richmond. There is good scope for high street, managed and marginal space, with some room for hybrid and informal uses as well.
Twickenham	It is recognised that Twickenham is in need of investment with a large share of its office stock at the end of their useful lives. In this sense the local property market is at a cross-road and the future of its sites will depend on the level of investment that can be raised to meet the objectives of the Area Action Plan. There is good scope for hybrid space currently.

- 4.2.3 In the text that follows we examine whether the economic recovery has had an impact on the economic and property market conclusions of the above study.

4.3 The economy

- 4.3.1 According to the Business Register Employment Survey (BRES, ONS), there were 77,600 jobs in Richmond in 2013. Richmond's economy is recovering well from the economic recession – the employment statistics show that jobs in the Borough have grown by 9% or 6,400 jobs since 2009. This is just slightly below London's rate of recovery however is substantially higher than the national rate of 2 percent illustrated in the figure below.

Figure 4.1 Employment 2009-2013



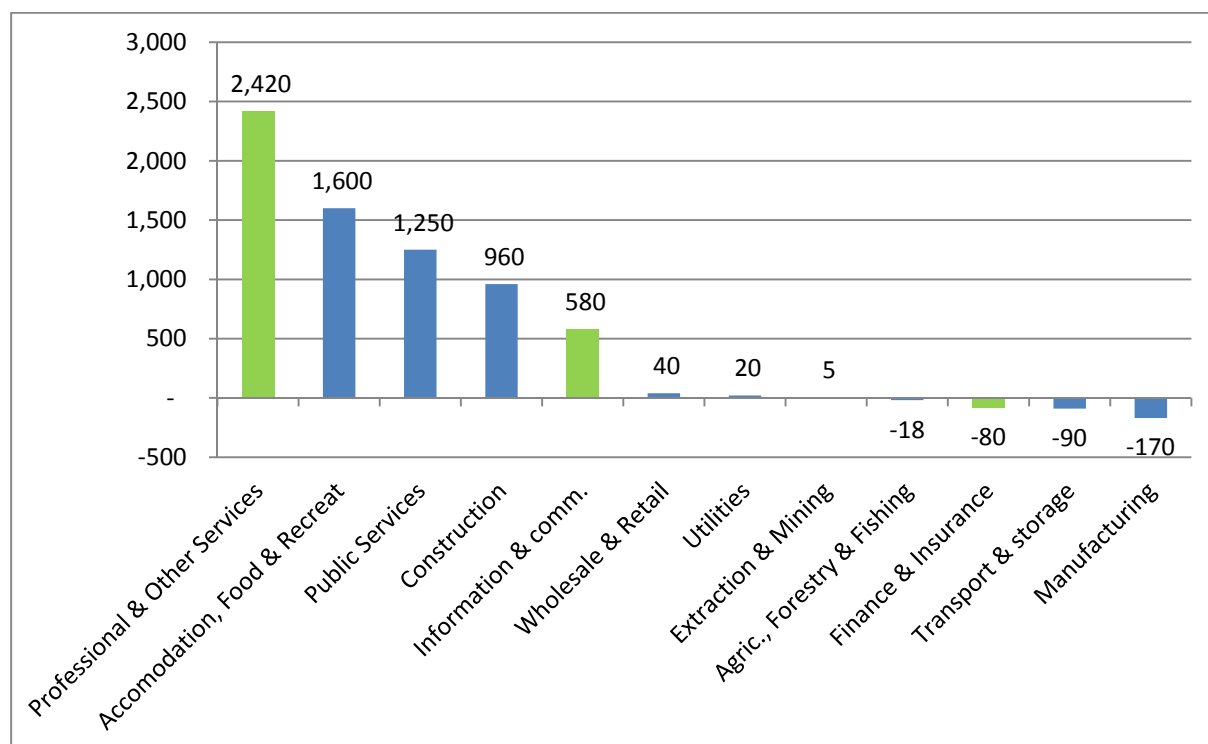
Source: GLA Datastore, BRES data

- 4.3.2 Figure 4.1 shows that while Richmond's recovery is slightly below the London average, the growth in the number of full time jobs in the Borough has exceeded the regional average. Full time employee jobs in Richmond have also grown at a much faster pace than nationally (13% compared to 4% respectively). This evidence indicates that Richmond has a strong and resilient economy that is recovering at a fast pace since the Borough was hit by the economic recession.

Office based sectors

- 4.3.3 The growth of jobs between 2009 and 2013 was driven by the growth in some of Richmond's key employment sectors including office floorspace occupying sectors. Using Information & communication, Finance & Insurance and Professional & Other Private Services sectors as a proxy of office occupying sectors, the employment statistics indicate that these sectors accounted for over 45% of the employment growth in the Borough.
- 4.3.4 The sector that is recovering the quickest is professional services and other services sectors. Between 2009 and 2013 this sector alone created 2,400 additional jobs in the Borough. Finance and Insurance sectors on the other hand did not expand in this time period and in fact the number of jobs in this office based sector declined by approximately 80 jobs in the economic recovery period.

Figure 4.2 Sectorial growth (2009-2013)



Source: Experian workforce jobs by sector

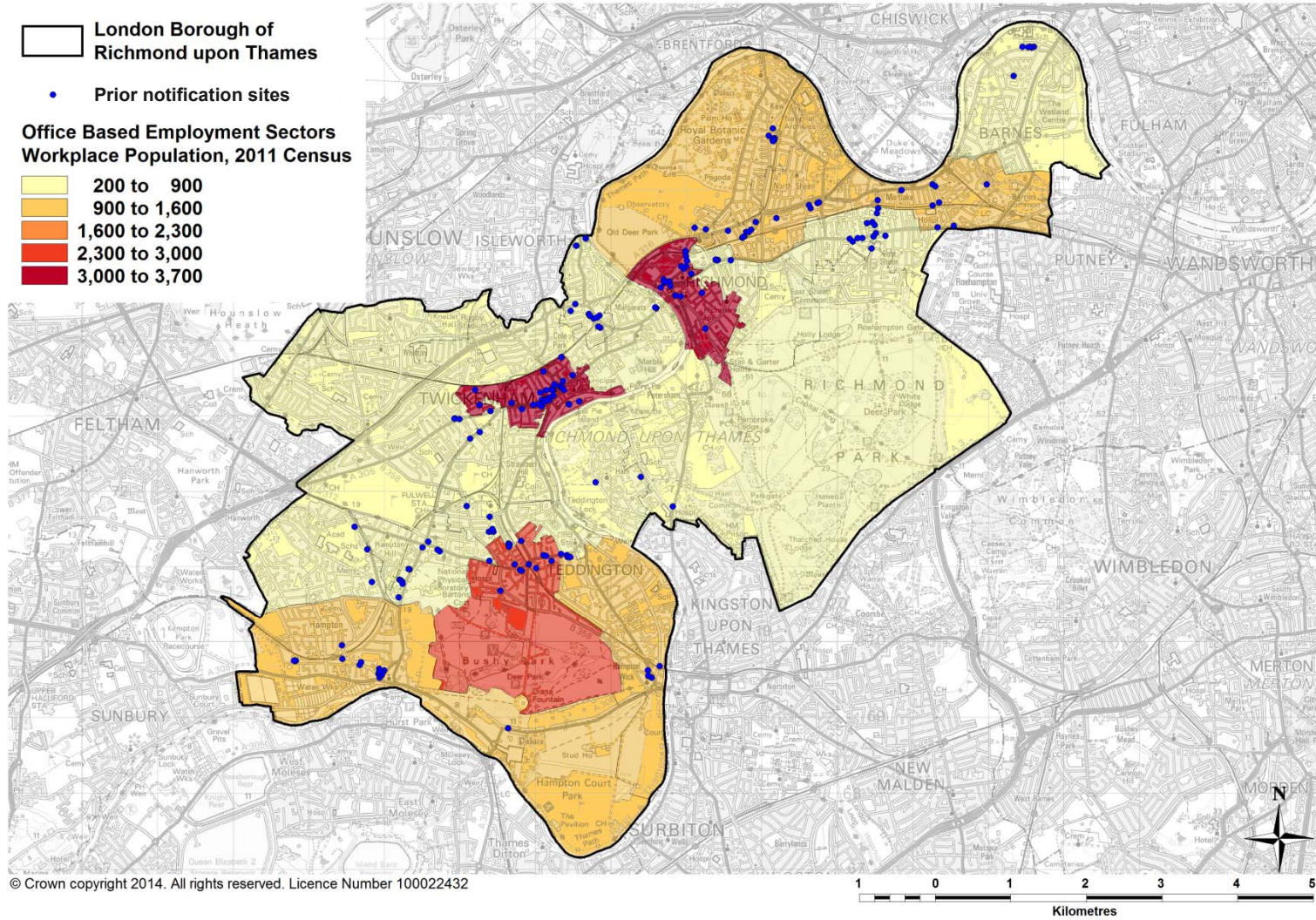
4.3.5 Overall the data indicates the office based employment sectors are growing and in some cases driving growth in LBRuT. The concern is that given the evidence of the borough's office floorspace losses from the new PDRs (Chapter 2), the borough may not be able to continue to accommodate businesses as required to meet demand. The evidence presented in chapters 2 and 3 of this report suggest that Richmond's position in this regard may be severely compromised due to the new permitted development rights which are eroding Richmond's office offer.

4.3.6 It is furthermore important that the remaining office stock that is available for Richmond's businesses is of the "right" type. The 2013 Employment Land and Premises study identified a vibrant office market:

'Even in a market that has been recessionary for some time, it is evident that Richmond is attractive to occupiers and it is important to keep the offer fresh.'

4.3.7 The evidence from the prior notifications process indicates that Richmond office floorspace losses are in existing employment areas as illustrated in the map below.

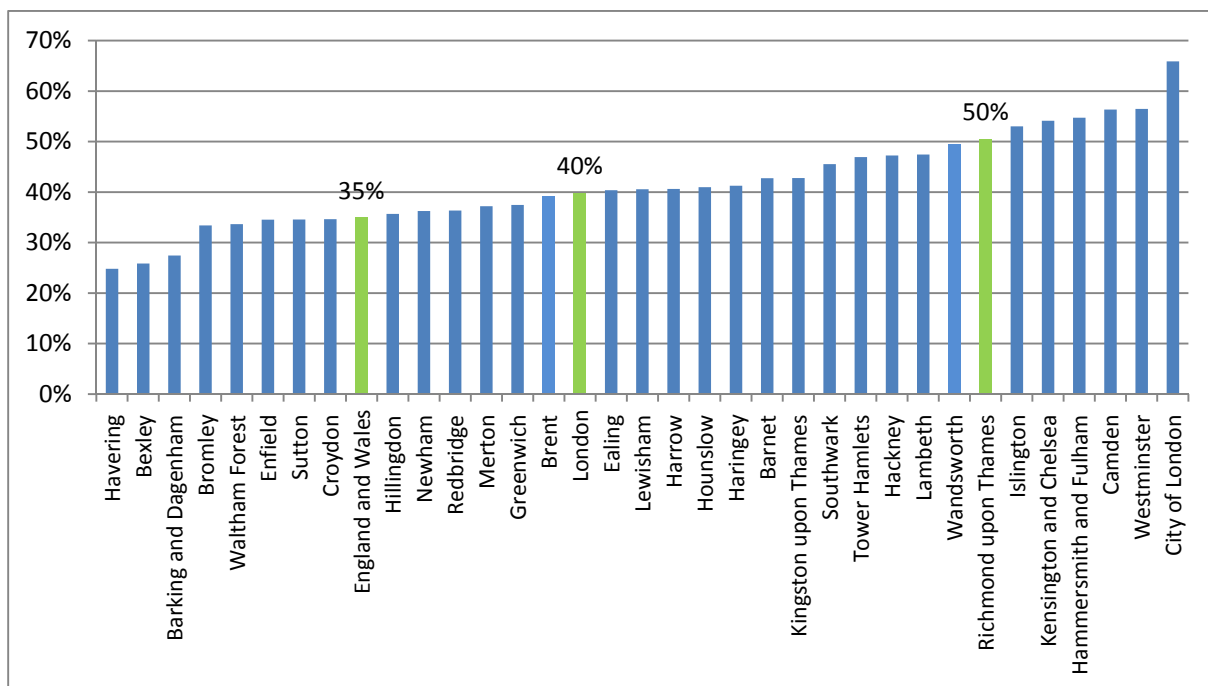
Figure 4.3 Employment and Prior notifications data



4.4 A highly skilled workplace economy

- 4.4.1 The Census 2011 workplace data provides the level of qualifications of the people in employment in Richmond illustrated in Figure 4.4. This shows that Richmond's economy is built on highly skilled employment with over 50% of the jobs in the Borough going to workers qualified to Level 4 (degree level) or above. This is 10% higher than the London average and 15% higher than the national average.

Figure 4.4 Workplace population with qualifications of Level 4 or above



Source: Census 2011

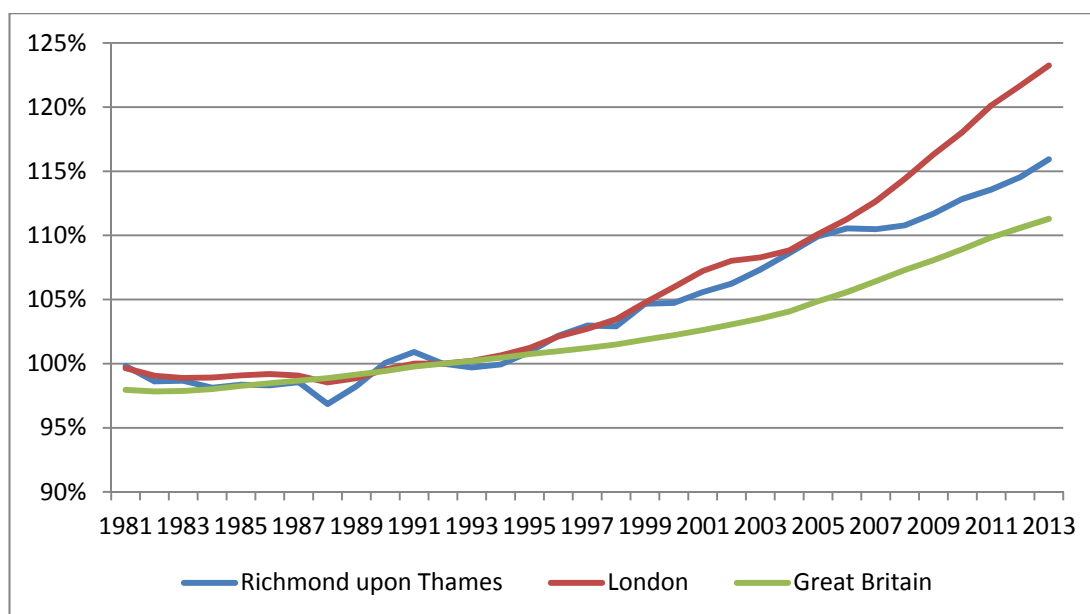
- 4.4.2 The importance of a skilled workforce for the competitiveness of an economy is well-documented and evidenced. There is a real concern that the loss of business floorspace at the unprecedented scale that is occurring in Richmond will compromise the ability to provide high quality jobs in the Borough in the future. The Borough Council acknowledge that in line with the evidence from the London Office Policy Review and in line with the requirements of the NPPF, there may be a robust evidence based case for the release of individual business units in circumstances where the release of business units are justified. However, the need for the Article 4 Direction arises from the need to control the losses of business floorspace to ensure that the losses do not compromise the future jobs in the economy. The Census 2011 data shows that Richmond has a very strong workplace economy which is providing jobs for highly skilled workers. Without the controls of the Article 4 Directions there is a real risk that these jobs will be squeezed out of the local economy. This is not only detrimental to the local economy but also to the regional and national economy.
- 4.4.3 The NPPF requires the planning system to contribute to the achievement of sustainable development. Within this planning for the economy and economic growth is a key priority in order to build *“a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”*. In drawing up Local Plans Local Planning Authorities are required to *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*. The evidence above suggests that

the Borough is currently providing employment opportunities in a strong and competitive knowledge based economy that appears to require protection from the new PDRs.

