

## **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**



## **Contents**

- 1.00 Introduction and Summary**
- 2.00 Site Description and Context**
- 3.00 Planning History**
- 4.00 Constraints and Opportunities**
- 5.00 Involvement**
- 6.00 Design Concept**
- 7.00 Use**
- 8.00 Amount**
- 9.00 Layout**
- 10.00 Scale, Massing and Appearance**
- 11.00 Residential Amenity**
- 12.00 Landscaping**
- 13.00 Biodiversity and Habitat**
- 14.00 Sustainable Design**
- 15.00 Access Statement**
- 16.00 Design Conclusions**

## 1.00 Introduction and Summary

This Design and Access Statement has been prepared in support of a full planning application submitted to the London Borough of Richmond upon Thames by The Vicar and Churchwardens of All Saints' Church Hampton (hereafter referred to as the 'Applicants') with regard to All Saints' Church and Church Hall and 44 The Avenue Hampton TW12 3RG (hereafter referred to as the ('Site')).

This document is prepared in general accordance with the guidance set out in *Appendix 1; Design and Access Statements of the Supplementary Planning Document: Design Quality published by the London Borough of Richmond*, and should be read in conjunction with the following drawings and documents submitted with the application.

Drawings – Prepared by Loxton and Associates:

L1137/2.4/01- Location Plan

L1137/2.1/02 - Block Plan – As Existing

L1137/2.1/03 – Street Elevation – As Existing

L1137/2.1/04 – Block Plan - As Proposed

L1137/2.1/15 –Site Plan - As Proposed

L1137/2.1/16 – Ground and First Floor Plans – As Proposed

L1137/2.1/17 – Second Floor and Roof Plans – As Proposed

L1137/2.1/18 - Front and Rear Elevations – As Proposed

L1137/2.1/19- Side Elevations and Sections

L1137/2.1/20Rev A – Landscape Scheme

L1137/2.1/21 – Narthex Plan

L1137/2.1/22 – Schedule of materials

The Application is also supported by the following reports and statements:

- Design and Access Statement (Revised) and Appendices -Prepared by Loxton & Associates
- Transport Statement (Revised) - Prepared by Paul Mew Associates

- A Draft Construction Method Statement (Revised) - Prepared by Paul Mew Associates
- An Arboricultural Report - Prepared by ACS (Trees) Consulting
- A Bat Building Assessment Report - Prepared by Darwin Ecology Ltd
- Community Consultation Statement – Prepared by Loxton & Associates
- A BREEAM Pre Assessment Report – Prepared by Syntegra Consulting Ltd
- Energy Report - Prepared by Service Project Engineers Ltd
- LBRuT Sustainability Checklist
- Report Justifying the Demolition of the Bungalow at 44 The Avenue - Prepared by Loxton & Associates and others
- Financial Viability Statement Viability Reports (Revised) - Prepared by S106 Management
- CIL Questionnaire

The Application seeks Full Planning Consent from the London Borough of Richmond upon Thames (hereafter referred to as the Council) for the:

*“Demolition of the existing Church Hall and the bungalow at No 44 The Avenue Hampton TW12 3RG and the construction of a new Narthex to All Saints’ Church, a new Church Hall (Use Class D1: Non-Residential institutions ) incorporating one flat (Use Class C3: Dwelling Houses), three 4-Bedroom houses one 3-Bedroom house (Use Class C3 Dwelling Houses)”*

The church hall will be confined to the site of the existing hall and the four houses on the site of the existing bungalow at No 44 The Avenue and the land to the rear. The Narthex will form a linkage between the Church and church hall.

### **1.01 Site Location**

The application site, All Saints’ Church its Hall and the adjacent no 44 The Avenue, Hampton is located on the corner of The Avenue and Old Farm Road between the centre of the well-established residential area to the south and the more recent developments of the former Nurserylands area in the northern part of Hampton. The Church and church hall are located in the centre of the parish area and benefit from two regular bus services, and the nearby Hampton railway station and access to local amenities and supporting facilities.



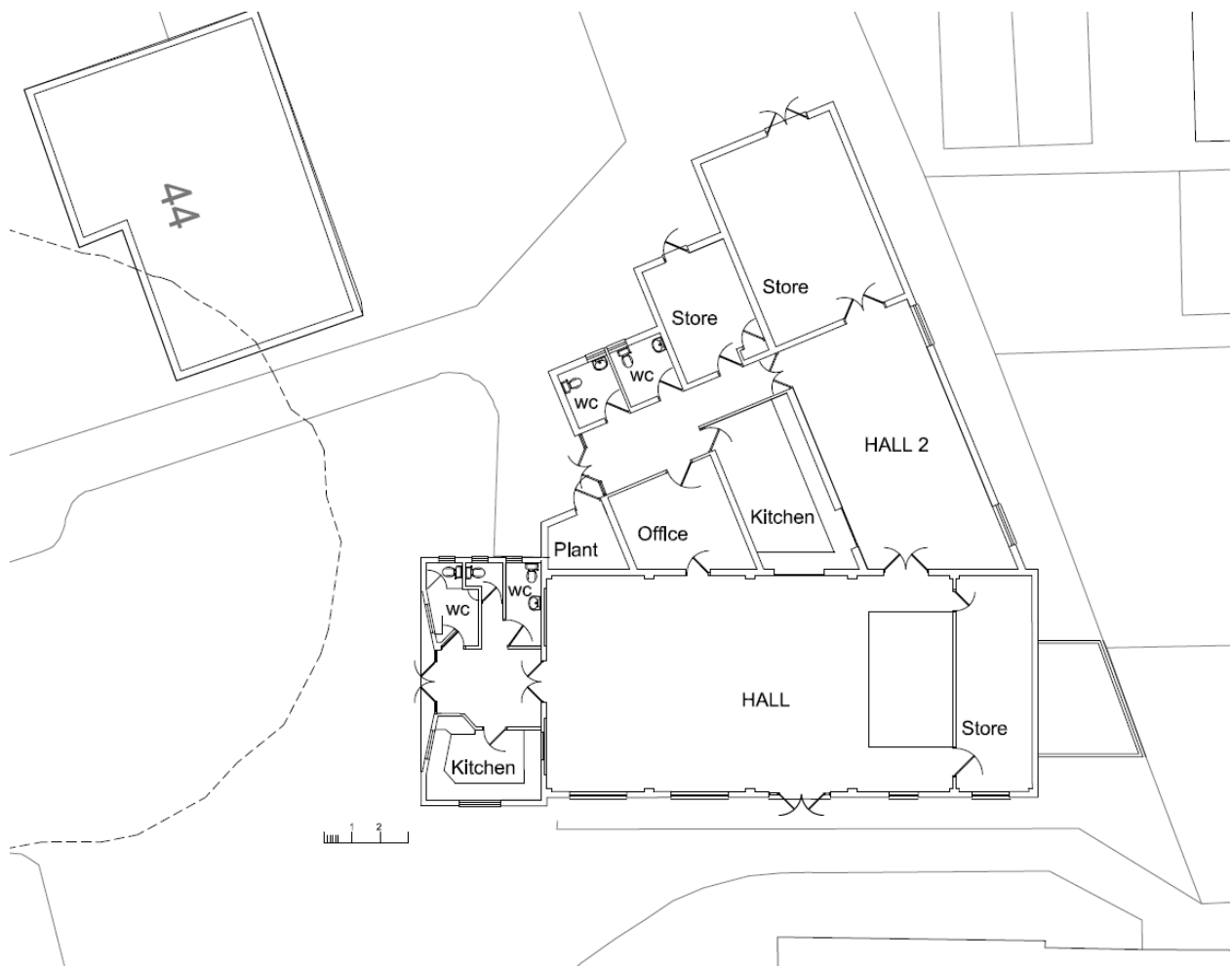
Location Plan

**SITE**



Courtesy Bing Maps

*Aerial Image from the South*



Existing Church Hall

## 1.02 Background and Project Vision

The Statement of Need reproduced below was prepared by the Vicar and Churchwardens to present the proposals to the Parish and Diocese and sets out comprehensively and clearly the reasons why the project is promoted and the aspirations of the Church community.

