

Gladedale Special Projects (now Avant Homes)

Hampton Court Station, Hampton Court



This mixed-use scheme was highly controversial, due to its perceived impact on the setting of Hampton Court Palace (located across the River Thames), and the adjacent Grade II Listed bridge. As a consequence, the site has been derelict for almost 30 years and, in 2003, was voted “one of Britain’s worst wasted spaces” by listeners of Radio 4’s Today programme.

The scheme proposed the demolition and comprehensive redevelopment of Hampton Court Station and the adjoining land to include 66 residential units, retail and commercial floorspace, a hotel, a 61 bed care home, new areas of open public space, a refurbished railway station and a new transport interchange.

We were influential in achieving a positive officer recommendation and, ultimately, planning and listed building consents for the scheme.

We were also responsible for project managing the planning application process, as well as giving planning advice, providing the Planning Statement and co-ordinating the Environmental Impact Assessment.

Summary of achievements

- Consultation with the Local Authority, the Environment Agency, English Heritage and CABE
- A two-day exhibition on development options to obtain feedback from local residents
- Led on the negotiations and liaison with the Local Planning Authority through the statutory planning process
- Secured the discharge of pre-commencement conditions to allow development to progress



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