4.5 The population

- 4.5.1 The new PDR legislation is founded on the well documented need for additional housing in the UK and in London in particular. The evidence presented in chapter 2 of this report shows that the new legislation is resulting in the provision of a considerable number of new homes in Richmond. In other words the legislation is meeting its objectives.
- 4.5.2 The release of the 2011 Census in July 2012 brought home the realisation that London's population was growing at a much faster pace than predicted. The London Census population estimate was 105,000 higher than the ONS 2010-based sub-national population projection for 2011. Since the release of this data there has been a serious debate about how to increase London's housing stock.
- 4.5.3 Richmond had a total population of 191,400 people in 2013 this is a growth of 16% since 1992 which is significantly below the London growth rate of 24% in the same time period.

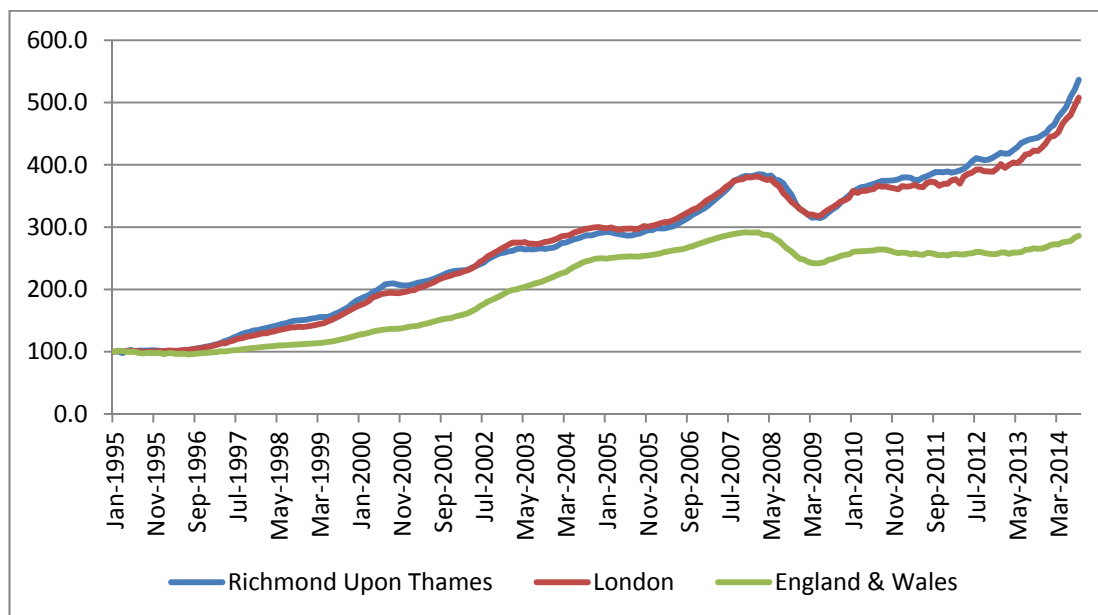
Figure 4.5 Population growth 1981-2013



Source: ONS midyear population estimates

- 4.5.4 House prices in London have also leapt up at an unequalled growth rate since 2009. The graph below illustrates this showing that compared to the national average, house prices in Richmond have grown at a rapid rate – from August 2009 to August 2014 house prices in Richmond have grown by on average 63% compared to 53% in London and 15% nationally. This is one of the reasons why the conversion of office space to residential is such an attractive proposal in Richmond in particular.

Figure 4.6 House price growth 1995-2014



Source: Land Registry House Price Index

4.6 The office property market

- 4.6.1 There are relatively distinct office markets across London. In central areas, occupier demand for offices has held up well. Almost all Central London markets recorded increases in take-up from the previous quarter, and the amount of space under offer is in line with the long-term average. Prime rents continue to perform strongly with West End and Mayfair rents being in excess of £100psf and City and Midtown Rents at circa £55-60psf.
- 4.6.2 Due to its international address, good transport links, popular residential areas and excellent local amenities, the office market within Richmond has remained relatively strong compared to other non-central London markets. It arguably has a stronger market than the neighbouring authorities in Hounslow and Kingston. The RTP report on the LB Richmond CIL viability assessment (2013)⁴ concluded that there was a two tier office market in Richmond. In the town centre, new prime office accommodation is in demand and as a consequence rental levels are between £30 and £40psf in the prime Richmond areas. As a consequence we are of the view that speculative office development is theoretically viable and that the market is robust particularly for an outer London location. More recent evidence would suggest that office rents for prime space in Richmond are rising.
- 4.6.3 Outside of the prime area, rents are much lower at £15-20 psf and new office accommodation is only likely to be delivered as part of mixed use schemes with some element of cross subsidy from higher value residential and retail space.
- 4.6.4 The residential market in LB Richmond is also exceptionally vibrant. London is suffering from a housing shortage and all types of tenure have shown sharp rises in capital values over the past 5 years. Richmond is one of the highest value areas in London with its offer of good quality retail and leisure, excellent transport links and education and health services. As a consequence it is sought after by a wide demographic mix.

⁴ http://www.richmond.gov.uk/richmond_cil_viability_study_may_2013.pdf

4.7 Summary

- 4.7.1 This evidence presented above shows that the Borough's economy continues to remain vibrant and strong despite any structural impacts of economic recession. The economy is recovering at a substantially quicker pace than the national rate as evidenced by the jobs indicators. Office based employment sectors are an important part of this recovery accounting for approximately 45% of the additional jobs in the Borough between 2009 and 2013.
- 4.7.2 The evidence also shows that the Borough has a very competitive economy providing employment to a highly skilled workforce. This is important as evidence suggests that a knowledge based economy is vital for sustained future growth. As per the NPPF it is important that the Borough "*plan(s) positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*". This is a further justification for why the Borough is seeking to protect their mixed use areas through the extended Article 4 Directions.
- 4.7.3 The population data shows a growing local resident population who are also in need of residential space. The extended Article 4 Direction areas are expected to continue to promote LBRuT's Policy DM TC2 which not only makes provision for employment space but also includes provision for residential space. The difference will be that the office floorspace losses and residential gains will be controlled and balanced against planning policies and evidence of need.
- 4.7.4 From a property market perspective, the PDR rights are unlikely to lead to a wholesale conversion of prime offices in Richmond town centre as the headline difference in capital values between prime offices and residential are not that great. There is a potential financial incentive to convert some secondary offices in higher value residential areas when the existing value is roughly a third of the end development value.

5 Future outlook

5.1 Employment forecasts

- 5.1.1 In the 2013 Richmond employment sites and premises study showed that in the medium term the outlook for Richmond's economy was optimistic despite the depth of the economic recession. Office employment is expected to grow in the medium term (to 2018) and at this time it was expected that the additional office growth could be accommodated in the existing vacant office stock.
- 5.1.2 The most recent Experian forecasts show that the medium and long term future of the Borough is much more optimistic than it was during the recession. Indeed the office jobs growth in the Borough between 2009 and 2013 has exceeded the previous Experian forecasts by a considerable margin. The Borough has recovered from the economic recession at an unprecedented speed.
- 5.1.3 The current Experian forecasts show that between 2011 and 2031 employment in the Borough is expected to grow by an additional 24,500 workforce jobs. This is driven primarily by growth forecast of the Professional and other services sectors accounting for 10,200 new jobs. Other sectors expected to grow are public services (4,500 jobs), accommodation, food and recreation (4,000 jobs) and construction (2,300 jobs).
- 5.1.4 Looking in greater detail at the sectorial growth and the office occupying sectors the Experian forecasts are presented in Table 5-1 below.

Table 5-1 Office employment forecasts Richmond and UK

	2013-16	%	UK%	2011-31	%	UK%
Media Activities	260	14%	12%	520	26%	38%
Telecoms	10	4%	2%	30	14%	-1%
Computing & Information Services	360	7%	6%	1,100	23%	28%
Finance	150	10%	7%	320	23%	22%
Insurance & Pensions	-	0%	2%	-60	-23%	-6%
Real Estate	180	6%	6%	1,490	71%	52%
Professional Services	1,900	13%	9%	6,950	57%	44%
Administrative & Supportive Services	440	7%	9%	1,290	19%	38%
Other Private Services	330	12%	9%	500	19%	12%
Public Administration & Defence	- 730	-33%	-19%	-1,160	-47%	-26%
	2,900			10,980		

Source: Experian, PBA

- 5.1.5 In general Richmond's office forecast exceeds the national average with the exception of Insurance and Pensions office sectors and Administrative and supportive services. The short term forecasts show that office employment in Richmond is expected to grow by approximately 2,900 jobs. This short term period covers the new PDR timeframes. In other words while the borough continues to shed up to 38% (see chapter 3) of its office stock, it will also need to provide additional space for an expanding office sector in a tight property market.
- 5.1.6 In the long term the Borough is also expected to expand its office jobs by up to 11,000 jobs. Again the forecast for Richmond is more optimistic than the national forecast with exceptions within the sectors. The key question is where these jobs will be accommodated in a Borough that is set to lose up to 38% of its current stock of floorspace and in a Borough that has a very

limited supply of employment land. It is expected that with the continued floorspace loss the Borough could not accommodate office occupiers to this scale.

6 Defining the boundaries of the Potential Article 4 Direction

6.1 Introduction

6.1.1 In line with government guidance the Borough has reviewed their most significant office employment sites to be included in the proposed Article 4 direction in order to retain existing locally important businesses and jobs. The Areas of Mixed Use (AMUs) are the Borough's designated areas appropriate for a mix of uses that primarily meet local needs. In the text below we review the AMUs that will form the proposed Article 4 Direction based on two key indicators:

- The number of office businesses and employees in the AMU
- The scale of prior approvals in the AMU

6.1.2 This report will be followed by a more detailed site assessment of each AMU to review and confirm the conclusions based on these two indicators.

6.2 Richmond's Areas of Mixed Use

6.2.1 There are currently 29 Areas of Mixed Use (AMUs) identified in the Borough's Local Plan. These are presented in the table below. The Borough identifies the AMUs as areas which are particularly suitable for retention and possible improvement of employment uses.

Figure 6.1 Areas of Mixed Use (AMUs)

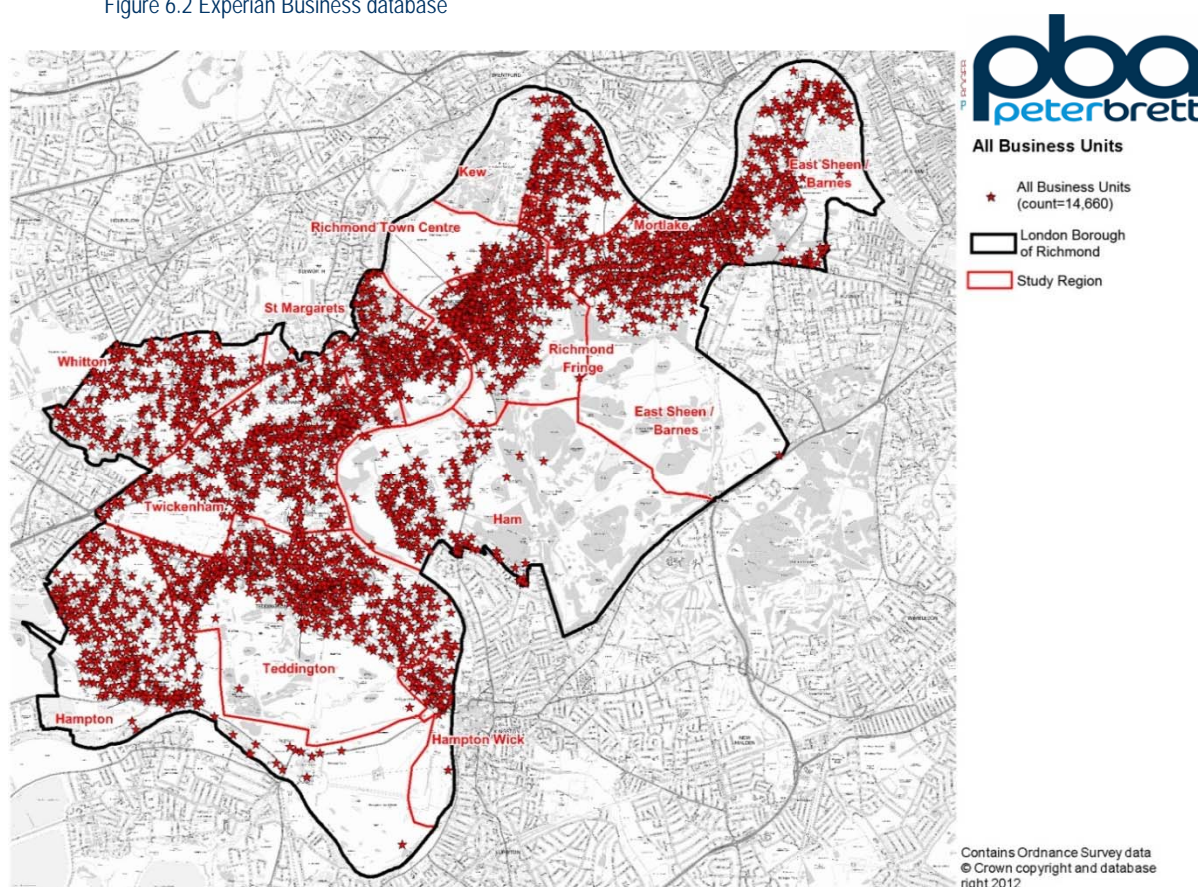
	Areas of Mixed Use	
1	Castelnau	North Barnes
2	Church Road	Barnes
3	White Hart Lane/Mortlake High Street	Barnes
4	Priests Bridge	Barnes
5	White Hart Lane	Barnes
6	Sandycombe Road South	Kew
7	Sandycombe Road North	Kew
8	Hanworth Road	
9	Crown Road	Twickenham
10	Stanley Road	Teddington
11	Sheen Road	Richmond
12	Kew Gardens Station	
13	Oldfield Road	Hampton
14	Station Road West	Hampton
15	Hampton Nursery Lands	
16	Wensleydale Road	Hampton
17	Station Road	Hampton
18	Thames Street	Hampton
19	Waldegrave Road	Teddington
20	Hampton Road	Twickenham
21	High Street	Barnes
22	Church Road/Castelnau	Barnes

	Areas of Mixed Use	
23	Kew Road	Richmond
24	East Twickenham	
25	St Margarets	
26	Twickenham Green	
27	High Street	Hampton Hill
28	Hampton Wick	
29	Mortlake	

6.3 Office based businesses and employment in the London Borough of Richmond upon Thames

- 6.3.1 There is no publicly available, comprehensive data source that identifies the location and size of businesses in the Borough⁵. As part of the 2013 Employment land and premises study⁶, PBA commissioned on behalf of Richmond Council a database of businesses from Experian. The database provides data on the location, size and activities of individual businesses in the Borough. The business database provides a snapshot in time of the businesses and employment in the Borough. This data was checked against published data sources e.g. BRES and Census 2011. The data provides a good proxy of the scale and nature of businesses in the Borough.

Figure 6.2 Experian Business database



⁵ The IDBR database is comprehensive list of UK businesses that is used by government for statistical purposes however this data is confidential and cannot be published.

⁶ http://www.richmond.gov.uk/final_report_march_2013.pdf

- 6.3.2 The business database has been allocated to each AMU to understand the potential scale and nature of office based employment in each AMU. However we note that since the database was created and provided there has been change on the ground.
- 6.3.3 The analysis also relies on the mapping of business classifications to land use. Such mapping is never perfect. For example Twickenham Studios is classed as an office sector because the main activity is related to media (and most media firms occupy office space). But in this case the office component of the site is much smaller than the studio/production elements. Counter to this some estate agencies will be classed as office occupiers but in practice may occupy A2 (retail) space. Therefore the database is indicative and will be examined more closely as part of the individual site assessments undertaken by the Borough. .
- 6.3.4 The data shows that office based businesses in the Borough are highly concentrated in Richmond Town Centre, Twickenham Town Centre and Kew. Parts of Richmond and Twickenham town centres have a current Article 4 Directions that came into effect on 30 November 2014⁷. In total, 21% of office based businesses are currently covered in the existing Article 4 Directions.