The fundamental aim of the project is to replace the existing church hall with a new fit-for-purpose building and promote inclusion in the community it serves.

The proposal has evolved from design principles that seek to create an accessible, high quality, attractive new church hall, ancillary facilities and link to the Church via a new Narthex, funded by the development of the adjacent bungalow site for four town houses all responding to, and complementing the character of the Church and the surrounding area.

Extracts from The Report to The Diocese of London by The Vicar on behalf of the Church Community.

### **1. Background/History**

*The new parish church of All Saints' Hampton was built and consecrated in 1908. In 1921, following the 1<sup>st</sup> World War, the parish acquired an old army hut for the sum of £75. This was dismantled by parishioners and re-erected on the plot of land adjacent to the church at a cost of £32, where it served as the parish hall for the next forty years, but by the early 1960s it was literally falling apart!*

*A replacement hall was designed and built by members of the congregation at a cost of £8,000. It was dedicated by the Bishop of Kensington in July 1962.*

*In the early 1980s an extension was added, which provided additional lavatories, a small hall with extra storage space, a couple of offices and a second kitchen. This comprises the current church hall complex and it is in almost constant use by the church and a wide variety of local groups.*

### **2. Need for a new hall**

*The All Saints' Church Hall complex is an important community asset, an essential venue for church activities and a vital source of church revenue through hall-lettings.*

*However... whilst every effort has been made to maintain the building and to ensure we are always in compliance with current health and safety legislation, the hall complex is now somewhat dilapidated and it is increasingly clear that it is nearing the end of its useful life. Moreover, although the hall complex is of enormous value to All Saints', the building itself has no architectural merit and, aesthetically speaking, is not sympathetic to the style and appearance of the adjacent church.*

### **3. Proposed new scheme**

*In early 2014 the PCC received a £5,000 grant from the Hampton Fuel Allotment Charity (HFAC) to conduct a feasibility study into the re-development of the All Saints' Hampton Church Hall Complex.*

*David Loxton, an architect who is well known to All Saints and who designed the new and highly regarded access scheme implemented in 2012, was commissioned to undertake the study.*

*His brief included re-development of the church hall site and development of the adjacent site at 44 The Avenue, a bungalow which is owned and let by the parish*

*Plans/drawings for the proposed new scheme were submitted to the Diocese for initial comments in January 2015. In summary the new scheme envisages*

- *Demolition of the bungalow at 44 The Avenue.*
- *Construction of four, 4-bedroomed, terraced houses on the site currently occupied by the bungalow, with the land to the rear of the bungalow (also owned by the parish) used to provide back gardens for the new houses.*
- *Demolition of the church hall complex.*
- *Construction of a new church hall/community centre, comprising: a large hall able to sub-divide into three separate spaces, two kitchens, two offices, lavatories (including a disabled access lavatory, baby-changing facilities), and additional storage space.*
- *The construction of a first-floor, two bedroomed flat as part of the hall complex, but with independent access and a separate front door. The construction of a mainly glass narthex, linking the church with the new hall complex, with the installation of double doors beneath the window of the central bay of the North Transept. (See photos and architect's drawings below). NB. Following feedback received from the Diocese, it is envisaged an additional lavatory would be installed to the rear of the narthex, where doors are shown in the plans.*
- *(The rationale for this would be initially to provide an additional source of revenue through rental income, but the longer term vision would be for the flats to be used as accommodation for parish interns to be involved with supporting local youth work in the parish.*



- *The construction of a mainly glass narthex, linking the church with the new hall complex, with the installation of double doors beneath the window of the central bay of the North Transept. (See photos and architect's drawings below). NB. Following feedback received from the Diocese, it is envisaged an additional lavatory would be installed to the rear of the narthex, where doors are shown in the plans.*

## **5. Community Benefit**

*It has been made clear to us that, if we are to secure financial support from HFAC, we need to demonstrate that the All Saints' Hall Complex is an asset to the wider community not simply to the congregation. In recent years income from hall-lettings had been declining as a number of long-term user groups closed down and this had raised questions for us as to whether there was an over supply of such facilities locally, or whether it was because our facilities were too dilapidated.*

*However, with the appointment of two new parish administrators in the past year and a big push to identify new long-term hirers, the halls are now almost at full capacity. We are also serving a much more diverse range of community groups (e.g. During Ramadan, the staff of the many local 'Indian', but in reality, Bangladeshi-run, restaurants in Hampton, are unable to get to the mosque in Hounslow in time for prayers. Consequently, they are hiring our hall for prayers. It is likely this may become a regular arrangement in future years). Over the past year, our income from hall-lettings has increased significantly.*

## **6. Interim/transitional arrangements**

*Assuming we are able to proceed with this, a key consideration will be the retention of as many of our regular hirers as possible once work begins on the demolition of the existing hall complex. To that end, over the past year we have undertaken a major re-ordering of the interior of our church building so that it is now a much more flexible space. This will enable us to relocate a number of the activities that currently take place in the church hall, into the Church on a temporary and so minimise loss of hall-rental income.*

## **7. Planning Process**

*In early 2013, during the course of initial discussions about this possible future development, we were advised that it would be helpful to submit a paragraph summarizing these plans, for inclusion in the local authority's 'Hampton North Master Plan', which was in the process of being drafted at that time.*

*The PCC moved quickly to agree the wording of the paragraph below, dated 23.03.13 and it is our understanding that this was duly incorporated into the new Master Plan.*

***All Saints' Church hall on The Avenue, which dates from the 1960s and is used extensively by a diverse range of church and community groups, is now nearing the end of its useful life. The Church hope to replace the existing church hall complex, with a new Church Hall and Community Centre, with a range of halls, meeting rooms, offices, accommodation and catering facilities fit for purpose for the twenty-first century. They envisage funding this project through the sale and redevelopment for housing of adjacent land and property owned by the church.***

## **8. Conclusions**

*All Saints' Hampton is blessed with a church hall complex that serves the needs of a wide range of church and local community groups. There is great demand for these facilities and lettings are almost at full capacity. However, the current hall, which has served us well for over fifty years, is now nearing the end of its useful life and a new building is urgently needed. We believe the proposed scheme would provide us with new, flexible facilities, fit for purpose, to enable us to service the mission and ministry of All Saints' for the next fifty years and to help secure the parish's financial viability for future generations.*

### **1.03 The main objectives**

To summarise, the main objectives of the proposed development are to:

- re-provide the existing church hall with a new building with modern efficient facilities; designed to meet the future needs of the Church and local community to be funded by ;
- construction and sale of four houses on the adjacent site owned by the Church
- provide a direct linkage between the existing Church and the church hall;
- provide residential accommodation for support workers for the Church;

- contribute to the funding of the ongoing works of the Church;
- provision of housing and;
- significantly reflect and enhance the character of the site and the surrounding area.

