

Thames View House Redevelopment

Frequently Asked Questions

Who are PA Housing?

We are an award-winning provider of affordable, quality homes. We provide housing across the Midlands, London and the South East offering a range of housing solutions from affordable rent and independent living to shared ownership and outright sale for those in need. With over 40 years of experience, we manage over 23,000 homes across our regions. We're passionate about delivering more affordable homes and great services.

Why are you doing this?

Thames View House was built in 1972 and is now coming to the end of its life. If we keep the existing building, we'll be spending money keeping a building running and maintained that does not meet modern standards of accommodation. It makes more sense to redevelop the Thames View House area into somewhere attractive that offers residents and the surrounding area a better space and living environment.

What has happened to people living in the existing building?

Our Thames View House Home Moves Team have worked with residents individually to make sure they know exactly what's happening and what will happen. No-one will be homeless, and all have been found new homes with PA Housing.

What will happen to the preschool?

We will be building a new, purpose-built preschool facility on the ground floor of the new building. We're also working with the preschool to look at options for temporary facilities, to make sure that the preschool remains open during the construction period.

What is going to be built?

The development received planning consent in September 2020 for a 97-home development, the existing 9 storey building will be replaced with a new building which has staggered heights from 6 to 9 storeys. Of the 97 homes in the new building, there will be a mix of 1 bedroom and 2-bedroom apartments with their own private amenity space. The ground floor will contain high quality wheelchair accessible accommodation, along with a new preschool and the building's bicycle and refuse facilities.

Is the proposed new building height taller?

Although the proposed development would be of a size and scale that would be significantly larger and higher than the predominant character of the area, however it would be comparable to the existing building and would be broken up by virtue of its design and appear lower in height by



reason of the 8th floor being set back. Overall, it is considered that the proposed scale, height and massing would not have a materially harmful impact on the character of the area when considering the existing Thames View House building being demolished.

Will there be a loss of privacy to existing residents?

The proposed development is further away from the Thamesmead properties to the south-east and views from the balconies on the south-east elevation would be across the car park primarily with limited views of the amenity space of the Thamesmead properties due to the separating distance and oblique angles. The Thamesmead properties adjoining the site would gain increased privacy as a result of the proposed development.

In addition, a planning condition has been put in place regarding privacy:

Balcony screen

Prior to the first use of the eighth-floor terrace hereby approved a balcony screen shall be erected along the south-western side of the terrace and maintained permanently in strict accordance with the approved plans.

Reason: To preserve the privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.

Who will live in the new building?

The new homes a mix of affordable homes to rent and buy on a Shared Ownership (part-buy part-rent) basis.

Please see a tenure breakdown below:

- 45 x Affordable Rented
- 52 x Shared Ownership

Affordable homes to rent will be let through Elmbridge Council's allocation scheme to residents of the borough, and local people will also have priority to the Shared Ownership homes.

How much parking will there be?

Our aim is to provide one parking space for each new home, which is the same ratio as is provided for the existing Thames View House building. We will also provide some parking for the preschool along with disabled parking and electric vehicle charging points.

How will you manage construction traffic during the build process?

As part of the pre-commencement (before construction work commences) planning conditions, the main contractor will need to submit a Construction Transport Management Plan which includes a number of details, such as: the location of parking for site personnel, the location of the storage of plant and materials and the routes and timings of deliveries.

Are you doing anything else besides building homes?

In addition to building new homes and a new preschool facility there we will also be improvements to the appearance of the area surrounding the building through improved landscaping and planting. We will be removing a small number of garages on Felix Road that are not large enough to accommodate most modern cars so that we can provide additional parking and green landscaping to enhance this area.

How long will it take?

Construction work will begin Summer 2022. The construction is likely to take approximately 2 years to complete, although the programme will be finalised with the main contractor.

How will you keep us informed?

As we approach the construction phase, we will write to neighbouring residents to let you know when work is due to start, and we'll make sure that the appointed contractor provides regular updates. Details of the contractors Social Value and Community Team can be found on the man page under **Considerate Contractor**.

How will the dust, noise and other associated waste as part of demolition and construction be managed?

As part of the planning conditions the appointed contractor is required by the relevant laws and policies to ensure that the site is managed safely, and any hazardous materials safely removed and disposed of.

In addition, a planning condition is in place that requires the submission of a Construction Environmental Management Plan prior to the commencement of any development. This plan will include a number of measures, including the measures for controlling dust and other air-borne pollutants, considering the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.

Can the estates current infrastructure accommodate new residents?

As part of the development PA Housing are required to provide a financial contribution towards the local infrastructure through the Community Infrastructure Levy (CIL).

What are the construction working hours?

The construction hours have been agreed by the Elmbridge Borough Council and are set out below.

All works be carried out only between the following hours:

08 00 Hours and 18 00 Hours on Mondays to Fridays and
08 00 and 13 00 Hours on Saturdays and;
at no time on Sundays and Bank Holidays.

Will access to the park, scouts and neighbouring properties be an issue?

The access to the park and the neighbouring properties has been considered within the Construction Environmental Management Plan submitted to Elmbridge Borough Council and planning authority.



What is the impact of Covid-19 on the feasibility of the proposed car club?

The long-term implications and impact of Covid-19 are still unclear and the impact on the feasibility and appropriateness of the car club may need to be re-visited by PA Housing at a later date.

How will the parking be managed once the development is completed?

PA Housing are currently looking at various management options which we will inform residents of once a decision has been made.