Table 6-1 Proportion of Experian office based employment located in Article 4 Direction areas

Article 4 areas and AMUs	% of office based employment
Total Article 4 areas	21%
AMUs	14%
Rest of Borough	65%
Total	100%

Source: Experian, PBA

- 6.3.5 The Experian database identifies 24 AMUs with office based enterprises within the existing AMU boundary. High Street, Hampton Hill is the AMU with the largest number of registered office businesses according to Experian data. This is followed by Mortlake, East Twickenham, St Margarets, Hampton Wick and Kew Gardens Station.

Table 6-2 Mixed Use Areas Businesses

AMU Name	Office based employment
High Street Hampton Hill	1,000
Mortlake	550
East Twickenham	400
Hampton Wick	400
St Margarets	300
Kew Gardens Station	260
Thames Street	190
High Street Barnes	170
Twickenham Green	140
Sheen Road	100
Church Road/Castelnau	80

⁷ http://www.richmond.gov.uk/home/environment/urban_design/article_4_directions.htm

AMU Name	Office based employment
Kew Road	70
Hampton Road	40
White Hart Lane/Mortlake H	40
Sandycombe Road North	30
Station Road	20
Castelnau	20
Church Road	20
Crown Road	10
White Hart lane	10
Stanley Road	10
Hanworth Road	10
Wensleydale Road	10
Hampton Nursery Lands	10
Total AMU	3,860

Source: Experian, PBA

- 6.3.6 AMUs including Priests Bridge, Barnes; Sandycombe Road South, Kew; Oldfield Road, Hampton; Station Road West, Hampton and Waldegrave Road, Teddington have no identified office based businesses according to the database. Note, the Experian database is a snapshot in time and it may be the case that there is office space in these AMUs; however if they were not occupied at the time of data collection they would not show up on the database.
- 6.3.7 Based on this indicator we propose that the 5 AMUs with no identified office business base are excluded from any further analysis or sites visits because these areas are unlikely to accommodate vital service functions (office based) and provide local office based employment. It is important to note that this evidence only relates to office based businesses and employment. These AMUs are likely to accommodate vital service functions and provide local employment however not within office based sectors.
- 6.3.8 Given the low threshold of office space in Castelnau; Sandycombe Road North; Station Road, Hampton; White Hart Lane/Mortlake; Church Road; Crown Road; Hanworth Road; Stanley Road; Hampton Nursery Lands; Wensleydale Road and White Hart lane we do not propose these AMUs are considered suitable for an Article 4 Direction.

Table 6.3 AMUs with no or low threshold of office based businesses

	Article 4 Direction proposed?	Rationale?
AMUs with no identified office business base	X= no Article 4 Direction proposed √ = yes to further assessment for Article 4 Direction proposal	
Priests Bridge, Barnes	X	No office based businesses to be subject to conversion from office to residential
Sandycombe Road South, Kew	X	No office based businesses to be subject to conversion from office to residential
Oldfield Road, Hampton	X	No office based businesses to be subject to conversion from office to

	Article 4 Direction proposed?	Rationale?
		residential
Station Road West, Hampton	X	No office based businesses to be subject to conversion from office to residential
Waldegrave Road, Teddington	X	No office based businesses to be subject to conversion from office to residential
AMUs with low threshold of office based businesses		
Castelnau	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Sandycombe Road North	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Station Road, Hampton	X	Unlikely to provide vital service functions (office based) and provide local office based employment
White Hart Lane/Mortlake H	✓	Unlikely to provide vital service functions (office based) and provide local office based employment however there may be office based businesses in close proximity that do provide these.
Church Road	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Crown Road	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Hanworth Road	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Stanley Road	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Hampton Nursery Lands	X	Unlikely to provide vital service functions (office based) and provide local office based employment
Wensleydale Road	X	Unlikely to provide vital service functions (office based) and provide local office based employment
White Hart lane	X	Unlikely to provide vital service functions (office based) and provide local office based employment

6.4 The existing AMU boundaries

- 6.4.1 We have also examined the availability of office based businesses within a 25 metre buffer area of the AMUs. This indicates whether there are office based businesses located just outside the AMU boundary that should be reviewed and possibly included in the AMU boundary.
- 6.4.2 The reason for a 25m buffer, as opposed to a larger buffer, is because we assume that the original AMU boundary was drawn to reflect the functional town/district centre at the core of the AMU. But isolated office properties could be located adjacent to the defined boundaries.

Unlike retail property (with a shop frontage) office property on the edge of the AMU many be much more difficult to identify; especially where this was a residential conversion.

- 6.4.3 A larger buffer would 'capture' more office space but this is much more likely to be isolated (by other land uses) from the AMU centre. Such property, where it is significant to the AMU context is much better identified from site surveys.
- 6.4.4 The evidence shows that there are some office based businesses located within a 25 metre buffer of 20 AMUs. However for a vast majority in proportional terms the office employment is a low in comparison to the level of employment in the overall AMU.
- 6.4.5 There are 6 AMUs on the other hand that have a high proportion of office outside the AMU boundary. These are presented below.

Table 6.4 Office Employment as Proportion of AMU

AMU name	% of office based employment in buffer as a proportion of AMU total
Crown Road	117%
White Hart Lane	91%
Stanley Road	88%
Station Road	87%
Thames Street	48%
Kew Road	31%

- 6.4.6 In absolute terms Crown Road AMU, White Hart Lane AMU, Stanley Road AMU and Station Road AMU only have a small number of jobs in these buffer areas, albeit a large number relative to respective AMU. As indicated above however for the purposes of the Article 4 Direction this level of employment does not warrant further review due to the scale of office based employment. On the other hand it is recommended that the boundaries of Thames Street AMU and Kew Road AMU are reviewed in light of the data emerging in this study

Appendix A2: Table showing initial assessment of centres/ areas indicating which needed site assessments

Name of centre/ area	Undertake site assessment	Conclusions
Areas of Mixed Use:		
High Street, Hampton Hill	yes	One of borough's larger centres below district centre. Sufficient office employment identified to warrant site visit.
St Margarets	yes	One of borough's larger centres below district centre. Sufficient office employment identified to warrant site visit. Investigate also Globe House - large 1930s office block to the north of the A316.
East Twickenham	yes	One of borough's larger centres below district centre. Sufficient office employment identified to warrant site visit.
Twickenham Green	yes	Adjacent to Mereway Road Industrial Estate SA DPD Employment site ETW 15. AMU incorporates St George's Industrial Estate Phase 1 Article 4. Sufficient office employment identified outside existing Article 4 to warrant site visit.
Hampton Wick	yes	A neighbourhood centre in the borough hierarchy. Experian data suggests significant office in the AMU particularly on Lower Teddington Rd. 3 prior approvals already granted 13/2476, 14/1969 (loss of 1144 B1 - 16 units at Burgoine Quay), 13/4317. Site visit warranted.
Thames Street, Hampton	yes	North west corner overlaps with Phase 1 Article 4 - Castle Business Village & Mount Mews. Worthy of assessment as some office interspersed with other uses. No prior approval consents at present.
Sheen Road	yes	According to the Experian database there is some office employment within the AMU.
High Street, Barnes	yes	One of borough's larger centres below district centre. Sufficient office employment identified to warrant site visit. Includes Barnes Police Station redevelopment. No conversion to residential through permitted development rights at present. [Claridge House consent given after this stage of report complete].
Mortlake	yes	AMU overlaps with several SA DPD allocations, notably Stag Brewery, plus EM 2 (High Street) & EM 7 (Delivery Office). In vicinity, but not within AMU are Tideway Yard and Old Power Station Article 4 Phase 1s. Experian data suggests office floorspace within this AMU. 1 Prior approval granted for small scale loss, another pending consideration.
Crown Road, Twickenham	yes	St Georges House requires site inspection.
Kew Road, Richmond	yes	Prior approval for redevelopment of office building at 37-39 Kew Foot Road (18,000 ft2 to 20 units). 14/1717, currently appeal in progress regarding alteration to proposal. Datapoint does not fall within the AMU boundary and therefore not coming up as within AMU. Elsewhere office employment identified. Survey for completeness.
Hampton Road, Twickenham	yes	There are a number of small businesses with office employment in the AMU, on Hampton Road itself. Ash House Business Centre. Office employment elsewhere at Walpole Rd and Third Cross Rd 2 prior approval consents for businesses on Hampton Rd conversion to small scale residential, one to 1 dwelling house, the other to 2 x 2 bed flats.
Castelnau, Barnes	no	Insufficient office employment to warrant site visit.
Church Road (middle section of Barnes local centre)	no	Insufficient office employment to warrant site visit.
White Hart Lane/Mortlake High Street	no	Adjacent to Tideway Yard Article 4 Phase 1. Insufficient office employment to warrant site visit bearing in mind only large office block has permission for conversion via permitted development rights - 13/3607 - 13-15 White Hart Lane.
Priests Bridge, Barnes	no	Generally 2 storey buildings with mainly residential above. Insufficient office employment to warrant site visit.
White Hart Lane, Barnes	no	Mainly 2-storey with commercial above. Insufficient office employment to warrant site visit.
Sandycombe Road South, Kew	no	Some B1, other commercial uses including retail, health. Well-occupied. Insufficient office employment to warrant site visit.
Sandycombe Road North, Kew	no	12/3447/FUL (1-2 South Avenue) permission granted on appeal for B1(office) /C3, conversion of some B1 and creation

Name of centre/ area	Undertake site assessment	Conclusions
		elsewhere on site. Elsewhere commercial use on GF mainly retail and restaurants with C3 above. Insufficient office employment to warrant site visit.
Hanworth Road	no	Shopping frontages 2-storey mostly residential above. Some employment, no office employment and therefore no site visit required.
Stanley Road, Teddington	no	Shopping frontages 2-storey mostly residential above. Some small scale office employment coming up outside the AMU boundary – insufficient to warrant a site visit.
Kew Gardens Station	no	This is a local centre in the hierarchy. However, examination of employment data reveals that there is little employment outside of the existing Article 4 designation (Blake Mews - within which there have been several Prior Approvals made]. Therefore employment does not warrant site assessment.
Oldfield Road, Hampton	no	No retail frontage. Albion House at 113 Station Rd has prior approval for 5 flats 13/2487/P3JPA. However, office to rear of commercial in Old Stable Yard *** Note that the postcode point for Old Stable Yard is outside the MUA, and therefore appears to be no employment in the AMU.
Station Road West, Hampton	no	Experian data suggests no office employment in AMU. Some small scale office on Ashley Road to the north.137 Station Rd has permission for flexible use on GF A1/A2/B2. Site visit not warranted.
Hampton Nursery Lands	no	Some commercial but dominated by Sainsburys. Experian data suggests two small businesses with office employment. Insufficient office employment to warrant site visit.
Wensleydale Road, Hampton	no	Experian data suggests only 2 small businesses in Station Approach, plus several small businesses with office employment on Milton Road, just beyond AMU boundary. Insufficient office employment to warrant site visit.
Station Road, Hampton	no	AMU contains SA DPD allocations HA 4 (scout hut) & HA 9. Commercial mix on GF. Experian data indicates little office employment. 3 of the 5 businesses within the AMU identified as having office employment are estate agents. In close proximity to existing Article 4 boundary (Castle Business Village & Mount Mews). Insufficient office employment to warrant site visit.
Waldegrave Road, Teddington	no	Mix of uses on Ground Floor, & mainly residential above. Insufficient office employment to warrant site visit.
Church Road/Castelnau (part of Barnes Local Centre)	no	This AMU consists of 1 of 3 parts which make up Barnes Local Centre. Office employment identified is primarily A2 - estate agents, banks & solicitors. No prior approvals. Insufficient office employment to warrant site visit.
Town Centres:		
Twickenham TCB	yes	It was decided that all town centres should be assessed, being the 5 largest centres in the borough and likely to contain office floorspace. Where the centre includes an existing Article 4 designation, the extent of those boundaries to be reviewed to explore whether an extension is warranted.
East Sheen TCB	yes	
Teddington TCB	yes	
Whitton TCB	yes	
Richmond TCB	yes	




Employment area	Undertake site assessment	Prior Approvals	Office employment [occupiers names & staff numbers are suppressed for confidentiality]	Conclusions
Employment areas:				
Heathlands Industrial Estate, Twickenham	yes	None	One business at 2 Heathlands Close large employer .	Level of office employment is likely to be limited. However, site visit recommended.
Mereway Road Industrial Estate	yes	None	172-174 Colne Rd – location of workshops. Area includes other businesses with some office staff	Level of office employment unlikely to warrant Phase 2 Article 4 Direction. However, site visit recommended.
Swan Island Industrial Estate	yes	None	Some office employment identified.	Level of office employment may warrant Article 4 Direction (subject to confirmation at site visit)
St Margarets Business Centre	yes	None	Employment is mainly industrial & manufacturing. Office employment elsewhere.	Level of office employment may warrant Article 4 Direction (subject to confirmation at site visit)
Waterside Business Centre	yes	None. PN consent at adjacent site Riverside House 8 x 2 bed flats. Reference 13/1942/P3JPA. Site may have planning permission as well.	Office employment identified in Waterside Business Centre, at least 5 small businesses with 4 or fewer employees.	Site visit required to confirm level of office employment on site & specifically to check whether any employment floorspace is to remain at Riverside House.
Glenthams Road, Barnes [North Barnes Cluster]	yes	Several (see tables in later report for detail)	Experian data reveal significant employment located here.	Already potential loss of 990m2 of employment floorspace resulting in potential increase of 10 dwellings. Worthy of site visit to see which businesses are on site and whether significant office will remain
Orchard, Garden and Market Roads	yes	Several (see tables in later report for detail)	DC 07/3733/FUL Erection of buildings comprising basement, ground and 3-4 floors above to provide 3029 sq.m of office floor space, 77 residential units (49 private and 28 affordable) and 85 car parking spaces and cycle parking provision. This development built out and containing significant office floorspace. Experian database suggests no other office floorspace in area.	There are a number of prior approvals for the office block which is a redevelopment. Survey required to establish if the prior approvals allowed comprise all the office space in this development or whether sufficient is left to warrant protection.
Marlborough Trading Estate		None	Several businesses with office employment registered	Site visit to establish extent of office employment on site.




Employment area	Undertake site assessment	Prior Approvals	Office employment [occupiers names & staff numbers are suppressed for confidentiality]	Conclusions
Kempton Gate Business Centre	yes	None	Several businesses with office employment registered at Kempton Gate.	Worth assessing on site. Site adjacent to Kingsway Business Park (existing Article 4)
Lower Richmond Road	yes	3 Prior Approval consents: 13/1933/P3JPA, 13/2267/P3JPA, 13/4771/P3JPA amounting to a potential loss of c.4,000m2 of office space	Significant office employment identified at a number of addresses on Lower Richmond Road	Site visit to establish extent of office employment in area.
Old Lodge Place/Twickenham Film Studios /Arlington	no	None, adj in Old Lodge Place Article 4. 14/4177 - 1-3 Old Lodge Place, 14/4230- 6-7 Old Lodge Place	Arlington works - mainly industrial/ manufacturing. Other office employment at Studios likely to ancillary to production companies on-site.	Level of office employment unlikely to warrant Phase 2 Article 4 Direction.
Sandycombe Centre, Kew	no	None	No office employment.	Site assessment not required.
St Clare's Business Park	no	None	Level of office employment limited, unlikely to warrant designation of Phase 2 Article 4 Direction.	Site assessment not required.
Elmtree Rd/ Latimer Rd cluster	Yes	Various	Experian data suggests several office-based businesses in and around both Elmtree & Latimer Road	Site assessment required.




Source: Local Plan Team.

Note: Assessment includes PA consents available at time of writing. Tables in following section have updated information up to and including March 2015.