#### **1.04 Scope of Planning Issues**

The key planning issues in respect of the proposed development are considered to be:

- Land Use
- Design
- Visual impact on the Building of Townscape Merit (The Church)
- Residential Standards
- Impact on amenity of neighbouring properties
- Sustainability
- Trees
- Transport and Parking
- Compliance with housing policies

The main Planning policies relevant to the application include:

- The National Planning Policy Framework
- London Borough of Richmond upon Thames Core Strategy (2009)
  - CP1 Sustainability Development,
  - CP2 Reducing Carbon Emissions
  - CP7 Maintaining and Improving the Local Environment
  - CP14 Housing
  - CP15 Affordable Housing
- Adopted Local Development Framework Development Management Plan (2011):
  - DM SD1 Sustainable Construction
  - DM SD2 Renewable Energy
  - DM HD3 Buildings of Townscape Merit
  - DM HO1 Infill Development
  - DM HO4 Housing Mix and Standards
  - DM HO6 Delivering Affordability
  - DM TP8 and 9 Off Street and Forecourt Parking,

- DM DC1 Design Quality
- DM DC2 Layout and Design of Mixed Use Schemes,
- DM DC4 Trees and Landscape
- DM DC5 Neighbourliness, Sunlighting and Daylighting
- Supplementary Design Documents;
  - Design Quality SPD,
  - Small and Medium Housing Sites SPD
  - Residential Development Standards SPD
  - Sustainable Construction Checklist SPD
  - Refuse and Recycling SPD
  - Affordable Housing SPD

## **2.0 Site Description and Context**

### **2.1 The Site**

The total site area including Church grounds is 0.3 Hectares (3056sq m).

The 'development site' area, excluding the Church grounds not to be developed, is 0.1708 Hectares (1708 sqm).

The 'development site' is roughly rectangular with a frontage to The Avenue is 38m in length and has depth of 41m. The site is generally flat.

The Avenue forms to western boundary with a low brick wall and hedge and residential properties with timber boundary fences are to the north and east. To the south of the development site are the Church and its grounds

### **2.2 Activities**

The existing buildings on the site are the existing church hall, a well-used and popular local social and welfare facility with a small car park and a small bungalow on a generous site.

Immediately adjacent to the south is All Saint's Church and on the opposite side of Old Farm Road is the Vicarage occupied by the incumbent vicar.

Opposite, on the west side of The Avenue is Nursery Green, an area of public open space with a popular and well maintained children's play area .

Further to the north is Tangle Park Neighborhood Centre, an area of mixed uses including the YMCA White House Community Centre, Sainsbury's supermarket, The Hampton Public House, a chemist, the Local Metropolitan Police Neighborhood Police Office, a nursery, and a generous car park. The Shooting Star Chase Children's Hospice occupies the site to the east of the Sainsbury's car park. Buckingham Nursery and Primary School is just to the northeast of the Neighborhood Centre.

### **2.3 Archaeology.**

It is understood that the site is not considered by the Council as a being within an area of archaeological significance. There are existing buildings on the site so it is therefore significantly disturbed made ground, minimising the chance of archaeological finds. Furthermore, partly due to the presence of made ground, it is likely that the building will be constructed on piled foundations. The excavation for foundations will therefore be of limited depth. An archaeological assessment is therefore unjustified.

### **2.4 Linkages**

The Church is well connected to the area of its parish, locally and regionally. The network of neighbourhood roads and footpaths is well developed for pedestrians cyclists and connects to most of the local residential streets in all directions.

Vehicle access is via The Avenue which runs approximately north to south and connects to the local streets that in turn connect to the local, regional and national road network in all directions.

Although only having a PTAL rating of 1, which is considered poor, the Church is well connected to the public transport network with bus stops within 200m. The No 111 and R70 bus routes pass along the Avenue. The No 111 bus connects Hounslow and Heathrow in the west to Kingston to the east and runs at 10 minute intervals. The 111

route is a 'night bus', providing a 24hour service. The route also connects with the South West Trains network at Hampton and Kingston stations and the Piccadilly Line on Tube system at Hounslow East and Heathrow Central stations and Heathrow Airport central area terminals. The R70 bus connects Richmond with Hampton via Twickenham connecting with the South West Trains system at Fulwell, Twickenham, and Richmond and the District Line and Overground line at Richmond.

The typical off-peak service from Hampton Railway Station is 2 trains per hour to London Waterloo via Kingston and Wimbledon and Clapham Junction. Two additional services run via Richmond and Putney at peak times

The small car park provides parking spaces which are customarily used by the less mobile members of the congregation and by groups hiring the hall.

The streets around the site are relatively quiet which, together with routes across the local parks and through the Nurserylands and Partridge Green residential areas offer good, safe environment for cycling.

The **Transport Statement** submitted with the application provided further details.

## **2.5 Flood Risk**

The Site is not located within a Flood Risk Zone on the Environment Agency's website. A flood risk assessment is therefore not considered necessary. However, it has been recommended that the risk of surface water flooding is reduced by the use of permeable pavings.

## **2.6 Heritage**

The site is not in a conservation area and there are no statutorily or locally listed buildings on the site or in the immediate vicinity.

All Saints' Church is designated a Building of Townscape Merit (BTM) by the Council under Policy DM HD3 that requires the council to ensure and encourage the

preservation and enhancement of such buildings and protect their significance, character and setting.

## **2.7 Townscape**

Photographs of the existing buildings and the local area are at Appendix A

The setting of the site is predominantly suburban residential, but it has developed continuously over the last 100 years so that the characteristics of the local townscape are of a broad mixture of land usage, building types, period, style and materials.

The church is one of the oldest and most established buildings in the vicinity. *See App A Fig4* It was designed and partially built in 1908 and the porch and west wall was added in 1970. It is a relatively plain church building built in a dark brown brick with stone trimmings under a generously pitched clay plain tiled roof. The porch at the west end of the church is a modest windowless extension built in matching bricks and brick detailing with a flat roof behind parapet, and a recessed entrance. The Church entrance is signaled by a modest brick detailed pediment shape to the parapet wall above.

Attractive and successful alterations made to the front entrance doors and path leading to it from The Avenue in 2011 were to subject of planning approval by London Borough of Richmond Ref 11/0240.

The existing church hall, built in 1961 is an undistinguished, precast concrete system-built building with off-white painted rendered walls under a shallow pitched sheet steel roof to which a flat roofed extension with an additional hall, a kitchen, toilets and office accommodation was added on the north side in the early 1980s.

The existing property at, No 44 The Avenue is an equally undistinguished brick built bungalow under a plain tiles roof, set in the centre of its generous site, well back from the road with a vehicular access on the northern side. *See App A Fig 1*

The Arboricultural Statement submitted with the application describes the existing trees and their condition and makes recommendations for their protection where necessary. In front of the church hall is a large mature Oak tree which is the subject of Tree Preservation Order. This tree influences the layout of the proposed scheme.

The Vicarage is a relatively new house which, together with the five houses behind it along Old Farm Road, *See App A – Figs 9 & 10.* occupy the site of the former vicarage. They are designed in a modern interpretation of a traditional style in yellow bricks with stone trims under slate roofs.

