



1. PROPERTY DETAILS

Site Name & Address	424 Upper Richmond Road West SW14 7JX	
Borough	Richmond	
Company	TfL Freehold (roads)	
Zone (TfL)	4	
Site Area (acres)	0.12	
Location and Site Plan		
Site Description	<p>The Site is located within East Sheen in LB Richmond. The site is in a predominately residential area with some commercial uses. The site consists of a two storey building fronting Upper Richmond Road West and Clifford Avenue with an attached single storey building facing Clifford Avenue. The site has a PTAL rating of 2. The Site comprises 3 elements:</p> <ul style="list-style-type: none"> - Hand Carwash (sui generis rear of property and use of forecourt). - Vacant retail/commercial unit (last used as a car showroom) on ground floor facing Upper Richmond Road West - Vacant office space on upper floors. 	
Existing Use	<ul style="list-style-type: none"> • Car Wash (sui generis) and vacant (commercial/retail) 	

2. TOWN PLANNING

Development Plan and supplementary documents	Adopted: London Plan (2016) LB Richmond Local Plan (2018) Emerging: Draft London Plan 2017.
Site Allocation	No
Planning History	No history of attempted conversion to residential. Application 09/3029/COU for “ <i>Use as glass processing factory and retail outlet, to include machinery for drilling and polishing glass. Storage of glass and related products</i> ” was refused in 2010 due to potential impacts on residential amenity.
Housing zone/OA	No
Heritage Designations	No
Flood Zone	Flood zone 1
Ecological Designations	No
PTAL	2
Tall buildings	Local Plan Policy LP2 states: “ <i>Taller’ buildings are defined as those being significantly taller than the neighbouring buildings, but less than 18 metres in height (below six storeys); a ‘tall’ building is defined as a building of 18 metres in height or higher.</i> ” The site is not in an area identified as suitable for tall buildings.
Car and Cycle parking standards	Richmond Local Plan: On site with PTAL 0-3: 1-2 bedrooms = 1 space. 3 bedrooms+ = 2 spaces. Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1 bedroom unit and 2 cycle spaces for all other units.
LPA affordable housing target	Current LB Richmond Local Plan target: 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing/ On sites below the threshold of ‘capable of ten or more units gross’, a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set in the Affordable Housing SPD. Draft London Plan target = 50% on publicly owned land (35% social rent and 65% intermediate)
Other	LB Richmond has strong policies which aim to retain employment space. An element of employment may need to be provided on the site if the developer is not able to fully justify the loss of employment space on the site. There may be opportunities for office to residential permitted development on the site depending on length of office space vacancy. Richmond was declared an air quality management area in 2000. The borough seeks air quality neutral development where possible.
Planning Policy Overview	LB Richmond Local Plan: Policy LP 34 sets a target for between 400-500 units per annum in East Sheen. Policy LP 40 and 41 Protects employment uses and may need to be retained on the site if their loss cannot be justified London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential Encourage housing delivery in accessible locations. Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and D2 Small Sites encourage optimising housing density in accessible locations.

Site overview- Opportunities/ Constraints	<p>Opportunities: Under utilised site in an existing residential area with high housing targets. Much of the site is vacant and has remained vacant for a long period of time.</p> <p>Constraints: There is employment on the site which may need to be retained. Design will need to take account of the amenity of neighbouring properties.</p>
Planning Prospects	Given the underutilised nature of the site there is potential for residential development . This may need to contain an element of employment due to strong policies on employment retention.