Appendix A3: Assessment of office quality - Richmond town centre




Occupied offices Richmond Hill & adjacent area			
ID: R1	Address: Poppy Factory , 20 Petersham Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>1920s stunning industrial building, to rear of street.</p> <p>Floorspace: 3-storeys. GF occupied by Royal British Legion (part warehousing) Upper floors by separate businesses (office use)</p> <p>Occupiers: Business sectors: charity, architecture Companies: Interact, Velocity, IID architects, Royal British Legion</p>	<p>Heritage: BTM</p> <p>Refurbished, well-maintained, high quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium High</p>	<p>Location is in walking distance of train station and town centre, with good range of facilities. Close to local bus routes.</p> <p>External areas/ public realm: reasonable. Little external space in immediate vicinity of building.</p> <p>Parking: large, shared car park.</p> <p>Road accessibility: Good access for commercial vehicles. Not serviced directly from main road.</p>
ID: R2	Address: Poppy Factory , 20 Petersham Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>1980s low quality 'industrial'/office building</p> <p>Floorspace: 2 storeys. GF canteen etc 1F offices</p> <p>Occupiers: Business sectors: charity Companies: Royal British Legion</p>	<p>Heritage: BTM (entire site)</p> <p>Low building with little alternative use except as low quality open plan offices.</p> <p>Risk of conversion through prior approval: Low</p>	As above
ID: R3	Address: 16 Petersham Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>1990s office building</p> <p>Floorspace: 3 storeys, 1F very high, GF partly car parking at rear</p> <p>Occupiers: Business sectors: energy</p>	<p>Very high quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	<p>Location as above.</p> <p>Poppy factory at rear, adjacent to new luxury housing behind old façade, narrow pavement.</p>




	Companies: Synergy		
ID: R4	Address: 12-14 Petersham Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: office design Companies: IOR group, Hawkeye</p>	<p>High quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	<p>Location as above.</p> <p>Wide pavement with trees.</p> <p>Parking at rear.</p>
ID: R5	Address: 10 Church Terrace, Richmond		
	Description	Quality of Stock	General Environment
	<p>1980s deep office building</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: ICT (medical) Companies: Ifonetica</p>	<p>High quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	<p>Location is in close walking distance of train station and town centre. Adjacent to local bus station.</p> <p>Blank wall towards wood restaurant building. Courtyard towards small listed church.</p>
ID: R6	Address: 34 Ormond Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>Old, very deep, partly timber building, include side entrance</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: charity, financial Companies: Kew Insurance, Reachout Trust</p>	<p>Heritage: BTM</p> <p>Poor quality, expect former shop unit (?) at right hand side. Low attraction to business users.</p> <p>Risk of conversion through prior approval: High</p>	<p>Location as above.</p> <p>Building extends behind adjacent small listed church.</p> <p>Small front corner garden facing northeast.</p>




ID: R7		Address: 30-32 Hill Rise, Richmond	
	Description	Quality of Stock	General Environment
	<p>Circa 1700 building, originally a pair (24-32)</p> <p>Floorspace: 3 storeys of offices above GF shops</p> <p>Occupiers: Business sectors: Vacant (5 years according to neighbour)</p>	<p>Heritage: Listed II 1983</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>Location is in walking distance of train station and town centre. Close to local bus routes.</p> <p>2 parts of 4 identical terraced houses, two used as residential.</p>
ID: R8		Address: 2 Richmond Hill, Rayleigh House	
	Description	Quality of Stock	General Environment
	<p>C18 building, altered C19; C18 internal staircase</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: architecture Companies: NTP Architecture</p>	<p>Heritage: Listed II 1983</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high.</p>	<p>Location as above.</p>
ID: R9		Address: 6-8 Richmond Hill	
	Description	Quality of Stock	General Environment
	<p>Substantial historic building facing street with extensive ground floor shed at rear.</p> <p>Floorspace: 3 storeys incl GF shop. Part office, part residential.</p> <p>Occupiers: Business sectors: various Companies: Bingham, Out communications</p>	<p>Heritage: BTM</p> <p>Front building in good condition. Rear shed of unknown use.</p> <p>Risk of conversion through prior approval: Rear shed as is: medium</p>	<p>Location as above.</p>




Vacant offices Richmond Hill & adjacent area




ID: R10	Address: 15 Petersham Road, Richmond		
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 3 storeys, GF vacant Occupiers: Business sectors: Maritime engineering , logistics Companies: SPS Swiss Post, Camper & Nicholson Marina	High quality Attractive to business user. Risk of conversion through prior approval: Medium	Location is in walking distance of train station and town centre. Close to local bus routes. Set back from pavement behind landscaped garden. 1980s row housing mews at back. Car park underneath.
	Being marketed? (agent)	Marketing details	
	Yes. Martin Campbell & Leighton Goldhill	200m2 to let on GF. Website www.richmond-place.co.uk . Shows high quality office.	
ID: R11	Address: 3+5+7+9 Richmond Hill, Richmond		
	Description	Quality of Stock	General Environment
	3: 1767 building; 5+7+9 unknown date Floorspace: 3+5+7: 3 storeys; 9: 2 storey; + basements at rear Occupiers: Business sectors: 3+5 Vacant	Heritage: 3: Listed II* 1950; 5+7+9: BTM Condition: 3+5 Poor; 7+9 Good Low attraction to business users. Risk of conversion through prior approval: High	Location as above.
	Being marketed? (Aug 14 according to google streetview)	Marketing details	
	Knight Frank	Not shown on website.	




ID: R12		Address: 10+12+14+16 Hill Rise, Richmond		
	Description	Quality of Stock	General Environment	
	Building of unknown date	Heritage: BTM	Location as above.	
	Floorspace: 2 storeys + attic office above GF shops	Poor condition. Low attraction to business users.		
	Occupiers: Business sectors: Vacant (5 years according to neighbour)	Risk of conversion through prior approval: Medium high		
	Being marketed?	Marketing details		
	Michael Rogers	Very faded board on building. Not shown on website.		
ID: R13		Address: 34-38 Hill Rise, Holbrook(e) House, Richmond		
	Description	Quality of Stock	General Environment	
	C18th building with later C18 bowed front, ground floor reconstructed	Heritage: Listed II 1983	Location as above.	
	Floorspace: 3 storey offices + attic. Flats?	Unknown condition. Half of front garden boarded up. No recent planning history.		
	Occupiers: Business sectors: Vacant	Risk of conversion through prior approval: Medium high		
	Being marketed? Unknown	Marketing details		
ID: R14		Address: 18+20 Hill Rise, Richmond		
	Description	Quality of Stock	General Environment	
	C18th building	Heritage: Listed II 1983, as part of Georgian group	Location as above.	
	Floorspace: 3 storey offices and GF extension with shops at front. 1F vacant.	Good condition. Attractive to business user.		
	Occupiers: Business sectors: Various	Risk of conversion through prior approval: Medium high		
	Being marketed?	Marketing details		
	Martin Campbell	96m2 £30,000 p.a exclusive, under offer		




Occupied offices The Green, Richmond			
ID: R15	Address: 1 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Building of unknown date</p> <p>Floorspace: 1.5-2.5 storeys including attic, GF partly shop towards side street</p> <p>Occupiers: Business sectors: Accountants Companies:</p>	<p>Heritage: Listed II 1950</p> <p>Average condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>Location within town centre, with very good range of facilities. Close to train station and bus routes.</p> <p>External areas/ public realm: Extensive green parkland in front of building.</p> <p>Parking: Residential parking zone. Short walk to all day car park at Old Deer Park.</p>
ID: R16	Address: 2 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>C18th cemented in early C19th</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Solicitors Companies:</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>As above</p>
ID: R17	Address: 3 The Green, Gothic House, Richmond		
	Description	Quality of Stock	General Environment
	<p>Late C18th or early C19th building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Various</p>	<p>Heritage: Listed II 1950</p> <p>Average condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>As above</p>




ID: R18	Address: 4 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Mid C18 building</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Unknown Companies: Unknown</p>	<p>Heritage: Listed II 1968</p> <p>Very good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R19	Address: 5 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Early C18 with late C18 or early C19 front and internal alterations.</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Various Companies:</p>	<p>Heritage: Listed II 1950</p> <p>Very good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R20	Address: 6 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 4 storeys including lower ground floor</p> <p>Occupiers: Business sectors: Maritime Designers Companies:</p>	<p>Heritage: BTM</p> <p>High quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium low</p>	As above



ID: R21	Address: 7 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>C18 house refaced C19 building</p> <p>Floorspace: 3 storeys + basement</p> <p>Occupiers: Business sectors: Companies:</p>	<p>Heritage: Listed II 1968</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R22	Address: 8 The Green, Onslow House, Richmond		
	Description	Quality of Stock	General Environment
	<p>Mid C18 pair house</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Various Companies:</p>	<p>Heritage: Listed II 1950</p> <p>Average condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R23	Address: 9 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Mid C18 pair house</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Solicitors Companies:</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above

ID: R24	Address: 11 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>C18 building</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Finance Companies: Camomille Associates</p>	<p>Heritage: Listed II* 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R25	Address: 12 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Early C18th building</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Steel construction Companies: Hy-Ten</p>	<p>Heritage: Listed II* 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R26	Address: 14 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>C18th building, refaced early C19</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Architects Companies: GPS</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above


ID: R27			
Address: 16 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>Early C18th building</p> <p>Floorspace: 4 storeys + front basement (unknown use)</p> <p>Occupiers: Business sectors: Solicitors Companies: Dixon Ward (30 jobs)</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R28			
Address: 18 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>C18th building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Vin Companies: Zonin UK Ltd</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R29			
Address: 19 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>Originally C18th building, altered in C19th</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: GPs surgery Companies: GP</p>	<p>Heritage: Listed II 1950, 'included partly for group value'.</p> <p>Poor condition. Attractive to business user with investment.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above

ID:R30			
Address: 20-21 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>New building, functionally linked to new building facing George Street</p> <p>Occupiers: Business sectors: Unknown Companies: Transactis, Sportradar, Orange Square</p>	<p>Heritage: BTM</p> <p>Very good condition. Very attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	As above
ID: R31			
Address: 25 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>Mid to late C18th building</p> <p>Floorspace: 4 storeys + front basement</p> <p>Occupiers: Business sectors: Solicitors Companies: Peter Hay & Co</p>	<p>Heritage: Listed II 1968</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R32			
Address: 26 The Green, Richmond			
	Description	Quality of Stock	General Environment
	<p>Former shop on GF</p> <p>Floorspace: 3 storeys + front basement</p> <p>Occupiers: Business sectors: Surveyors Companies: Roy McClure</p>	<p>Heritage: BTM</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above




ID: R33	Address: 31 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Probably late C18th building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Financial Companies: Handelsbanken</p>	<p>Heritage: Listed II 1950</p> <p>Good condition. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R34	Address: 2 Friars Lane, Richmond		
	Description	Quality of Stock	General Environment
	<p>Building of unknown date; unknown if extending at back</p> <p>Floorspace: 3 storeys, incl GF parking, two entrances</p> <p>Occupiers: Business sectors: Property Companies: Michael Rogers</p>	<p>Heritage: n/a</p> <p>Average condition. Low attraction to business user.</p> <p>Risk of conversion through prior approval: High</p>	<p>Location close to town centre, river and local bus routes. Walking distance to train station.</p> <p>External areas/ public realm: Small quite dead-end street from The Green.</p> <p>Parking: Residential parking zone.</p> <p>Road accessibility: Adequate</p>
ID: R35	Address: 3 Friars Lane, Richmond		
	Description	Quality of Stock	General Environment
	<p>C19 building, possibly former assembly hall</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Publisher Companies: Unknown</p>	<p>Heritage: BTM</p> <p>Average condition. Low attraction to business user.</p> <p>Risk of conversion through prior approval: High</p>	As above




ID: R36	Address: 4 Friars Lane		
	Description	Quality of Stock	General Environment
	<p>Building of unknown date</p> <p>Floorspace: Ground floor joined to ground floor of former assembly hall</p> <p>Occupiers: Business sectors: Companies:</p>	<p>Heritage: BTM</p> <p>Good conditions Low attraction to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	As above
ID: R38	Address: Sandal House, Wakefield Road		
	Description	Quality of Stock	General Environment
	<p>Newbuild. As part of mixed use development.</p> <p>Floorspace: 193m2</p> <p>Occupiers: Business sectors: n/k Companies: n/k</p>	<p>Heritage: -</p> <p>New build. Very high quality</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>As above.</p> <p>Close to bus station and Police Station which is currently being redeveloped.</p>



Vacant offices The Green, Richmond

ID: R37	Address: 17 The Green, Richmond		
	Description	Quality of Stock	General Environment
	<p>Very old, functionally linked to Boots building facing George Street</p> <p>Floorspace: 3 storeys, GF loading and/or fire exit from Boots. 1+2F vacant</p> <p>Occupiers: Business sectors: Vacant</p> <p>Being marketed?</p> <p>No</p>	<p>Heritage: Listed II</p> <p>Poor condition Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p> <p>Marketing details</p> <p>n/a</p>	<p>Location within town centre. Close to train station and bus routes.</p> <p>External areas/ public realm: Extensive green parkland in front of building.</p> <p>Parking: Residential parking zone. Short walk to all day car park at Old Deer Park.</p>




Appendix A4: Assessment of office quality – East Sheen town centre




Occupied offices: East Sheen			
ID: ES1	Address: 94 South Worple Way, East Sheen		
	Description	Quality of Stock	General Environment
	<p>Early C20th building.</p> <p>Floorspace: 2 storey with car park adjacent to railway line</p> <p>Occupiers: Business sectors: unknown Companies: unknown</p>	<p>Good quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>East Sheen is a busy district centre with a full range of shops & services. Located off Sheen Lane. Close to Mortlake Green and river. Adjacent to BR train station (Mortlake).</p> <p>Some associated car parking.</p>
ID: ES2	Address: rear of 28 Sheen Lane, Mortlake Court, East Sheen		
	Description	Quality of Stock	General Environment
	<p>1990s building.</p> <p>Floorspace: 1 storey surrounding a courtyard</p> <p>Occupiers: Business sectors: unknown Companies: unknown</p>	<p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: - Has planning permission for change of use to residential, plus neighbouring site at No 28.</p>	<p>East Sheen is a busy district centre with a full range of shops & services.</p> <p>Halfway between Mortlake Green and river, and Upper Richmond Road West. Close to BR train station.</p> <p>On-site parking.</p>
ID: ES3	Address: 1 Pooley Drive, East Sheen		
	Description	Quality of Stock	General Environment
	<p>1990s courtyard building.</p> <p>Floorspace: 1 storey at 1F level</p> <p>Occupiers: Business sectors: unknown Companies: unknown</p>	<p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	<p>East Sheen is a busy district centre with a full range of shops & services.</p> <p>Halfway between Mortlake Green and river, and Upper Richmond Road West. Close to BR train station.</p>




ID: ES4	Address: 68 Sheen Lane, Centre House, East Sheen		
	Description	Quality of Stock	General Environment
	<p>NHS offices, 1 of 3 buildings of community centre.</p> <p>Floorspace: 2-3 storeys with generous car parking at rear.</p> <p>Occupiers: Business sectors: NHS Companies: NHS</p>	<p>High quality, low density</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Low</p>	<p>East Sheen is a busy district centre with a full range of shops & services. Substantial building on Sheen Lane. Close to BR train station.</p> <p>Next to library, community hall, NHS clinic. Mixed use, mainly residential area.</p>
ID: ES5	Address: 288, 290 & 292 Upper Richmond Road, East Sheen		
	Description	Quality of Stock	General Environment
	<p>1970s commercial building, common entrance with no 286.</p> <p>Floorspace: 2 storey office above Waitrose.</p> <p>Occupiers: Business sectors: Charity Companies: Missing People Trust</p>	<p>Poor quality</p> <p>Average attraction to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>East Sheen is a busy district centre with a full range of shops & services. This site with high footfall. Common entrance with large 2 storey pre-school nursery in former offices on 1+2F in next door building.</p> <p>Location within town centre, with good range of facilities. On bus routes. Walking distance to train station. Large associated car park.</p>
ID: ES6	Address: Parkway House, Sheen Lane		
	Description	Quality of Stock	General Environment
	<p>1960 or 1970s office building.</p> <p>Floorspace: 4 office storeys above GF shops and basement car park.</p> <p>Occupiers: Business sectors: Various Companies: Various</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>East Sheen is a busy district centre with a full range of shops & services. Site with good footfall on corner with Upper Richmond Road.</p> <p>Location within town centre. On bus local routes. Walking distance to train station.</p> <p>Some on-site parking.</p>