The Partridge Green housing scheme to the east of the site was built in the 1980s in a style, layout and relatively high density influenced by the Essex Design Guide principles and Planning Policy Guidance (PPG) 3 prevalent at the time for residential design. The mainly 2 and 2½ storey houses are built in a light coloured brick or rendered finish with small windows under pitched tiled roofs. The scheme is a contrasting style to the church. *See App A - Figs 12 and 13*

The houses immediately behind no 44 The Avenue are modest bungalows.

Further to the south, the residential area displays a wide variety of scale, styles and materials typical of the changing character of 20th Century development. Substantial detached and semi-detached house predominate in this part of The Avenue.

The application site is at the transition point between the higher density developments of Partridge Green to the north east and the remainder of the Avenue to the south. Opposite the church Nursery Green at 1.42Ha is a medium sized park mostly grassed with substantial trees around the edge and alongside paths that follow the desire lines connecting the various surrounding residential areas. *See App A – Fig 11.* There is also a well-equipped and popular children's play area within the park. The boundary of the park to The Avenue is marked by a hawthorn hedge and verge and there is a gate immediately opposite the church. The park provides an open aspect to the Church and the application site offers longer views of the building between the trees. The park is used for the annual Hampton Carnival, and is frequented by walkers and families and young people congregate and 'kick-about' in the open central area.

The Church is set in attractive and well-tended gardens at the front and southern side, with mature shrubs and trees and areas of lawn. The garden of remembrance is located on the south side approached via a path from the front of the building.



Importantly, the application site and the Church are at the transition point between the higher density developments of Partridge Greet to the north east and the remainder of the Avenue to the south and the open spaces to the west but benefit.

### **3.00 Planning History**

A planning history search of the Site has been undertaken by making use of the on-line property search facility on the Council's website.

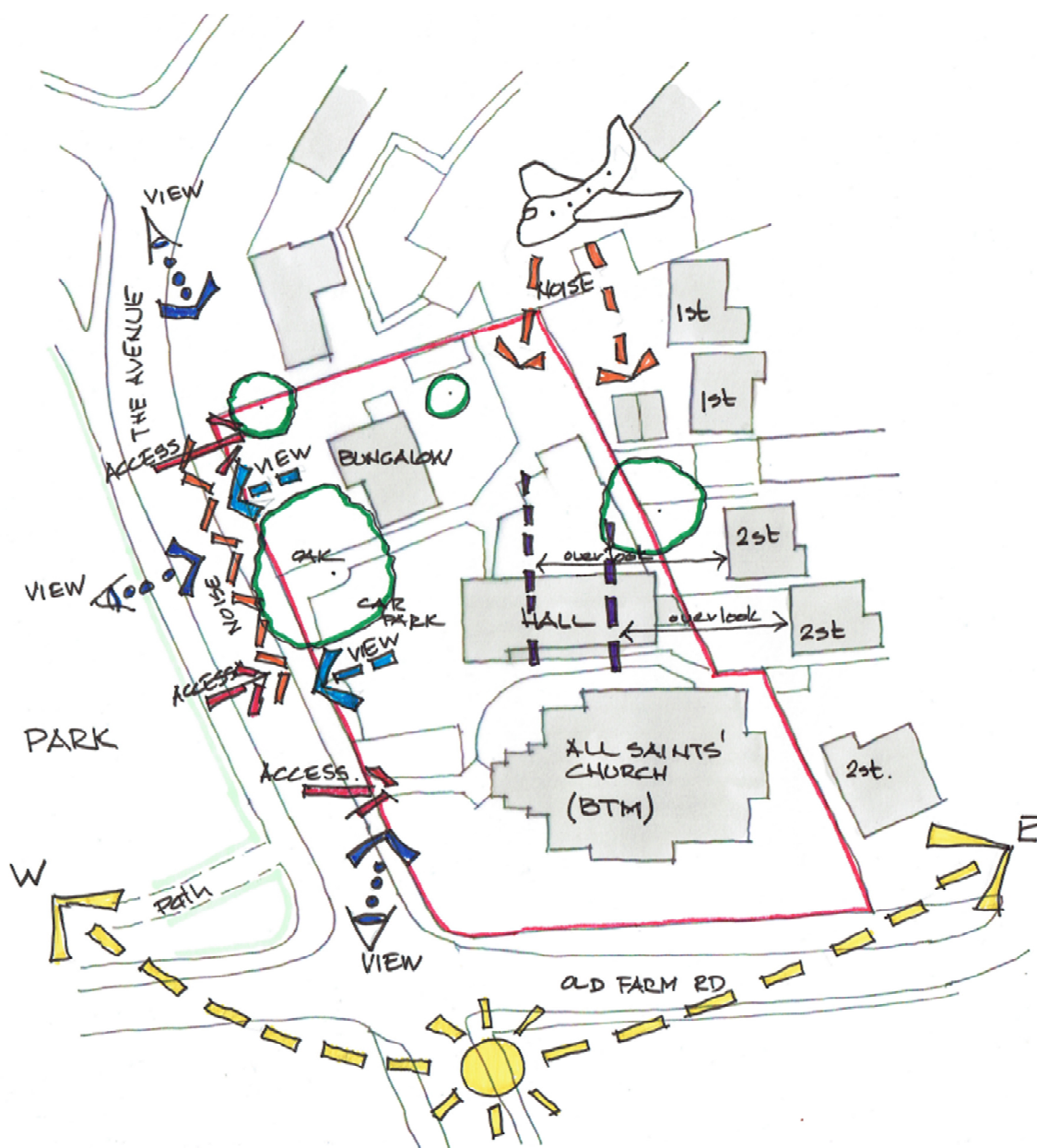
The key planning applications are summarised below:

- Full Planning Application (Application Number 17/1269 for the demolition of the existing Church Hall and the bungalow at No 44 The Avenue Hampton TW12 3RG and the construction of a new Narthex to All Saints' Church, a new Church Hall incorporating two flats, three 4-Bedroom houses one 3-Bedroom house was withdrawn on 30 June upon the advice of the Planning Officer.
- Full Planning Application (Application Number: 11/0240/FUL) for alterations to the frontage of the Church and improve access was granted permission on 28 March 2011
- Full Planning Application (Application Number: 11/2714/FUL) for alterations to the Church front and access was refused permission on 28 March 2011
- Full Planning Application (Application Number: 85/1150DDI) for the erection of a single storey side extension to parish hall to provide meeting room, office, new kitchen and storage. Details of application pursuant to condition 14 (landscaping) of approval notice dated 5.11.85 was granted permission on 28 March 2011
- Full Planning Application (Application Number: 84/0433 ) for the erection of single storey extension to church hall to provide meeting room, office, new kitchen and storage was granted permission on 17 December 1984

- Full Planning Application (Application Number: 81/1497 ) for the erection of single storey extension to the existing church hall was granted permission on 25 February 1982
- Full Planning Application (Application Number: 81/037 ) for the erection of single storey extension to the existing church hall was granted permission on 5 November 1981

#### 4.00 Constraints and Opportunities

The site related factors influencing the design proposals are illustrated in the sketch below



CONSTRAINTS AND OPPORTUNITY DIAGRAM

## **5.00 Involvement**

### **5.01 General initial community consultation**

The Church convened a working party comprising the incumbent Vicar and the two Church Wardens to oversee the design process. The proposals were worked up in consultation with the group.

