

All Saints' Church, Hampton

**Proposed Narthex Extension to All Saints' Church,
Replacement of the Church Hall and Redevelopment
of No 44 The Avenue Hampton Middlesex TW12 3RG.**

Design and Access Statement

Appendices A and B

APPENDIX A

PHOTOGRAPHS OF THE EXISTING BUILDINGS AND THE LOCAL NEIGHBOURHOOD



Fig 1 No44 The Avenue and adjacent house



Fig 2 No 44 The Avenue



Fig 3. All Saints' Church Hall



Fig 4. All Saints' Church and Church Hall



Fig 5. Site viewed from the North



Fig 6. Site viewed from the North



Fig 7 The Avenue (east side) from the South



Fig 8 The Avenue (west side) from the South



Fig 9. Old Farm Road East



Fig 10 Old Farm Road West



Fig 11 Nursery Green



Fig 12 Partridge Green



Fig 13. Partridge Green

Appendix B Pre- Application Consultation – RBRuT Letter of 17 October 2016

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Our ref: 16/F0077/PREAPP

Contact no.: 020 8891 7300 ext.4572

Contact: Mrs P Davidson

Mr David Loxton
Loxton & Associates
1 Morland Close
Hampton
Middlesex
TW12 3YX

17 October 2016

Dear Mr Loxton,

Town and Country Planning Act 1990 (as amended)

Re: All Saints' Church and 44 The Avenue, Hampton TW12 2RG

I write further to the drawings and information received by the Council regarding the above named site and the meeting held at the Council Offices. The drawings detail your proposals to alter the site in the following way:

Demolition of the existing church hall and dwelling house at 44 The Avenue. Construction of new church hall with two residential flats above, new Narthex link to church and erection of four, 4 bedroom houses with associated landscaping and parking

Site and history

All Saints Church is situated on the eastern side of The Avenue and to the north of Old Farm Road. There are two single-storey church hall buildings to the north of the Church with the main church building being designated as a Building of Townscape Merit (BTM). The surrounding development is predominately residential with an area of Other Open Land of Townscape Importance opposite the site.

No. 44 The Avenue is located to the north of the church site and comprises a detached bungalow with outbuildings and off street parking.

History

There is no relevant planning history connected with the property at no.44.

There is planning history connected with the All Saints Church:

11/0240/FUL – Alterations to the frontage of the church to improve access. Granted

10/2714/FUL – Alterations to the frontage of the church front and access – Refused

85/1150 – erection of a single storey side extension to parish hall to provide meeting room, office, new kitchen and storage. Granted

81/1497 – erection of single storey extension to existing church hall. Granted.

The main issues for consideration in this case are the land use, design and visual impact on surrounding area and on Building of Townscape merit, impact on neighbour amenities, sustainability, trees, transport and highways and compliance with housing policies.

(<http://www.richmond.gov.uk/home/environment/planning.htm>). Once the application is made valid, the Council aim to deal with the application within an 8 week period. 7

Without prejudice

Any advice given by Council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstances may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes.

Yours sincerely

P.P. Buhler

Mr Robert Angus
Development Control Manager

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