ID: ES7	Address: 341 Upper Richmond Road, East Sheen		
	Description	Quality of Stock	General Environment
	<p>1900s bank building</p> <p>Floorspace: One office storey above bank.</p> <p>Occupiers: Business sectors: bank Companies: NatWest</p>	<p>Heritage: n/a</p> <p>Good quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Location within town centre, with good range of facilities. Lower footfall then other more central sites.</p> <p>On local bus routes. Walking distance to train station.</p>
ID: ES8	Address: 179 Upper Richmond Road, East Sheen		
	Description	Quality of Stock	General Environment
	<p>C 19th building.</p> <p>Floorspace: 2 office storeys.</p> <p>Occupiers: Business sectors: solicitor Companies: Abbott Cresswell</p>	<p>Heritage: n/a</p> <p>Good quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>Location: Within TCB. Lower footfall then other more central sites.</p> <p>On local bus routes.</p>




Appendix A5: Assessment of office quality - Twickenham town centre


Occupied offices Twickenham			
ID: TW1	Address: 13+15 London, Ruthbridge House, Twickenham		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 3 storeys above Nero. 1F+2F Vacant. 3F occupied</p> <p>Occupiers: Business sectors: unknown Companies: Ruthbridge</p>	<p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high Has PA consent</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Good public realm. Recent enhancements.</p>
ID: TW2	Address: 26+28 York Street, Twickenham		
	Description	Quality of Stock	General Environment
	<p>Two 1900s buildings</p> <p>Floorspace: 2 storeys of unknown use above pub. FF likely ancillary to pub.</p> <p>Occupiers: Business sectors: unknown Companies:</p>	<p>Heritage: No 26 BTM</p> <p>Very poor quality. Low attraction to business user.</p> <p>Risk of conversion through prior approval: Medium high. Application refused for change of use from 2nd Floor office to residential 2006.</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Good public realm. Recent enhancements.</p>
ID: TW3	Address: 49+53 York Street, Twickenham		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 4 storeys incl GF</p> <p>Occupiers: Business sectors: pharmaceutical Companies: Sauflon</p>	<p>Good quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Good public realm. Recent enhancements</p>

ID: TW4		Address: 5-6 Church Street, Twickenham (Thames House)		
	Description	Quality of Stock		General Environment
	<p>Two C19th buildings</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Various incl Big Red</p>	<p>Heritage: n/a</p> <p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>		<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Close to river.</p> <p>Close to public car park at civic centre.</p>
ID: TW5		Address: 15+16 Church Street, Grange House, Twickenham		
	Description	Quality of Stock		General Environment
	<p>1980s deep office building</p> <p>Floorspace: 2 storeys above shop unit and archway at rear.</p> <p>Occupiers: Business sectors: life science Companies: LGC Group</p>	<p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>		<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Good public realm. Recent enhancements In town centre.</p> <p>Close to river.</p> <p>Car park at rear</p>
ID: TW6		Address: 40 Church Street, Twickenham		
	Description	Quality of Stock		General Environment
	<p>C19 building</p> <p>Floorspace: 2 storeys above commercial unit.</p> <p>Occupiers: Business sectors: estate agent Companies: Milestone & Collis</p>	<p>Heritage: Listed II</p> <p>Good quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Listed</p>		<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Good transport accessibility. Close to train station and local bus routes.</p> <p>Good public realm. Close to river.</p>



ID: TW7	Address: 5 Holly Road, Glenmhor House		
	Description 1980s office building Floorspace: 2 storeys Occupiers: Business sectors: property consultants, facilities management Companies: Glenmhor Property Consultants, Glenmhor Facilities Management	Quality of Stock Average quality. Attractive to business user. Risk of conversion through prior approval: Medium Has PA consent	General Environment In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Good transport accessibility. Easy walking distance to train station and local bus routes. Located to rear of Heath Road. Some limited car parking on-site, in vicinity of Holly Road Car Park – public parking.
ID: TW8	Address: 57 Holly Road, The Hub		
	Description 1980s office building Floorspace: 2 storeys Occupiers: Possibly vacant. Business sectors: Companies: Added Value?	Quality of Stock Average quality. Attractive to business user. Risk of conversion through prior approval: Medium Has PA consent	General Environment In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Good transport accessibility. Easy walking distance to train station and local bus routes. Very limited parking on-site. In vicinity of Holly Road Car Park – public parking.
ID: TW9	Address: Ilex House, Holly Road		
	Description 1980s office building Floorspace: 2-3 storeys with small car park at rear. Occupiers: Business sectors: Various Companies: Pegasus, Montagu, Comset, HWA, Cri	Quality of Stock Good quality. Attractive to business user. Risk of conversion through prior approval: Medium high	General Environment In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Good transport accessibility. Walking distance to train station and local bus routes. Car park to rear. Also in vicinity of Holly Road Car Park – public parking.




ID: TW10	Address: 91 Queens Road, Twickenham		
	Description	Quality of Stock	General Environment
	<p>Various C19th buildings at corner site</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Local authority Companies: LBRuT/Achieving for Children</p>	<p>Heritage: n/a</p> <p>Good quality. Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Walking distance to train station and local bus routes. Footfall lower in this location than in more central areas of town centre.</p> <p>In vicinity of Holly Road Car Park – public parking.</p>
ID: TW11	Address: 82 Heath Road, UK House, Twickenham		
	Description	Quality of Stock	General Environment
	<p>Substantial 1980s office building</p> <p>Floorspace: 2 storeys above GF shops.</p> <p>Occupiers: Business sectors: Various Companies: Crusador, GMA architects, R+B planning</p>	<p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose.</p> <p>Walking distance to train station and local bus routes. Footfall lower in this location than in more central areas of town centre.</p> <p>Large car park to rear.</p>
ID: TW12	Address: 111 Heath Road, Kestrel House, Twickenham		
	Description	Quality of Stock	General Environment
	<p>Office building with separate GF shop</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Various Companies: Algebra, Quadrant, Freeman Carr, Creatio</p>	<p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium. Prior approval refused. Appeal allowed.</p>	<p>Walking distance to core areas of town centre & BR station.</p> <p>Footfall lower in this location than in more central areas of town centre.</p> <p>Good public realm. Encircled at rear by Mazda dealer.</p>


ID: TW13	Address: 4+6 Edwin Road & 15 Lion Road, Twickenham		
	Description Two storey office block with c 15 separate offices varying in size from 120sq ft up to 600 sq ft with some adjoining rooms having connecting doors making small suites of 2 and 3 rooms Floorspace: 2 storey front buildings with high GF building at back Occupiers: Business sectors: Various Owner's website: www.electroline.co.uk	Quality of Stock Average quality. Website indicating flexible office space available. Ideal for start-ups. Medium attractive to business user. Risk of conversion through prior approval: Low	General Environment Close to western boundary of TCB. Adjacent to railway line. Close to Twickenham Green and local bus routes. Walking distance to more central areas. Footfall reasonable in this location boasted by Tesco Express. Large site. Large car park. Off road servicing. Several roads nearby with unrestricted parking.
ID: TW14	Address: Civic Centre, 44 York St Twickenham		
	Description Purpose built modern office. Floorspace: 3 storey with basement & surface level car park Occupiers: Primarily LBRuT	Quality of Stock Good quality. Attractive to business user. Risk of conversion through prior approval: Low	General Environment In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Good transport accessibility. Walking distance to train station and local bus routes. Parking on site. Delivery bay at rear.
ID: TW15	Address: 42 York Street, Twickenham		
	Description Purpose built modern office. Floorspace: 3 storey Occupiers: Primarily LBRuT	Quality of Stock Average quality. Medium attractive to business user. Risk of conversion through prior approval: Low	General Environment In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Near public car park.

ID: TW16	Address: 8 Oak Lane		
	Description	Quality of Stock	General Environment
	Purpose built modern office [1980-2000]. Floorspace: 2 storey, c.300m2 Occupiers: n/k	Good quality. Medium attractive to business user. Risk of conversion through prior approval: n/a Prior Approval consent July 2014. Implemented.	Close to A-road, no access issues for HGVs Close proximity to range of facilities.




One storey offices only Twickenham




ID: TW17	Address: 16+18 London Road, Twickenham		
	Description	Quality of Stock	General Environment
	1900s building Floorspace: 3 rd floor office above Specsavers and gym Occupiers: Business sectors: charity Companies: Street Invest	Heritage: BTM Average quality. Medium attractive to business user. Risk of conversion through prior approval: Medium high	In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Close to local buses and train station. Footfall high in this location. Good public realm. Recent improvements.
ID: TW18	Address: 32+34 Heath Road, Twickenham		
	Description	Quality of Stock	General Environment
	1960s office building Floorspace: 1 storey office only above Nationwide & restaurant, 2F changed to D2 in 2010 Occupiers: Business sectors: Various Companies: incl BID	Average quality. Medium attractive to business user. Risk of conversion through prior approval: Medium high	In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Close to local buses and walking distance to train station. Close to public car park at rear. Good public realm. Recent enhancements.



Vacant offices Twickenham			
ID: TW19		Address:38+40+42+46 King Street, Twickenham	
	Description	Quality of Stock	General Environment
	1900s and 1920s buildings Floorspace: 2 storeys of unknown use above shops and bank Occupiers: Business sectors: Vacant Companies:	Heritage: No 38 BTM Poor quality. Low attractions to business user. Risk of conversion through prior approval: Medium high 40-42 King Street has PA consent	In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose. Close to local buses and train station. Close to public car park at rear. Good public realm. No 44 converted to residential.
	Agent	Marketing details	
	Unknown	No know marketing	
ID:TW20		Address: 159 Heath Road, Twickenham House, Twickenham. Planning applications in progress	
	Description	Quality of Stock	General Environment
	1980s office building at entrance to industrial estate Floorspace: 2 storeys, GF vacant, 2 rented flats on 2F Occupiers: Business sectors: Part vacant Companies: Vinum	Average quality Attractive to business user because of 21 car park spaces. Risk of conversion through prior approval: Medium. Planning for redevelopment granted 15/5/2015	End of town centre boundary. Near Green. Close to local bus routes. Back faces onto light industrial, distribution, wholesale site.
	Agent	Marketing details	
	De Souza	To let/for sale. 676m2 on GF+FF. Part of GF not fitted out. Pdf-brochure from March 2013.	
ID: TW21		Address: 6 Colne Road, Korus House, Twickenham	
	Description	Quality of Stock	General Environment
	1980s office building with older part at back Floorspace: 3 storeys with parking garages storage on GF at front Occupiers: Business sectors: Various Coax, Fusion, Interface, Northern Star. Some vacant office space being advertised. C50m2 of GF and c 130m2 on upper floors.	Reasonable quality. Narrow newer building wrapped around adjoined building at back. Few windows. Advertising website showing internal office for lease. Reasonable quality. Medium attraction to business user. Risk of conversion through prior approval: Medium low (without demolishing adjoined part) Medium high (if demolishing adjoined part)	End of town centre. Near Green. Close to local bus routes. Not easy walking distance to Twickenham BR station. Adjacent to railway line.
	Agent	Marketing details	
	NEB Consulting	78-195 m2 on 2F. Pdf-brochure from June 2012.	


ID: TW22	Address: Bridge House, 69 London Rd, Twickenham		
	Description	Quality of Stock	General Environment
	<p>Modern purpose-built HQ office block</p> <p>Floorspace: 4-storey + lower ground parking?</p> <p>Occupiers: Intended to be occupied by Haymarket publishers</p>	<p>Good quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Has PA consent. However, likely to be occupied as office.</p>	<p>In district town centre with range of both specialist and convenience shopping facilities anchored by Waitrose – very close by.</p> <p>Within Northern Gateway of Twickenham TCB. Directly adjacent road & bridge. Excellent location re BR Station.</p> <p>Adjacent to railway line. 30 car parking spaces.</p>


Appendix A6: Assessment of office quality - Teddington

Occupied offices Teddington			
ID: TD1	Address: 180 High Street, Thames House, Teddington		
	Description	Quality of Stock	General Environment
	<p>2000s office building</p> <p>Floorspace: 4 storeys c. 1,800m2 Car park behind building</p> <p>Occupiers: Business sectors: Public Sector, Health Companies: NHS, HRCH</p>	<p>Condition: High quality Attractive to business users</p> <p>Risk of conversion through prior approval: Medium-low</p>	<p>Teddington is a vibrant district centre with very low vacancy rates and a good range of specialist comparison and convenience shopping (Tesco & M & S) and facilities.</p> <p>Located at end of the high street near edge of TCB. Footfall likely to be lower here than in core areas of High Street & Broad Street.</p> <p>Close to local bus routes Walking distance to train station Walking distance to public car parks on Vicarage Rd & Marks & Spencer.</p> <p>15 on-site car parking spaces.</p>
ID: TD2	Address: 127 & 129 & 131 High Street, Teddington		
	Description	Quality of Stock	General Environment
	<p>C19th century buildings</p> <p>Floorspace: 3 storeys plus attics</p> <p>Occupiers: Business sectors: Various: Financial, travel, legal Companies: 1match mortgages, Contact France, Cooper Faire, Butters & Co.</p>	<p>Heritage: BTM</p> <p>Condition: High quality Attractive to business users</p> <p>Risk of conversion through prior approval: Medium-high</p>	<p>General location as above 133 converted to nursery</p>
ID: TD3	Address: 2A Cambridge Road, Wizard House, Teddington		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Legal Companies: Butters & Co.</p>	<p>Condition: Fairly new, good quality Attractive to business users</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above Courtyard used for parking</p>




ID: TD4	Address: 1 Cambridge Road, Grindley House, Teddington		
	Description	Quality of Stock	General Environment
	<p>C19 century building Floorspace: 2 storeys;</p> <p>Not sure if in use. North half of house possibly residential. Occupiers: Business sectors: Financial Companies: FPG (Financial Planning Group)</p>	<p>Heritage: BTM</p> <p>Condition: High quality. Recently repainted Medium attractiveness to business users</p> <p>Risk of conversion through prior approval: Medium-high</p>	<p>General location as above Large public car park at rear (Marks & Spencer shared use).</p>
ID: TD5	Address: 22 & 24 The Causeway, Teddington		
	Description	Quality of Stock	General Environment
	<p>1970s building Floorspace: 3 storey building. Ground floor Design and Print Shop (no.22) and Kagan Moss Solicitors (no.24); First floor Office; Second floor mixed (possibly residential at no.22 and office at no.24). Occupiers: Business sectors: Unknown Companies:</p>	<p>Average-low quality Average attractiveness to businesses</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Teddington is a vibrant district centre with very low vacancy rates and a good range of specialist comparison and convenience shopping (Tesco & M & S) and facilities.</p> <p>Very central location just off Broad Street. Footfall in the Causeway lowest here in Teddington.</p> <p>Close to local bus routes Walking distance to train station Walking distance to public car parks at both ends of centre. Servicing from rear, parking very limited (may not be for office).</p>
ID: TD6	Address: 65-67 Broad Street, Teddington House, Teddington		
	Description	Quality of Stock	General Environment
	<p>1980s office building – upper floors Floorspace: 3 storey building: Carpet Right and Toy Shop on ground floor; offices above. Large space. Occupiers: Business Sectors: Commercial Companies: Epsilon (marketing company)</p>	<p>Condition: Average quality Attractive to business users</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Teddington is a vibrant district centre with very low vacancy rates and a good range of specialist comparison and convenience shopping (Tesco & M & S) and facilities.</p> <p>Very central location in Broad Street. High footfall. On local bus routes & walking distance to train station Car park at rear</p>