The proposals have been presented to and discussed by the church community, and interested groups in the wider community and have been considered by London Diocesan Advisory Committee (DAC), a community consultation exhibition has been held and a Pre-Application Consultation has taken place.

The initial proposals were first presented to and scrutinised by the Parochial Church Council.

The preliminary scheme drawings were presented to the church community at a well-attended open meeting held in the church.

Other community users such as Funeral Directors, The Hampton North Working Together Group, The Shooting Star Chase Hospice, and Buckingham Primary School have been consulted on a less formal basis by the Vicar.

The proposals generated wide ranging discussion but generally the reaction has been very positive.

The church congregations were invited to view the exhibition after the services on Sunday 19 February 2017

### **5.02 Pre-Application Consultation - First Application**

An application for a Pre- Application Consultation was submitted to LBRuT on 20 March 2016 the consultation meeting took place on 26 May 2016 but the Planning Officer's responses were not confirmed until the Council's' letter of 17 October 2016 was received.

The Council's letter of 17 October is at Appendix B

The redevelopment of the sites was considered '*generally acceptable in principle*' subject to it meeting all relevant policy objectives.

A summary of the main issues arising is as follows:

#### Housing Policy

- A statement justifying the demolition of the existing bungalow would be required. See Item 7.02 below.
- The development should reflect the scale, scale, mass, height form and fenestration patterns detailed on the surrounding properties.

- The dwellings should adequate internal space and private/communal amenity space and if not justification for the shortfall is required. See Section 8.00 below
- Family housing is welcome in the area and there is no objection to the two flats proposed.

#### Affordable Housing

- Unless they scheme would be made unviable, the Council' affordable housing contribution policies would apply.  
See the Financial Viability Statement submitted with the application.

#### Design

- Design should be compatible with the scale and character of the surrounding developments. The criteria set out in Policy HO2 and DM DC1 should applied., and Reference made to Design Quality and Small and Medium Housing Sites SPD
- Comments on the proposed scheme include:
  - *'The scale of the properties did not appear to respect the local character and would appear cramped and contrived form of development. The Council would suggest that a reduction in the number of units on the site could help overcome these concerns and would help other pressures such as off street parking'*

#### Response:

Some adjustments have been made to reduce the height of the houses and increase the space around them however, as explained elsewhere in this submission, the loss of a house would render the scheme to replace the church hall unviable and therefore undeliverable. As confirmed by the Transport Statement submitted with the application, there is no shortfall in the off-street parking provision for the houses.

- Greater separation required between the buildings.
  - *'The area has a spacious, low density feel due to the gaps between developments'*

#### Response

This is not the case in the adjacent Partridge Green development to the north east which, in contrast with properties in The Avenue to the south, has a greater density and different typology of dwellings. This application site marks the transition between these two character areas. The proposed scheme includes design elements of both.

- The Church building to remain dominant
- Height of the Hall
  - *'The council have some concerns regarding the height if the hall which would complete with the church building and include a pattern of style and fenestration that also appears out of keeping with the church'*

Response.

The church hall itself is of the same height as the existing hall. The frontage has increased height to accommodate the flat above. The form of the frontage to the hall building and its projecting element are designed to reflect the front porch of the church. Adjustments to the design and fenestration have been made to address these points.

- Materials should complement the surroundings

Response

The proposed materials are described on the schedule on drawing L1137/2.1/11. It is assumed that a condition will require samples to be submitted prior to commencement of the works.

#### Impact on Building of Townscape Merit

- *'It has been suggested that the new narthex should be lower lightweight glazed structure and should be set back further from the church frontage....'*

Response.

The narthex will have a glazed frontage with low profile eaves construction and the roof is at the lowest possible level relative the floor and cill levels in the Church and church hall. The pitch of the glazed laylight matches that of the church roof and extends forward to create an attractive canopy at the front to signal and celebrate the entrance and offer some weather protection.

The location of the front wall of the narthex is intended to allow space to gain entry to the central part of the church hall, whilst creating sufficient usable space inside the building at the front for reception purposes and having the least impact on the detail of the north side elevation of the church. Its minimal, lightweight construction, 'frameless' frontage and the 'light touch' of its connection to the Church will achieve minimal visual impact on the form and setting of the Church.

#### Residential amenity

- Impact on Nos 4-6 Tulip Close and properties located to the East of the site.

Response

The proposed new the hall has been specifically located and the height maintained to match the existing hall avoiding any adverse effect on the properties to the east.

- *'...there is some concern the new houses on the plot at No 44 could result in an unacceptable impact on the outlook and daylight due to the close proximity to the site boundaries, height and depth.'*

Response

Inspection on site reveals that the visual amenity of the east elevation of No 4 Tulip Close is somewhat compromised and enclosed by the existing conditions such that the proposed new buildings would have minimal further impact on the outlook and daylight enjoyed by the occupants. Furthermore, it is the entrance door that is most affected rather than the minimal fenestration on the elevation. . However, the scheme has been amended by changing the house immediately adjacent to a 3-bed unit with reduced height and depth. The effect on daylight to and outlook from to the windows to No 4 Tulip Close would be barely affected.

## Sustainability

- Sustainable Construction Checklist is to be conformed to and submitted
- 35% reduction in CO<sub>2</sub> emissions beyond Building Regulations Part L 2013 required.
- An Energy Report is required.
- A BREEAMN assessment is required for the non-residential element.

## Response

The buildings have been designed to incorporate renewable energy generation by photovoltaic panels on the roof supplemented by an air source heat pump for the hall.

The following documents have been submitted with the application demonstrating compliance with the Mayor of London and Council's requirements:

- RBRuT Sustainability Checklist
- Energy Report
- BREEAM Pre - Assessment

## Transport and Highways

The main concern of Highways Offices appears to be parking.

- A Transport Report is required providing information on current usage, parking requirement, surveys of parking within and outside the site
- Vehicles should enter and leave parking spaces in forward gear. A parking court is suggested
- Sight lines are to meet the Front Garden Parking SPD
- Parking proposals for the two flats.
- A Construction Method Statement is required
- Refuse and recycling provision is required should be shown
- Secure and enclose cycle storage provision is required for each dwelling
- Segregated pedestrian access to the houses is required
- Covered Visitor Cycle Storage with Sheffield stands is required
- The street tree and on site Oak root prepetition required may affect the crossovers.

## Response

All but the last item have been addressed by amendments to the scheme and the Transport Statement submitted with the application.

The issue of the root protection of the oak is dealt with by the Arboricultural report. There are no street trees affected by the scheme.

## Trees

- As a result of the Pre App advice application, the Oak tree is now protected by a TPO, issued 28 September 2016.
- A landscape Scheme is required.
- A Tree Survey and Constraints Plan and Arboricultural Assessment and Method Statement is required.

The landscape scheme is shown on drawing L1137/1137/20 and the Arboricultural reports are submitted with the application.

## CIL

- Payments will be applicable except by charities for the development land within their ownership.

## Application

- It is noted that the Council will aim to deal with the application within an 8 week period.

### **5.03 Additional Planning Advice – Second Application**

In response to the first planning application Ref 17/1269, the Case Officer made the following comments on

*I can advise that the current proposal for development cannot be supported due to its scale and density of design in relation to the established character of the area and the Building of Townscape Merit. It would appear that the scheme has not sufficiently taken on board the recommendations made in the pre-application report.*

*There are also other outstanding items which require attention before any future potential approval:*

- *A bat roost survey is required on all buildings on site*
- *Soft landscaping should be preserved under tree T1 as per arboriculture recommendations*
- *Policy requirement to demonstrate that the existing bungalow is incapable of improvement or conversion to provide an equivalent scheme has not be satisfied – this must include full cost reasonings*
- *Private amenity space would be expected on new build flats*

*In light of this, it would be advisable to withdraw the current application and resubmit a new proposal if you wish to avoid a refusal decision today.*

Amended drawings L1137/2.1/15 – 20 were issued for comment by officers on 22 October 2017 showing the following amendments to the scheme

### **Scale and Density.**

- *To reduce the scale of the development the flat over the church hall is omitted. This reduces the height of the building considerably relative to the Church. The scale of the hall itself is now close to that of the existing hall. The tallest part of the development, the flat, is furthest from the church and the houses behind.*
- *The four proposed houses have been reduced in height by lowering the ridge of the roof and increasing the area of flat roof at the top. The proposed P/V panels would be relocated to the flat roof areas.*
- *The omission of the flat reduces the density of the development. It is within the London Plan density matrix and compares well with the Partridge Green Development to the north east.*
- *As demonstrated by the Financial Viability Assessment submitted as part of the original application, any further reduction in the number of houses in the scheme would render it unviable, so we need to know now if this would be required. .*

### **Private amenity space for the flats.**

- *The remaining flat has been re planned and the building redesigned to achieve a balcony at the front. Occupants of the flat also benefit from access to the church grounds and the park opposite.*

In response to advice from Planning Officers at a meeting on 1 December 2017 revised drawings L1137/2.3/15 – 19 (All revision P1) were issued showing the following changes:

- *The number of parking spaces for the houses is reduced to one per dwelling, with planting in the space in front. This increases the soft landscape beneath the Oak tree. Railings are shown along the front boundary of the site.*
- *The dormer windows on the frontage of the houses are reduced in size . NB We have considered the suggestion of moving the dormer to the rear and re-planning the interior of the houses but consider it better that the bedroom within overlooks the street and park rather than the houses behind. See also note 6 below )*
- *The number and arrangement of roof lights to the hall roof has been amended. Clerestory windows have been considered but discounted as they would be limited in size, and overshadowed, providing little light into the interior.*
- *We have adopted your suggestion that the floor area (and potential value) of the houses could be increased in depth at ground floor level. You conceded that this would compromise the rear garden areas but they remain reasonable generous, the smallest being 61.3sqm.*
- *The front elevation of the hall/flat has been adjusted to increase the definition of both at first floor level.*
- *We have re-planned the first and second floor arrangements and fenestration of the four bed houses to improve the layout and bathroom provision. The master bedroom will now be on the first floor, as the smaller dormer compromises the top floor bedroom .somewhat.*
- *A bat roost survey was commissioned*

The new planning applications is based on this amended scheme.



## 5.04 Community Consultation – Exhibition

A community consultation exhibition took place on Wednesday 15 and Thursday 16 February 2017 from 3.00 to 8,00pm.

The parishioners of All Saints Church were also invited via church notices.

The consultation took the form of an exhibition held All Saint's Church hosted by the Vicar and Church Wardens of All Saints' Church and Loxton & Associates, the Architect

The exhibition was attended by 41 people over the two periods.

Attendees were invited to record comments on the proposals on feedback sheets.

The feedback was overwhelmingly positive

The **Community Consultation Statement** submitted with the application sets out details of the event and records the outcome.

As the new application scheme is fundamentally the same as the initial scheme presented for Public consultation, the report remains pertinent for the new application.

## 5.05 Petition

A petition signed by 241 local residents was submitted to a Full Meeting of the Council on 8 September 2017. It was headed:

*We, the undersigned, support the proposal by All Saints' Church Hampton to demolish the existing Church Hall and the bungalow at No 44 The Avenue Hampton and to construct a new Narthex to All Saints' Church, a new Church Hall incorporating two flats and one 3-bedroom and three 4-bedroom houses.*

This demonstrates the strong local support for the original application. There is nothing to suggest the support would be reduced by the amendments to the scheme.

## 6.00 Design Concept

### 6.01 Generally

The aspiration for the design proposals is to replace the existing outdated and dilapidated church hall with a new building with an internal link to the Church, and incorporating two flats to provide accommodation for church social workers, or trainees and/or produce income for the Church. The building of the new church hall would be funded by the redevelopment of the adjacent bungalow site for four houses.

There are four elements to the design:

- The creation of Narthex linking the North Transept of the Church to;
- a new church hall with kitchens, offices, toilets and stores;
- a two bedroom flats above the hall entrance area;
- four new homes comprising 3no 4-bedroom and 1no 3-bedroom town houses on the site of the existing bungalow at 44 The Avenue and;
- associated parking and landscape works in front of the houses and church hall site.

## **6.02 The Design**

The design is shown on drawings L1137/2.3/ 01 and L1137/2.3/ 02, 03, 04, 15, 16, 17, 18, 19n 20 21 and 22 submitted with the application.

## **7.00 Use**

### **7.01 Land Use – Existing and Proposed**

The land uses of the Church Hall site and the residential site at No 44 The Avenue will be essentially the same as is currently the case but the proposal to redevelop both sites as intended has been confirmed acceptable in principle by the Council in Pre-App advice.

### **7.02 Removal of the Existing House – Justification.**

Planning Policy DM HO1 seeks to retain existing housing and justification is required for its removal.

Redevelopment versus improvement.

The bungalow at No 44 The Avenue is owned by All Saint's Church occupies a generous site that is an attractive residential location. It is currently leased at a reduced rent due to its poor condition. However the rent provides a helpful contribution to meet the Church's running costs. However, the building is in need of a complete overhaul or replacement of windows and doors, overall and insulation of the roof, overhaul of the sanitary facilities and the kitchen, complete replacement of the electrical and heating water services system including a new boiler, redecoration throughout and new floor coverings. The gardens and outbuildings are also in a poor state. The Church does not currently have the financial resources to carry out the extensive improvement works required to return it to a condition required to achieve a better return on investment The development of the site for new homes offers the opportunity to replace the bungalow with a larger development rather than raising funds to reinstate it for limited return.

The Justification Report and appendices submitted with the application documents the reasons the demolition of the Bungalow is justified to enable the redevelopment of the site to make a better contribution to the cross funding of the rebuilding of the Church hall, a valuable community facility.

## **Sustainable land use.**

The re-development of the bungalow site for new well designed houses with modern construction, facilities and services will provide that opportunity to fund a new church hall and will therefore result in a considerable improvement of the long term sustainability of the site.

## **Impact on local character.**

The existing bungalow is of limited architectural merit and contributes little to the local character now that it has been surrounded the Partridge Green development to the north and east. It is barely visible from The Avenue and the park opposite so contributes little to the streetscape.

The proposed new development will continue the built form of the properties to the north, with will enhance the street scene and provide an attractive backdrop to the park opposite.

## **Standard of accommodation**

The new homes will provide accommodation is accordance with the National Dwelling Standards 2015 and the Councils Policy DM HO4. See Section 8.01 below.

The development of the Bungalow site makes better use of an under-used space.