ID: TD7	Address: 43 & 45 Broad Street, Teddington		
	Description	Quality of Stock	General Environment
	<p>1970s office building – upper floors</p> <p>Floorspace: 3 storey building plus attic level: Teddington Essentials and Cancer Research on ground floor; offices first floor and second floor; possibly flats in attics / third floor above (new floor).</p> <p>Occupiers: Unknown.</p>	<p>Condition: Average quality Scaffolding on roof Medium attractiveness to business</p> <p>Risk of conversion through prior approval: Medium-high</p>	As above.
ID: TD8	Address: 25 Church Road, Teddington		
	Description	Quality of Stock	General Environment
	<p>Floorspace: 3 storey building plus attic above: Stevens Tyres (tyre shop and garage) on ground floor; offices on first and second floor.</p> <p>Occupiers: Unknown.</p>	<p>Condition: Good quality New windows Attractive to business users</p> <p>Risk of conversion through prior approval: Medium</p>	<p>More peripheral location off Broad Street, but still with very easy access to the facilities in the district centre. Walking distance to bus routes & train station.</p> <p>Very limited parking on forecourt if any.</p>




Vacant offices: Teddington			
ID: TD9	Address: 16-20 The Causeway, Teddington		
	Description	Quality of Stock	General Environment
	<p>1970s building</p> <p>Floorspace: 3 storeys, 3500sq ft, all vacant.</p>	<p>Condition: Poor quality Low attractiveness to businesses</p> <p>Risk of conversion through prior approval: High risk of conversion (see below) 14/3206/P3JPA- implemented.</p>	<p>Teddington is a vibrant district centre with very low vacancy rates and a good range of specialist comparison and convenience shopping (Tesco & M & S) and facilities.</p> <p>Very central location just off Broad Street. Footfall in the Causeway lowest here in Teddington.</p> <p>Close to local bus routes Walking distance to train station Walking distance to public car parks at both ends of centre. Servicing from rear.</p>
	Being marketed? Yes, Martin Campbell	Marketing details: 3500sq ft shop to let retail only. Details suggest upper floors converting to C3	




ID: TD10	Address: 2-6 Queens Road, Livingston House, Teddington		
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 3.5 storey office building (vacant), plus 2 storey warehouse at the rear for which there is an application to add two additional storeys and convert to flats (application as yet undetermined).	High quality Risk of conversion through prior approval: n/a Site of proposed school. SoS approved site as a state funded school in March 2015. Proposed opening date of Turing House School is 1 September 2015. Permanent site will be elsewhere.	Edge of TCB Close to local bus routes Busy main road Car park at the rear (50 spaces)
	Being marketed: Let by Milestone Commercial	Marketing details: From 235 to 2212 sqm, entire or by floor, 50 parking spaces. Pdf-brochure dated July 2014.	



Appendix A7: Assessment of office quality – Hampton Wick




Occupied offices Hampton Wick			
ID: HW1	Address: 1-3 High Street, Hampton Wick		
	Description 1900s office building Floorspace: 4 storey office Occupiers: Business sectors: Finance Companies: HSBC	Quality of Stock Good condition. Attractive to business users. Risk of conversion through prior approval: Medium high	General Environment Short walk to river, metropolitan centre of Kingston with commensurate range of facilities. Local train station easy walking distance. As is Hampton Court Park. Next to large student housing in former hotel. Facing roundabout at end of bridge.
ID: HW2	Address: 2+4 High Street, Hampton Wick		
	Description Early C18 buildings with C19 shop fronts Floorspace: 3 storeys Occupiers: Business sectors: Finance Companies: Holland Hahn Wills, Sphere	Quality of Stock Heritage: Listed II 1983, Average quality Average attractive to business user. Risk of conversion through prior approval: None	General Environment Short walk to Kingston and local train station. Linked to 1+3+5 Old Bridge Road
ID: HW3	Address: 14+16 High Street, Hampton Wick		
	Description Early C18 building Floorspace: 14: 2 storeys above fish bar, 16: 2-3 storeys (previously two separate buildings) Occupiers: Business sectors: Events Companies: Iluca, CSM	Quality of Stock Heritage: no 16 Listed II, 1971 Good quality Attractive to business users. Risk of conversion through prior approval: Unlisted part - High Medium	General Environment As above.


ID: HW4	Address: 1+3+5 Old Bridge Street, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>Two attached C19 buildings</p> <p>Floorspace: 2-3 storeys</p> <p>Occupiers: Business sectors: Solicitors Companies: Infields</p>	<p>Heritage: BTM</p> <p>Average quality Average attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Mixed use area between road, river and road bridge. River frontage private. Short walk to Kingston and local train station.</p> <p>Linked to 2+4 High Street</p>
ID: HW5	Address: 20 Old Bridge Street, Riverview House, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>Modern self-contained 3 storey office building facing river. 1178m2 Comfort-cooled, under floor cabling system</p> <p>Floorspace: 3 storey</p> <p>Occupiers: Business sectors: Environment Companies:</p>	<p>Very good condition.</p> <p>Attractive to business users.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>As above.</p> <p>Parking available</p>
ID: HW6	Address: 17 Marina Place, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>2000s office building at the rear of site</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Hasto</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Separate building, but part of mixed use 2000s luxury development around small dock. River frontage public. See also no 60-61. Short walk to Kingston and local train station.</p>

ID: HW7	Address: 6A Lower Teddington Road, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Marketing Companies: Added Value – major employer</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Mixed use area between road and river. Mostly 1980s or 2000s, Plenty of car parking. River frontage semi-public. Short walk to Kingston and local train station.</p>
ID: HW8	Address: Becketts Place, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>1980s office building facing river</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Marketing Companies: Added Value</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>As above.</p>
ID: HW9	Address: 1 Becketts Place, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Marketing Companies: Minds+Charter, Sphere</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>As above</p>




ID: HW10	Address: Osbourne House, 3 Becketts Wharf, Hampton Wick		
	Description 1920/1930s building extending to river Floorspace: 3 storeys; Occupiers: Business sectors: Media Companies: River Street	Quality of Stock Heritage: BTM High quality. Attractive to business users. Risk of conversion through prior approval: Medium high	General Environment As above
http://www.cattaneo-commercial.co.uk/Property-Details/Osbourne-House-Lower-Teddington-Road-KT1-4ER/53591.html?Location=Hampton+Wick+(KT1)&QueryLocation=Areas%3aKT1&Type=&QueryType=&Tenure=&QueryTenure=&MinSize=0&MaxSize=1000000			
ID: HW11	Address: 1 Becketts Wharf, Hampton Wick		
	Description 2000s office building adjacent to railway Floorspace: 3 storeys Occupiers: Business sectors: Various Companies: Smart training, Mardell associates,	Quality of Stock High quality Attractive to business user. Risk of conversion through prior approval: Medium	General Environment As above
ID: HW12	Address: 1 Park Road, Hampton Wick		
	Description C19 corner building Floorspace: 2 storeys Occupiers: Business sectors: Accountant Companies: David Howard	Quality of Stock Heritage: BTM High quality Attractive to business user. Risk of conversion through prior approval: Medium high	General Environment Off high street close to local train station.




ID: HW13	Address: 37-43 High Street, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>2000s corner building</p> <p>Floorspace: 1-2 storey offices above bike shop. In association with – ancillary.</p> <p>Occupiers: Business sectors: Cycles Companies: Sigma Sport</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	Close to local train station.
ID: HW18	Address: Navigator House, 60 High Street, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>Period building. Serviced office suites</p> <p>Floorspace: 3 storeys.</p> <p>Occupiers: various</p>	<p>Heritage: LB Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: None.</p>	Close to local train station.
Vacant/marketed offices Hampton Wick			
ID: HW14	Address: 60-61 Marina Place, Hampton Wick		
	Description	Quality of Stock	General Environment
	<p>2000s office building partly facing river</p> <p>Floorspace: 3 storeys + probably GF of no 44-59.</p> <p>Occupiers: Business sectors: Vacant Companies: formerly Gazprom</p>	<p>High quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium High</p>	<p>Part of mixed use luxury development around small dock. Short walk to Kingston and local train station.</p> <p>See also no 17.</p>
	Being marketed?	Marketing details	
	Unknown		




ID: HW15	Address: 8A Lower Teddington Road, Burgoine Quay, Hampton Wick		
	Description 1980s U-shaped office building Floorspace: 3-4 storeys with ground level and underground parking. Occupiers: Business sectors: Various Companies: Offer, Brand Learning,	Quality of Stock High quality Attractive to business user. Risk of conversion through prior approval: Medium high	General Environment Mixed use area between road, river and railway. Plenty of car parking. River frontage semi-private. Short walk to Kingston and local train station.
	Being marketed?	Marketing details	
	Not at present	400-5000 sq ft by Cattaneo in September 2014 google streetview, 3300 sq ft by Anchor according to bing streetview, unknown date	
ID: HW16	Address: St Johns Mews		
	Description Seven 1980s mews buildings Floorspace: 2 storeys Occupiers: Business sectors: unknown Companies: unknown	Quality of Stock High quality. Attractive to business users. Risk of conversion through prior approval: n/a	General Environment Small mews development adjacent to Hampton Court Park.
	Being marketed?	Marketing details	
	Levene Commercial	Two live 40%/work 60% units for sale, 101m2 £425,000; 150m2 575,000	
ID: HW17	Address: Imperial House, 18 Lower Teddington Road		
	Description Conversion of former works to offices extending back from road. Reception via side passage. Floorspace: 2 storeys Occupiers: vacant	Quality of Stock Heritage: BTM Well- maintained. Good quality. Attractive to business users. Risk of conversion through prior approval: Medium/high	General Environment Located just outside AMU boundary. Adjacent residential. No obvious on-site parking. Single orange line. Close to Hampton Wick centre and BR station.
	Being marketed?	Marketing details	
	Cattaneo	495m2. £25/ft2 rent. Freehold for sale	
	http://www.cattaneo-commercial.co.uk/Property-Details/Imperial-House-18-Lower-Teddington-Road-KT1-4EU/673.html?Location=Hampton+Wick+(KT1)&QueryLocation=Areas%3aKT1&Type=&QueryType=&Tenure=&QueryTenure=&MinSize=0&MaxSize=1000000		




ID: HW19	Address: Wickham House, 2 Upper Teddington Road		
	Description	Quality of Stock	General Environment
	Floorspace: Occupiers: vacant	Risk of conversion through prior approval: Medium/high	Located just outside AMU boundary. Adjacent residential. Close proximity to BR station
	Being marketed?	Marketing details	
	Development site. PP granted July 2014 for extension to office		
ID: HW20	Address: The Sidings, 1 Station Road		
	Description	Quality of Stock	General Environment
	New build. Mixed use development with 471m2 office on GF Floorspace: GF office Occupiers: Vacant. [Under offer]	Good quality. BREEAM excellent Attractive to business users. Risk of conversion through prior approval: Medium/high	Located just outside AMU boundary. Adjacent residential. 1 private parking space. Close proximity to BR station
	Being marketed?	Marketing details	
	Martin Campbell & Snellers	1340ft2. High Quality office space	




Appendix A8: Assessment of office quality – Hampton Hill



Occupied offices Hampton Hill			
ID: HH1	Address: 6a Park Road, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>Modern office building</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Renaissance, Care, Consensus</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Hampton Hill is a linear centre classified as a local centre in the town centre hierarchy. It has a good range of shopping and other facilities including a theatre. Is adjacent to Bushy Park.</p> <p>Transport Accessibility - local bus routes. No BR station. No rear servicing.</p> <p>Public realm generally good. £1.8 million programme for High Street improvements agreed.</p>
ID: HH2	Address: 197-201 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 1 storey office above estate agent with two residential floors above</p> <p>Occupiers: Business sectors: estate agent Companies: Snellers</p>	<p>Good quality.</p> <p>Attractive to business users.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>General location as above.</p> <p>Car parking at rear.</p>
ID: HH3	Address: 124 High Street, Central House, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1920/1930s deep building</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Accountants Companies: Haxton</p>	<p>Heritage: n/a</p> <p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General Location as above.</p> <p>Car park at side and rear. Parking on forecourt also.</p>

ID: HH4	Address: 116 High Street, Thames House, Hampton Hill		
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 2 storeys Occupiers: Business sectors: Companies: Prince Sports	Good quality Attractive to business user. Risk of conversion through prior approval: Medium 14/2363/P3JPA – implemented.	General Location as above. Car parking at rear.
ID: HH5	Address: 114 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	C19 buildings Floorspace: 2 storeys Occupiers: Business sectors: Health Companies: MiD	Heritage: Listed Good quality Attractive to business user. Risk of conversion through prior approval: None	General location as above.
ID: HH6	Address: 165 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 2 storeys Occupiers: Business sectors: unknown Companies: Aspire	Good quality Attractive to business user. Risk of conversion through prior approval: Medium high	General location as above. Large car parking at rear.



ID: HH7	Address: 161-163 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>Two C19th and one 1980s building</p> <p>Floorspace: 2-3 storeys</p> <p>Occupiers: Business sectors: Finance Companies: Allen+Allen Experian data identifies as large employer</p>	<p>Heritage: 163 BTM</p> <p>Average quality Average attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>General location as above.</p> <p>Large car parking at rear.</p>
ID: HH8	Address: 159a High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1980s office building</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: unknown Companies: unknown</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above.</p> <p>Car park to rear.</p>
ID: HH9	Address: 53 High Street, 4+5+7 The Mews, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1990s mixed use office/residential development</p> <p>Floorspace: 2-3 storeys facing car park.</p> <p>Occupiers: Business sectors: Various Companies: UKtech, Ageless, Able, Yellow Dot, KTS</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high. Several permissions have been implemented see Prior Approvals Table in Section 3.7 of Report.</p>	<p>General location as above. On high street and local bus routes.</p> <p>Some on-site parking.</p> <p>Close to park.</p>


ID: HH10	Address: 46 High Street, Concord House, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1980s buildings</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: Medical Companies: MMP, Hydra</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above.</p> <p>Backs onto Bushy Park. No rear servicing.</p>
ID: HH11	Address: Holly Road, St Clare House, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>1970s office building at entrance to light industrial park</p> <p>Floorspace: 3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Park, Key, Tyton, LSA, ESP</p>	<p>Average quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above.</p> <p>Located off southern end of high street.</p> <p>Close to bus routes and park.</p>
ID: HH17	Address: Archer Mews, Hampton Hill		
	Description	Quality of Stock	General Environment
	<p>Medium sized, two storey, mews style office block dating from the 1990s/80s.</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Fully occupied</p>	<p>Purpose- built good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: High. 4 Archer Mews at Burnham House & Nos 7 & 8 Archer Mews have PA consent for conversion. Layout, appearance and location within a primarily residential area.</p>	<p>General location as above.</p> <p>Located off southern end of high street.</p> <p>Close to bus routes and park.</p> <p>Some on-site parking.</p>

Vacant offices Hampton Hill			
ID: HH12	Address: 209-217 High Street, Wellington House, Hampton Hill		
	Description	Quality of Stock	General Environment
	Modern HQ office building Floorspace: 3 storeys Occupiers: vacant Business sectors: Companies: -	Good quality Attractive to business user. Risk of conversion through prior approval: Medium	On High street and bus routes. Business park at rear. 17 car parking spaces.
	Being marketed?	Marketing details	
	Milestone	800 sqm, 17 car parking spaces. Details on website.	
ID: HH13	Address: 167 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	C19 building with 1990s extension Floorspace: 3 storeys Occupiers: Business sectors: Vacant	Heritage: Listed Good quality Attractive to business user. Risk of conversion through prior approval: None	Location as above. Car parking at rear.
	Being marketed?	Marketing details	
	Snellers	330 sqm	
ID: HH14	Address: 113-119 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	1970s office building, marketed as Floorspace: 3 storeys Occupiers: Business sectors: Vacant	Poor quality Low attractive to business user. Risk of conversion through prior approval: Prior approval consent.	On high street and bus routes. Close to park. Car parking at rear
	Being marketed?	Marketing details	
	Pentagon Homes	6 two bedroom apartments for sale	