## **8.00 Amount**

The proposed scheme comprises the following:

### **8.1 Development Total Site Area**

Church Hall and Narthex (including the car park) - 928sqm  
Houses (4no) (including the car park) - 805sqm  
Total Church land site area - 2277sqm

### **8.02 Accommodation Schedules**

#### **EXISTING ACCOMMODATION**

<b>Existing Hall</b>	<b>GIA</b>
Main Hall, Entrance, Hall, Kitchen and Store	175.2sqm
Second Hall, Kitchen, Offices and Stores	165.8sqm
Total	<b>341sqm</b>
<b>Residential</b>	
Existing Bungalow at No 44 The Avenue	<b>82.4sqm</b>

## PROPOSED ACCOMMODATION

<b>Community</b>		GIA
Narthex		56sqm
Church Hall		204sqm
Ancillary space and circulation for the Hall		190sqm
Total Community space Gross Internal Floor area.		<b>484sqm</b>

<b>Residential</b>			
	<b>National Dwelling Size Standards 2015</b>	<b>GIA Proposed</b>	<b>Total</b>
3no four-bed 7p houses	121sqm	132.6sqm	397.8sqm
1no three-bed 5p house	99sqm	112.6sqm	112.6sqm
1no two-bed 4p flat	70sm	75sqm	75sqm
<b>TOTAL RESIDENTIAL</b>			<b>585sqm</b>
<b>GRAND TOTAL PROPOSED</b>			<b>1067sqm</b>

The proposed dwellings all meet the National Dwelling Size Standards 2015

### 8.02 Private Amenity Space (Private rear gardens)

<b>House/Flat No</b>	<b>Policy DM HO4 requirements</b>	<b>Rear Garden area</b>
H1 4bed	70sqm	63sqm*
H2 4bed	70sqm	61.3sqm*
H2 4bed	70sqm	70.6sqm
H4 3Bed	70sqm	81sqm
Flat	5sqm/person	Balcony 8sqm Nil

Two of the four houses have rear gardens that meet the Council's standards for private amenity space as laid down in policy DM HO4. The other two have an area slightly less than the Council's required area as agreed with officers\*

- They are of significant area.\*
- They are all private, usable, functional and safely enclosed and overlooked by the dwelling
- They are all on the east side of the dwelling so will have good sunlight for half the day and shade for the afternoons
- They all have direct and easy access from the dwelling

Amenity space for the flat will be provided by a private balcony of 8sqm.

The flat is expected to be occupied by young active people who will have access to local health and social amenities and whose lifestyle may not require the use of a private garden. Furthermore, the occupants will overlook and have access to a generous and pleasant public park immediately opposite and good local amenities such as The Hampton pub, and the White House Community Centre a short walk away.

\* As indicated by the Officers at the meeting of 1 December 2017

### **8.03 Density**

The area of the site occupied by the residential development (4 houses and 1 flat) equates to **0.0955Ha (955sq m)**.

The Partridge Green Development to the immediately north east of the site has a density of approximately 50 dwellings per hectare.

The site has a PTAL rating of 1 and comprises 5 residential units with an average of 5 habitable rooms. With the nature of the proposed development in mind, and in accordance with the London Plan's density matrix, an acceptable density for the site should therefore fall within the range of **23 – 55 units per hectare**.

The density of the site occupied by the four houses is **52 units per hectare** which is appropriate for this location.

## 8.04 Affordable Housing

Paragraph 173 of the NPPF states:

### ***Ensuring viability and deliverability***

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

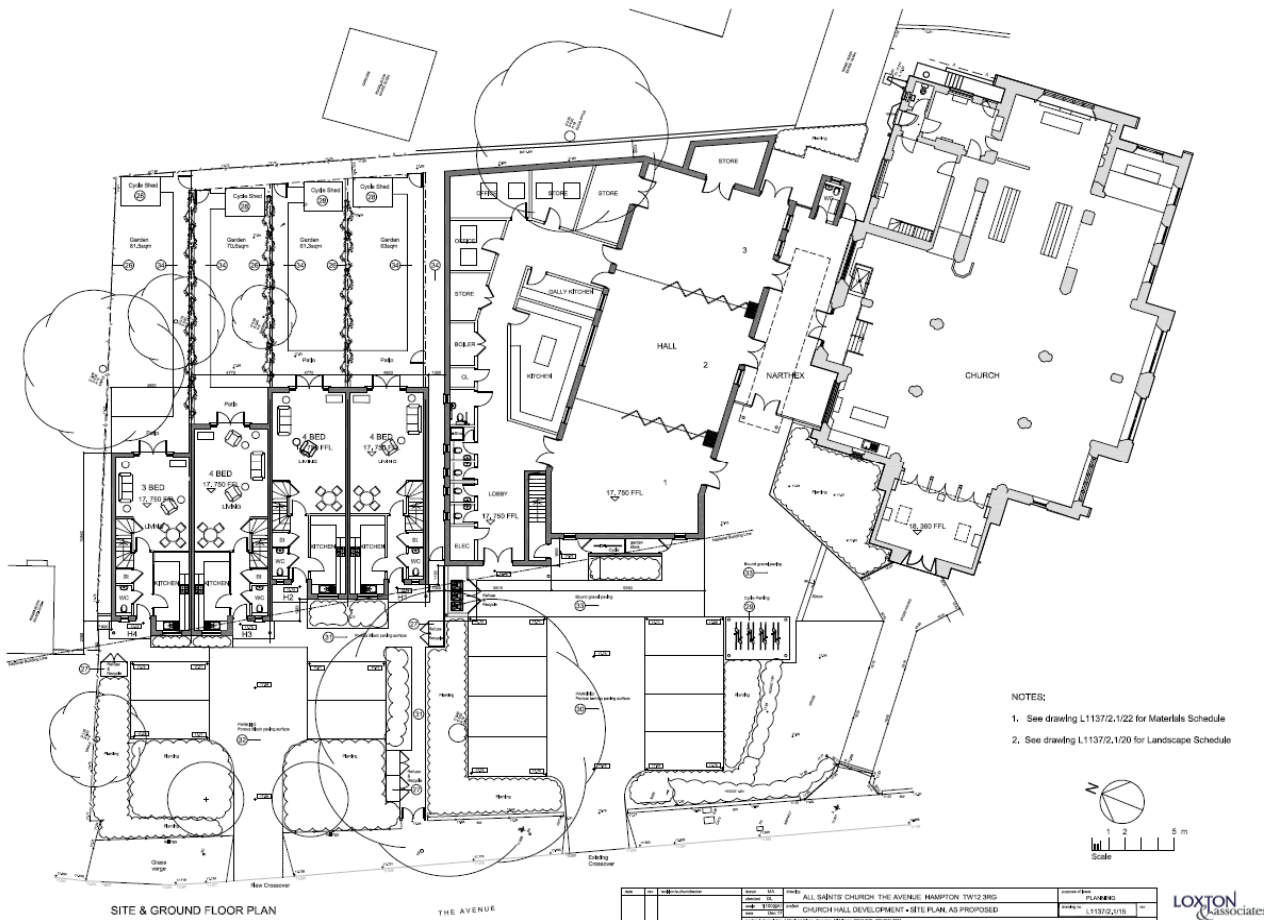
The London Borough of Richmond upon Thames seeks an Affordable Housing contribution through the operation of its Core Policy CP15 (adopted April 2009) and the 'Development Management Plan Document Policy DM HO6' (adopted November 2011).