ID: HH15	Address: 92-102 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	Modern mixed use building Floorspace: 2-3 storeys with gym in part of 1F Occupiers: Business sectors: Vacant	Good quality Attractive to business user. Risk of conversion through prior approval: Medium	General location as above. On high street and local bus routes. Close to park.
	Being marketed?	Marketing details	
	Sneller Commercial	495 sqm. Under Offer.	
ID: HH16	Address: 63-71 High Street, Hampton Hill		
	Description	Quality of Stock	General Environment
	Two 1970s office buildings Floorspace: 2-3 storeys Occupiers: Business sectors: Vacant	Average quality Medium attractive to business user. Risk of conversion through prior approval: High No planning history for change of use	As above. Large site. Large car parking at rear
	Being marketed?	Marketing details	
	Bonsors	Board only, not on website, 1400-8000 sq.ft	


Appendix A9: Assessment of office quality – Thames Street, Hampton

Occupied offices Hampton			
ID: TS1	Address: 15-19 Thames Street, Hampton		
	Description	Quality of Stock	General Environment
	<p>Three C19th buildings</p> <p>Floorspace: 1+2+3 storey offices</p> <p>Occupiers: Business sectors: various Companies: constablesboathouse.co.uk</p>	<p>Heritage: No 15 – Listed. Boathouses - BTMs</p> <p>Good quality.</p> <p>Attractive to business users.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>Thames Street is an AMU with a mix of uses including agglomeration of office located on Thames Street outside of the adjacent business park, but no designated shopping frontages. Much of this small centre is dissected by the busy A308.</p> <p>On high street and local bus route. No BR Station.</p> <p>No 15 facing road, boathouses facing river. Large car park.</p>
ID: TS2	Address: 23 Thames Street, Hampton		
	Description	Quality of Stock	General Environment
	<p>One 1980s and one C19 office building</p> <p>Floorspace: 2 storey offices</p> <p>Occupiers: Business sectors: design, finance Companies: Imperial Design, A Mortgage Now</p>	<p>Heritage: BTM</p> <p>Good quality.</p> <p>Attractive to business users.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>On high street and local bus route. No BR Station.</p> <p>Adjacent to water works. Limited car parking in small yard.</p>




ID: TS3	Address: 42 Thames Street, Hampton		
	Description	Quality of Stock	General Environment
	<p>Former fire station</p> <p>Floorspace: 4 storey office</p> <p>Occupiers: Business sectors: Companies:</p>	<p>Heritage: BTM 1983</p> <p>Good quality. Attractive to business users.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>As above. Car park at side.</p>




Vacant/marketed offices Hampton



ID: TS4	Address: 1 High Street, Hampton		
	Description	Quality of Stock	General Environment
	C19th building Floorspace: 1 storey office with residential above Occupiers: Business sectors: vacant	Heritage: BTM Poor quality. Medium attractive to business users. Risk of conversion through prior approval: Has PA consent. Implemented	As above
	Being marketed?	Marketing details	
	Snellers.biz	Ground floor and basement, 3600 sq.f @ £18.5 psf	
ID: TS5	Address: 25 Thames Street, Hampton		
	Description	Quality of Stock	General Environment
	C19th building Floorspace: 2 storey Occupiers: Business sectors: vacant	Heritage: BTM Poor quality/condition. Medium attractive to business users. Risk of conversion through prior approval: High Has pp for conversion	As above/ Adjacent to water works.
	Being marketed?	Marketing details	
	Unknown		

ID: TS6	Address: 27 Thames Street, Hampton		
	Description	Quality of Stock	General Environment
	1980s building Floorspace: 3 storey office MARKETED NOT VACANT Occupiers: Business sectors: unknown Companies: United Connect, IDN	Good quality. Attractive to business users. Risk of conversion through prior approval: Medium Has pp for conversion	As above.
	Being marketed?	Marketing details	
	Chase Buchanan, Dexters	(google streetview Sept 2014)	



Appendix A10: Assessment of office quality – Sheen Road

Occupied offices Sheen Road, Richmond			
ID: SR1	Address: Printworks House, 27 Dunstable Road		
	Description	Quality of Stock	General Environment
	<p>Former warehouse</p> <p>Floorspace: 3 high storeys.</p> <p>Occupiers: Business sectors: Various Companies: Various</p>	<p>Heritage: BTM 1982</p> <p>Very high quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium low</p>	<p>General: Small linear centre on A305 running out of Richmond town centre. AMU encompasses agglomeration of office properties to the south on Worple Way. Covered by Conservation Area status.</p> <p>Adjacent to bus routes. Walking distance to Richmond BR Station & London Underground (c 600 ms).</p> <p>Former printworks. 8 self-contained office units. Quiet side street. Walking distance to train station. Garden area. High spec interior.</p>
ID: SR2	Address: 28 Dunstable Road, Richmond		
	Description	Quality of Stock	General Environment
	<p>Two buildings</p> <p>Floorspace: 2 storey low office building in front of 3 storey industrial building</p> <p>Occupiers: Business sectors: accountants Companies:</p>	<p>Average quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Has consent</p>	<p>General location as above.</p>
ID: SR3	Address: 11 Worple Way, Richmond		
	Description	Quality of Stock	General Environment
	<p>1990s office building.</p> <p>Floorspace: 3 storeys.</p> <p>Occupiers: Business sectors: estate agent Companies:</p>	<p>Good quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above. Located to south of A305. Limited on-site parking.</p>



ID: SR4		Address: 15 Worples Way, Richmond	
	Description	Quality of Stock	General Environment
	<p>V.small building</p> <p>Floorspace: 3 storeys.</p> <p>Occupiers: Business sectors: unknown Companies: The Victoria Foundation</p>	<p>Heritage: n/a</p> <p>Good quality. Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>General location as above. Located to south of A305. Limited on-site parking. .</p>
ID: SR5		Address: 73+75 Sheen Road, Burleigh House, Richmond	
	Description	Quality of Stock	General Environment
	<p>1990s office building</p> <p>Floorspace: 3 storeys at front, 2 storeys at back</p> <p>Occupiers: Business sectors: energy Companies: WinGas</p>	<p>Good quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high</p>	<p>General location as above. Facing A305.</p>
ID: SR6		Address: 85 Sheen Road, Richmond	
	Description	Quality of Stock	General Environment
	<p>1990s building</p> <p>Floorspace: 2 storeys Occupiers: Business sectors: Finance Companies: Pond Venture Partners</p>	<p>Heritage: n/a</p> <p>Good quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General location as above. Adjacent to listed building. Small car park at rear.</p>


ID: SR7		Address: 95 Sheen Road, Richmond	
	Description	Quality of Stock	General Environment
	<p>C19 building</p> <p>Floorspace: 2 storeys.</p> <p>Occupiers: Business sectors: unknown Companies: unknown</p>	<p>Heritage: Listed II 1950</p> <p>Good quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: None - LB</p>	General location as above.
ID: SR8		Address: 102+104 Sheen Road, Grand Prix House, Richmond	
	Description	Quality of Stock	General Environment
	<p>Late C19th grand building</p> <p>Floorspace: 4 storeys with car park at rear</p> <p>Occupiers: Business sectors: various, solicitor Companies: Douglass-Simon etc</p>	<p>Heritage: BTM</p> <p>Good quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	General location as above.

Appendix A11: Assessment of office quality – Barnes High Street



Occupied office: Barnes			
ID: BHS1	Address: Prospects Studios, Barnes High Street		
	Description	Quality of Stock	General Environment
	<p>1930/50s office building in yard off high street</p> <p>Floorspace: 2 storey surrounded by car parking</p> <p>Occupiers: Business sectors: telecom/.media Companies: AXICOM Cohn & Wolfe</p>	<p>Heritage: n/a</p> <p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Off high street. Close to park.</p> <p>Former squash courts converted to offices for record company.</p> <p>Yard used for car parking. Walking distance to train stations and river.</p>
ID: BHS2	Address: 10+12 Barnes High Street		
	Description	Quality of Stock	General Environment
	<p>1980s building</p> <p>Floorspace: 1 or 2 storey office above shops</p> <p>Occupiers: Business sectors: accountants Companies: Wilkins Southworth</p>	<p>Average quality</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high.</p> <p>Possibly A2 office.</p>	<p>Off high street. Close to park.</p> <p>Walking distance to train stations and river.</p>

Appendix A12: Assessment of office quality – East Twickenham


Occupied offices: East Twickenham			
ID: ET1	Address: 419 Richmond Road		
	Description 1980 office building with older long warehouse style building at rear Floorspace: 1 storey office building with gym on 1F at front Occupiers: Business sectors: Various Companies: see website www.richmondbridge.com	Quality of Stock Good quality. Attractive to business user. Risk of conversion through prior approval: Medium	General Environment General: Within local centre with range of shops and services. Close to river & Richmond Bridge and therefore walking distance to Richmond town centre with full range of facilities. Centre dissected by busy road. Not within 400ms of BR train stations & London Underground in Richmond, but short walk possible. On local bus routes. No separate centre parking. Serviced offices. 2-3 person offices. Very limited/ no parking.
ID: ET2	Address: 439 Richmond Road, Willoughby House		
	Description Early/mid C19th building with C20th extension Floorspace: 2 storey building with 2 storey extension above GF car park Occupiers: Business sectors: architecture, marketing, media Companies: 50North, Positive	Quality of Stock Heritage: Listed II 1952 – Villa only. Good quality Attractive to business user. Risk of conversion through prior approval: Medium [not Listed part].	General Environment General as above. GF car park.



ID: ET3	Address: 441-447 Richmond Road		
	Description	Quality of Stock	General Environment
	<p>Building of unknown date.</p> <p>Floorspace: 1 storey office above shop</p> <p>Occupiers: Business sectors: solicitors Companies: Baron Grey</p>	<p>Heritage: BTM Average quality. Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium 13/2543/P3JPA relating to FF of 441 Richmond Road implemented.</p>	As above

Vacant offices: East Twickenham




ID: ET4	Address: 391 Richmond Road		
	Description	Quality of Stock	General Environment
	1980s L-shaped building Floorspace: 3 storey office building with car parking at rear Occupiers: Business sectors: Vacant	Average quality. Medium attractive to business user. Risk of conversion through prior approval: Site acquired for development	As above.
	Agent	Marketing details	
	None	n/a	
ID: ET5	Address: 393 Richmond Road, Ryde or Old Ryde House		
	Description	Quality of Stock	General Environment
	1830s building Floorspace: 2 storey office building with large front garden and parking at rear Occupiers: Business sectors: Vacant	Heritage: Listed II 1971 Unknown quality. Attractive to business user. Risk of conversion through prior approval: None	As above.
	Agent	Marketing details	
	None	n/a	


Appendix A13: Assessment of office quality –Twickenham Green

Occupied offices Twickenham Green			
ID: TWG1	Address: 5-11 Briar Road [Maple House]		
	Description	Quality of Stock	General Environment
	<p>1980s building</p> <p>Floorspace: 2-3 storeys</p> <p>Occupiers: Business sectors: Various Companies: Richmond Carers Centre, Aactiva, Richmond Music Trust, Virtual Mailroom. Fully occupied.</p>	<p>Good quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>General: Twickenham Green is a local parade to the west of the district centre and north of Twickenham Green.</p> <p>Close to local bus routes. Significant walk to Twickenham BR Station. Local shopping facilities available including J Sainsbury Local. Restaurants available.</p> <p>In quiet side street. Large car park at rear.</p>




Vacant offices Twickenham Green			
ID: TWG2	Address: 57 Colne Road, Heathgate House, Twickenham		
	Description	Quality of Stock	General Environment
	1980s deep office building. Vacant before June 2014 (google streetview)	Average quality.	General as above.
	Floorspace: 3 storeys with car parking at rear	Medium attractive to business user.	
	Occupiers: Business sectors: Vacant	Risk of conversion through prior approval: Medium (if able to construct light wells) Site acquired for school.	
	Agent	Marketing details	
	None	No known marketing	
ID: TWG3	Address: Albion House, corner Albion Street/Colne Road, Twickenham		
	Description	Quality of Stock	General Environment
	1930/1950s wedge shaped building	Average quality.	General as above.
	Floorspace: 1 storey office above GF office/workshop	Medium attractive to business user.	In quiet side street. Near Green. On-street parking.
	Occupiers: Business sectors: Vacant, formerly printer	Risk of conversion through prior approval: Medium High	
	Agent	Marketing details	
	Unknown	No know marketing	

Appendix A14: Assessment of office quality – Mortlake


Occupied offices Mortlake			
ID: M1	Address: 50 Vineyard Path, Mortlake		
	Description	Quality of Stock	General Environment
	<p>C19th building with C20th rear extension</p> <p>Floorspace: 2 storeys</p> <p>Occupiers: Business sectors: solicitors Companies: Redgers & Burton</p>	<p>Heritage: n/a</p> <p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Close to Mortlake train station, bus routes and River Thames.</p> <p>Well-maintained.</p> <p>Some off-street parking available.</p>
ID: M2	Address: 20 Mortlake High Street		
	Description	Quality of Stock	General Environment
	<p>Post-war mixed use development</p> <p>Floorspace: 2 storey serviced offices above commercial with residential above.</p> <p>Occupiers: Business sectors: Various Companies: Citibase/Mortlake Business Centre</p>	<p>Good quality</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Across the road from river. On local bus route. Walking distance to train station.</p> <p>Serviced office. Conference rooms and individual rooms for 1-20 people. Café & gym on-site.</p> <p>Below ground car park.</p>
ID: M3	Address: 61-69 Mortlake High Street, Boat race House		
	Description	Quality of Stock	General Environment
	<p>1980s 4-storey mixed use development with 2 storey C19th front buildings</p> <p>Floorspace: Office towards road; unknown use towards river; mixed use in middle 4 storey building</p> <p>Occupiers: Business sectors: Various Companies: Simpson Travel, Operation Smile, BBA/reman, Tom Davies etc</p>	<p>Heritage: BTM</p> <p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Adjacent to river. On local bus route. Walking distance to local train station. Behind 2-storey C19 buildings facing street.</p> <p>Secure on-site parking at rear. High spec including lift and showers.</p>

ID: M4	Address: 1 White Hart Lane [White Hart Lane AMU]		
	Description	Quality of Stock	General Environment
	<p>C18/19/20th building</p> <p>Floorspace: 2 storey offices</p> <p>Occupiers: Business sectors: architects Companies: BH&M</p>	<p>Heritage: BTM</p> <p>High quality Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Across the road from river. On local bus routes. Walking distance to two local railway stations.</p>



Appendix A15: Assessment of office quality – Hampton Road


Occupied offices Hampton Road AMU			
ID: HR1	Address: 14 Hampton Road		
	Description	Quality of Stock	General Environment
	<p>1980s building at rear of yard</p> <p>Floorspace: 2 storeys offices Occupiers: Business sectors: Various Companies:</p>	<p>Good quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Hampton Road is a small AMU with a mix of commercial uses including office.</p> <p>Close to local bus routes. No BR Station.</p> <p>Set back from main road. Car park at front.</p>
ID: HR2	Address: 38 Hampton Road		
	Description	Quality of Stock	General Environment
	<p>C19 mixed use building with front garden.</p> <p>Floorspace: GF offices.</p> <p>Occupiers: Business sectors: Various Companies:</p>	<p>Good quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Hampton Road is a small AMU with a mix of commercial uses including office.</p> <p>Close to local bus routes. No BR Station.</p> <p>Facing main road.</p>
ID: HR3	Address: 6 & 8 Second Cross Road, Ash House		
	Description	Quality of Stock	General Environment
	<p>Mid C20th building</p> <p>Floorspace: 2 storeys shared offices with car park at front.</p> <p>Occupiers: Business sectors: Various Companies: Website: www.ashhouse-twickenham.co.uk</p>	<p>Average quality.</p> <p>Medium attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Hampton Road is a small AMU with a mix of commercial uses including office.</p> <p>Close to local bus routes.</p> <p>Ash House Business Centre. Serviced Office. In quiet side street. 12 offices accommodating between 1 & 3 people. Meeting rooms. Parking available on forecourt.</p>

Appendix A16: Assessment of office quality – Kew Road AMU

Vacant offices, Kew Road			
ID: KR1	Address: 37-39 Kew Foot Road, Richmond. Has Prior Approval consent		
	Description	Quality of Stock	General Environment
	<p>37: Late C18 building 39: C19 building</p> <p>Floorspace: 3 storeys + part basement</p> <p>Occupiers: Business sectors: vacant Companies: formerly AES</p>	<p>Heritage: 37 Listed II 1983. 39 BTM</p> <p>High quality. Attractive to business user.</p> <p>Risk of conversion through prior approval: High</p>	<p>Location Kew Road AMU to north of Richmond town centre. Adjacent to bus routes. Walking distance to train station. Open towards west facing athletic ground.</p>
	Being marketed?	Marketing details	
	Michael Rogers	1700m2, 28 parking spaces, brochure dated June 2013	

Appendix A17: Assessment of office quality – St Margarets


Occupied offices – St Margarets centre			
ID: SM1	Address: 1-11 The Mews		
	Description	Quality of Stock	General Environment
	<p>The mews style B1 office space appears to have been built in the 1990s. The site consist of 6 mews properties which appear to have been constructed as part of an office led redevelopment scheme on what seems to be a former industrial site.</p> <p>Floorspace: 2- storey Occupiers: various</p>	<p>Good condition. Designed to meet needs of SMEs. Own front doors.</p> <p>Attractive to business users.</p> <p>Risk of conversion through prior approval: High. Several consents already granted.</p>	<p>Close proximity to facilities in High Street & easy walking distance of BR station. Parking limited.</p>
ID: SM2	Address: 16a Crown Road		
	Description	Quality of Stock	General Environment
	<p>Modern building. Redevelopment of industrial land.</p> <p>Floorspace: Medium sized block including a mix of residential & B1 office accommodation.</p>	<p>Heritage: -</p> <p>High quality Attractive to business user. Is purpose built to accommodate office uses. This is apparent in the layout of the building as well as its configuration. The configuration of the building places the residential element of the scheme at the building's perimeter while the office occupies the middle of the floorplate. Key features of the development include sub-basement office space and deep floor plates.</p> <p>Risk of conversion through prior approval: Considered difficult to convert the building to solely residential uses due to its layout and configuration though it is not out of the question. Has PA consent.</p>	<p>Close proximity to facilities in High Street & easy walking distance of BR station.</p>

ID: SM3	Address: Globe House		
	Description	Quality of Stock	General Environment
	<p>Large, purpose built, 1930s office block located just outside the St. Margaret's Area of Mixed Use (AMU).</p> <p>Floorspace:</p> <p>Occupiers: The building appears to host a number of businesses and as such is an important employment location in the centre.</p>	<p>Heritage: BTM</p> <p>Good quality Attractive to business users.</p> <p>Risk of conversion through prior approval: High. 2 consents already gained.</p>	<p>Located on A316. Parking available.</p> <p>Within walking distance of centre and BR station.</p>

Vacant/marketed offices - St Margarets			
ID: -	Address: 208-212 Amyand Park Road		
	Description	Quality of Stock	General Environment
	<p>Period property</p> <p>Floorspace: spread over 2 floors.</p> <p>Occupiers: Business sectors: former car hire business Companies:</p>	<p>Average quality</p> <p>Risk of conversion through prior approval: Medium Upper floors more likely for conversion.</p>	<p>Close proximity to facilities in High Street & easy walking distance of BR station.</p>
	Being marketed?	Marketing details: Currently, the property is marketed as B1 office accommodation with 2,495 sq.ft of lettable space	
	Yes		




Please note that in relation to 208-210 a recent application for a Certificate of Lawful Development 14/4704/ES191 that the established use was B1 (a) office was refused. <http://idoxwam.richmond.gov.uk/WAM/doc/-1715548.pdf?extension=.pdf&id=1715548&location=&contentType=application/pdf&appid=1001> And it was concluded that the lawful use of the premises is A1. (Offices associated with the mini-cab business having in part a personal condition to revert to its former use.)


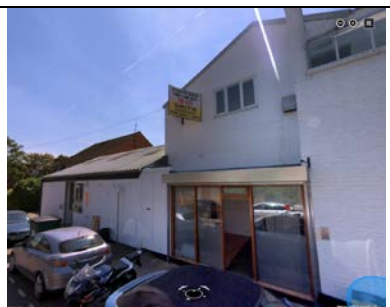


Appendix A18: Assessment of office quality – Crown Road

Occupied offices Crown Road, Twickenham			
ID: CR1	Address: 76 Crown Road, St Georges House		
	Description	Quality of Stock	General Environment
	<p>1990s office building</p> <p>Floorspace: 3 storeys with car parking at rear.</p> <p>Occupiers: Business sectors: House builder Companies: St George</p>	<p>High quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium</p>	<p>Close to St Margarets village and Marble Hill Park.</p> <p>Close to local bus routes.</p> <p>Walking distance from St Margarets Station.</p>




Appendix A19: Assessment of Office Quality in employment clusters



A19.1: North Barnes cluster

Occupied office : North Barnes cluster			
ID: NB1	Address: 42-46 Glenthams Road		
	Description 2000s building Floorspace: 1 storey office above car parking Occupiers: Business sectors: Companies: The Lagoon Group	Quality of Stock High quality Attractive to business user. Risk of conversion through prior approval: Medium	General Environment Walking distance to high street, river and bus routes to Hammersmith over Bridge. Long walking distance to Hammersmith. Parking on-site
ID:NB2	Address: 56 Glenthams Road		
	Description 2010s building Floorspace: 2-3 storey office Occupiers: Business sectors: Companies: Oregon Networks, Steamcream,	Quality of Stock High quality Attractive to business user. Risk of conversion through prior approval: Medium high 14/1370/P3JPA & 14/5121/P3JPA (Unit 4) - completed	General Environment General as above
ID: NB3	Address: 64+66 Glenthams Road		
	Description Mid C20th mixed use building Floorspace: 64+66: GF office with unknown use above Occupiers: Business sectors: Financial Companies: Phoenix, Wedding shop	Quality of Stock Good quality Attractive to business user. Risk of conversion through prior approval: Medium high PN consent for first floor	General Environment General as above No 62 converted to residential.


Vacant/Marketed office North Barnes cluster			
ID: NB4		Address: 52-54 Glentham Road	
	Description	Quality of Stock	General Environment
	C20th building Floorspace: 2 storey of unknown use Occupiers: Business sectors: vacant Companies:	Average quality Medium attractive to business user. Risk of conversion through prior approval: High PA consent	General as above
	Being marketed?	Marketing details	
	Unknown		
ID: NB5		Address: 78 Glentham Road	
	Description	Quality of Stock	General Environment
	C20th mixed use building Floorspace: 1-2 storey office and printer Occupiers: Business sectors: printer, travel agent Companies: Fairfax, Wild Frontiers	Average quality Low attractions to business user. Risk of conversion through prior approval: Medium high	General as above
	Being marketed?	Marketing details	
	Smith & Company	1800-4900 sq.ft according to Bing streetview, unknown date	
ID: NB6		Address: 80-82 Glentham Road	
	Description	Quality of Stock	General Environment
	C20th building Floorspace: 2 storey office Occupiers: Business sectors: vacant Companies:	Average quality Medium attractive to business user. Risk of conversion through prior approval: High	
	Being marketed?	Marketing details	
	Boston Gilmore	Office to let	


A19.2: Elmtree Road/ Latimer Road clusters

ID: EL1	Address: 100 Church Road, Teddington		
	Description Floorspace: 4 storeys plus 2 storey extension to the rear. Large. Occupiers: Business Sectors: Charity Companies: Tearfund	Quality of Stock Condition: Good quality Green wall Attractive to business users Risk of conversion through prior approval: Medium-low	General Environment Agglomeration of offices to the north of Teddington district centre. Former factory & warehouse. 30+ surface level car parking spaces. Walking distance to train station (within 400 metres) Quiet residential street – opposite school
ID: EL2	Address: 102+104 Church Road, The Business Centre, Crest House, Teddington		
	Description Floorspace: 3 storeys Serviced offices to let Occupiers: Business Sectors: Companies: various	Quality of Stock Condition: Good quality Attractive to business users Risk of conversion through prior approval: Medium	General Environment Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Quiet residential street Car park for c. 15+ cars
ID: EL3	Address: 9 Elmtree Road, Teddington		
	Description C19th century building Floorspace: 2 storeys Occupiers: Left: Campus Construction Ltd Right: Unknown (dark windows and security camera)	Quality of Stock Condition: Good quality Low attractiveness to business users Risk of conversion through prior approval: High	General Environment Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Quiet, residential



ID: EL4	Address: 16 Elmtree Road, 'The Old Office Block', Teddington		
	Description	Quality of Stock	General Environment
	Floorspace: 2 storeys Offices let by Milestone Commercial Occupiers: Various	Condition: Average quality Attractive to business users Risk of conversion through prior approval: 15/16/46/P3PJA – conversion to 5 units approved August 2015	Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Quiet, residential
ID: EL5	Address: 1-2-3 Beverley Court, 26 Elmtree Road, Teddington		
	Description	Quality of Stock	General Environment
	2000s mixed-use development Floorspace: 2 storeys New build, cul-de-sac, offices look like houses. Car parking Occupiers: Business Sectors: Health, Financial Companies: Crossroads Care, Bradbury Stell (Accountants), Mash Health	Condition: High quality. Medium attractiveness to business users Risk of conversion through prior approval: High 14/1073/P3JPA – Unit 3 implemented	Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Cul-de-sac, quiet area.

Vacant/marketed offices – Elmtree Rd/ Latimer Rd clusters




ID: EL6	Address: 5 Elmtree Road, Teddington		
	Description	Quality of Stock	General Environment
	Floorspace: 2 storeys of unknown use Vacant.	Average quality Risk of conversion through prior approval: High 13/3450/P3JPA – implemented.	Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Quiet, residential
	Being marketed?	Marketing details:	
	No	n/a	

ID: EL7	Address: 7 Elmtree Road, Teddington		
	Description	Quality of Stock	General Environment
	Floorspace: 2 storeys Vacant.	Average quality Risk of conversion through prior approval: High	Agglomeration of offices to the north of Teddington district centre. Walking distance to train station Quiet, residential
	Being marketed?	Marketing details:	
	No	n/a	




A19.3: Candler Mews cluster


Occupied offices – Candler Mews			
ID: CM1	Address: 32+33+34 Candler Mews, Twickenham		
	Description	Quality of Stock	General Environment
	1990s buildings Floorspace: 3 storey offices with parking at front Occupiers: Business sectors: engineering, legal Companies: PSE, JSA, Sinclairs	Good quality. Medium attractive to business user. Risk of conversion through prior approval: High 32 & 33 have PN consent	Close to BR stations at Twickenham & St Margarets. Good public realm. Parking on-site.
ID: CM2	Address: 99-103 Amyand Park Road, Twickenham		
	Description	Quality of Stock	General Environment
	1990s buildings Floorspace: 2 storey offices with parking at front Occupiers: Business sectors: energy Companies: Energy Contract	Good quality. Medium attractive to business user. Risk of conversion through prior approval: Medium high Doesn't appear to have planning permission for redevelopment	Close to BR stations at Twickenham & St Margarets. Good public realm. Parking on-site.

A19.4: Lower Richmond Road cluster



Vacant/marketed offices – Lower Richmond Road			
ID: LRR1		Address: Diamond House, 179+181 Lower Richmond Road	
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 4 storeys Occupiers: Business sectors: Various Companies:	Average quality. Medium attractive to business user. Risk of conversion through prior approval: Medium high	Agglomeration of offices on A316 (dual carriageway section). Not within easy walking distance of either Mortlake or North Sheen Station. Serviced offices. 25 car parking spaces.
	Being marketed?	Marketing details	
	No	Formerly Aeston Rose (google streetview Aug 2012)	
ID: LRR2		Address: 203+205 Lower Richmond Road.	
	Description	Quality of Stock	General Environment
	1980s office building Floorspace: 4 storeys. Occupiers: Business sectors: Vacant Companies: formerly Securitas	Average quality. Medium attractive to business user. Risk of conversion through prior approval: High. Prior approval granted. 15/1270/P3JPA implemented.	Agglomeration of offices on A316 (dual carriageway section). Not within easy walking distance of either Mortlake or North Sheen Station. Car parking at rear.
	Being marketed?	Marketing details	
	No	Formerly Aeston Rose (google streetview Aug 2012)	
ID: LRR3		Address: 211-217 Lower Richmond Road, Forsyth House	
	Description	Quality of Stock	General Environment
	1990s office building Floorspace: 3-4 storeys. Occupiers: Business sectors: unknown Companies: Grupotech	High quality. Attractive to business user. Risk of conversion through prior approval: - 13/4771/P3JPA – implemented.	Not within easy walking distance of either Mortlake or North Sheen Station. Facing Fulham/North Sheen cemetery. Car parking at rear.
	Being marketed?	Marketing details	
	No	Formerly Michael Rogers (google streetview Aug 2012)	


A19.5: Lower Mortlake Road cluster

Occupied offices Lower Mortlake Road cluster			
ID: LMR 1	Address: 293 Lower Mortlake Road		
	Description 2010s building Floorspace: 3 storeys Occupiers: Business sectors: unknown Companies: unknown	Quality of Stock High quality. Attractive to business user. Risk of conversion through prior approval: Low	General Environment Walking distance to local train station. Large new residential development at rear.
ID: LMR4	Address: 16-36 Bardolph Road, Falstaff Houses & 13-17 St Georges Road, St Georges House, North Sheen		
	Description Two 2000s office buildings Floorspace: 4 storeys. Occupiers: Business sectors: various Companies: various	Quality of Stock High quality. Attractive to business user. Risk of conversion through prior approval: Medium low	General Environment Walking distance to local train station. Car parking at front.
ID: LMR2	Address: 84 Lower Mortlake Road, Independence House		
	Description 1990s office building Floorspace: 4 storeys. Occupiers: Business sectors: unknown Companies:	Quality of Stock High quality. Attractive to business user. Risk of conversion through prior approval: Medium low	General Environment Walking distance to local and main train stations. Car parking at rear.

ID: LMR3	Address: 72 Lower Mortlake Road, Avalon House		
	Description	Quality of Stock	General Environment
	<p>Late 1990s office building</p> <p>Floorspace: 3 high storeys.</p> <p>Occupiers: Business sectors: unknown Companies:</p>	<p>High quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium low</p>	<p>Walking distance to local and main train stations.</p> <p>Car parking at rear.</p>

Vacant/marketed offices - Lower Mortlake Road cluster

ID: LMR5	Address: 2-6 Bardolph Road, Manor House		
	Description	Quality of Stock	General Environment
	<p>Mid C20th industrial building</p> <p>Floorspace: 2 office storeys. New 2F residential approved. Full application for conversion to residential received.</p> <p>Occupiers: Business sectors: Vacant Companies:</p>	<p>Poor quality.</p> <p>Low attraction to business user.</p> <p>Risk of conversion through prior approval: High</p>	<p>Walking distance to local train station.</p>
	Being marketed? No	Marketing details	
ID: LMR6	Address: 1 Victoria Villas, Elephant House, North Sheen		
	Description	Quality of Stock	General Environment
	<p>2000s mixed use residential/office building</p> <p>Floorspace: 4 storeys of different use. Car parking available. 1F and 2F appears empty.</p> <p>Occupiers: Business sectors: various Companies: Grupotech, Pico</p>	<p>High quality.</p> <p>Attractive to business user.</p> <p>Risk of conversion through prior approval: Medium high 13/3505/P3JPA & 14/0130/P3JPA implemented</p>	<p>Walking distance to local train station.</p> <p>Car parking at rear.</p>
	Being marketed?	Marketing details	
	Michael Rogers	430 sqm	

ID: LMR7		Address: 1-5 Dee Road, Argyle House+Clare Court+Vision House, North Sheen	
	Description	Quality of Stock	General Environment
	1980s office building	Average quality.	Walking distance to local train station.
	Floorspace: 2-3 office storeys. Occupiers: Business sectors: various Companies: various	Medium attractive to business user. Risk of conversion through prior approval: Medium high Has PN consents, some implemented.	
	Being marketed?	Marketing details	
	Martin & Campbell	120-450 sqm (google streetview Aug 2014)	