The Financial Viability Assessment accompanying the application sets out the case for the reduction of the affordable housing contribution to nil.

It is therefore proposed that none of the residential units are designated 'affordable' and an affordable housing contribution is not appropriate in this case as this would render the scheme financially unviable.

Furthermore, the purpose of constructing the townhouses is to cross subsidise the costs that will be incurred in erecting the improved community facility.

## 9.00 Layout



### Site Plan - Drawing L1137/2.1/15

The key attributes of the layout design are as follows:

- The new church hall is to be in the same hall position as the existing hall. This ensures that the impact on the existing houses to the east is neutral.
- The hall is orientated parallel to the Church but the frontage is angled to align with the properties further north achieving a continuity of the frontage whilst respecting the form and prospect of the Church.
- The hall is slightly wider, but of similar length to the existing hall.
- The hall can be subdivided into three sections to provide for different uses by smaller groups, increasing the scope and efficiency of the use of the building by the community.
- The Narthex links the northern transept Church with the new hall, connecting directly with two of the sub spaces. The change of level is accommodated by the introduction of steps and a platform lift within the Church.
- The Narthex will act as a separate reception and meeting area for the Church, allowing the Hall to operate separately for the wider community.

- Impact on the fabric of the Church will be limited to a new opening beneath the existing window in the north transept.
- A toilet with baby changing facility is provided in the Narthex for the convenience of the Church congregation.
- The ancillary spaces are arranged along a central corridor which gives separate access to each of the three sub-sections of the hall.
- There are two kitchens serving the separate section of the hall as required.
- Storage is for the various user groups, mainly accessed from the central corridor.
- An office is provided for the Church administrator who will also manage the use of the hall.
- Toilets, including a disabled wc will be accessible from the central corridor.
- The flat is located above the entrance to the hall with separate access and staircase at the front.
- The flat will overlook the car parking area and gardens at the front of the site offering passive security to the semi-public area.
- The four proposed houses are located on the site of the former bungalow making more effective and efficient use of the site.
- The houses back onto the gardens existing residential properties to the east to achieve separation of the public and private realm.
- The houses are arranged as a staggered terrace to give the impression of two pairs of semi-detached houses, reduce the apparent bulk of the block and articulate the frontage
- The houses have generous rear gardens that meet the Councils private amenity, criteria for families. (or the reduced area agreed by Officers)
- The arrangement of the pairs of houses allows the introduction of the central feature that will reflect the porch on of the Church.
- The houses are separated from the church hall building by a gated passage to allow access to the rear gardens and cycle storage and for maintenance of both buildings.
- The new buildings are located behind a building line extending from the corner of the existing house to the north, (No 4 Tulip Close) and the south-west corner of the existing hall in order to maintain the view of the Church from the north-west.
- The buildings and parking spaces are located to minimize intrusion into the root protection area of the Oak tree at the front of the site.



- The existing car parking area for the church and hall is retained and regularized giving access to the hall, the Narthex and the flats. The two parking spaces closest to the hall can be reserved for disabled car users.
- Parking for one car per house is provided in a courtyard at the front of the site ensuring that drivers can access and leave the site in forward gear. The reduced parking standard is agreed by officers as the Transport statement confirms that there is adequate on-street parking in the Avenue.
- On-site parking is not provided for the flats as the Transport statement confirms that there is adequate on-street parking in the Avenue.
- The location of the Hall entrance and Narthex will enable a gently ramped access to both doors from the west door of the Church.
- 'Sheffield' type cycle stands with stainless steel finish with a steel framed polycarbonate transparent sheeted roof will be provided at the front of the site for the storage of 8 visitors and staff cycles.
- Secure cycle storage for 2 bikes per house will be located in the rear gardens.
- Cycle storage is provided for the flat at the front of the hall.
- Enclosed refuse and recycling storage provision for hall and flats is integrated into the canopy at the north-west corner of the building, accessible for collection via the car park. It will accommodate at least three 1100litre Eurobin type containers and individual recycling containers for weekly collection by the Local Authority collection service
- Refuse and recycling storage chambers will be integrated into the landscaping scheme at the front of the houses to accommodate separate containers for paper, glass/cans general refuse and food waste for weekly collection by the Local Authority collection service.

## 10.00 Scale, Massing and Appearance



The key attributes form and design of the proposed buildings are as follows:

The most significant points are:

- That the new buildings will be subservient to and preserve the setting of the Church, a Building of Townscape Merit. The hall building is specifically designed to be located in the same position and will be of similar height and form as the existing hall. This ensures that the visual impact on the Church is acceptable.
- The hall is specifically designed to be located in the same position and will be of similar height and form as the existing hall. This ensures that the visual impact on, and effect on daylight received by the existing houses to the east is negligible.
- The site marks the transition from the character, scale and form of the Partridge Green development to the north and west to the areas to the south along The Avenue. The houses are therefore designed to reflect the character, scale and form of the houses of both, whilst respecting the height, form and view of the Church.
- By the use of fully frameless glazed frontage and minimal lightweight eaves details and roof form elements, the Narthex will appear only lightly to touch the Church.

Other key attributes include:

- The hall building and houses are designed to be distinctly different, whilst displaying some common detailing such as the pedimented gables on the frontages the style and pattern of fenestration.
- The 2½ storey houses will be of domestic character reflecting similar houses surrounding the developments to the north and east and further south in The Avenue with a generously pitched roof, small dormer windows and lean-to pitched roof porches. The pairing of the houses allows the introduction of the central feature that will reflect the form and shape of the Church's porch.
- The frontage of the church hall building, incorporating the flat will be up-scaled versions of the form and detail of the Church porch and has a ground floor projection to reflect the Church porch but contrasting rendered finish.
- Elevation treatment will be brickwork to blend with, but not match, the bricks used on the nearby buildings and white render, all with Portland stone coloured reconstituted stone cills, lintels and string courses, under slate roofs.
- The entrance to the Hall and Flat will be signaled and protected by a simple flat roof canopy with a pressed metal edge detail and supported on round timber posts.
- The development is designed to create a pleasing group of buildings that respect the scale, form, style and views of the Church, and reflect the wide variety and character of the buildings in the locality, to both north and south.

## **11.00 Residential Amenity**

### **11.01 Overlooking & Privacy.**

The proposed scheme would result in a separation distance of no less than 27 metres from the houses on the east of the Site. The Church hall is located in the same position as the existing hall relative to the eastern boundary of the site, close to the properties behind to the east. However there are no windows proposed in the east elevation of the Hall. The windows in the rear of the flat are no less than 20m from the houses to the east. The proposed development therefore complies with the prescribed distance in Council's Policy DM DC5.

## **11.02 Daylight and Sunlight**

There are no national planning policies specifically relating to daylight and sunlight. The proposed new houses and flats have open aspect from the generously proportioned windows on the east and west elevations. It is therefore considered that a BRE Daylight and Sunlight Assessment is unnecessary.

With regards to daylight received by surrounding properties, only the two properties to the east of the hall and no 4 Tulip Close to the north will be affected. The hall is designed to match position and height relative to these properties so the daylight received by them will be unchanged.. It is proposed to paint this east elevation of the hall white to reflect as much light as possible towards these houses.

The proposed house furthers north (plot H4) adjacent to no 4 Tulips Close is a 3bed unit of reduced depth and height to minimise impact on the existing house.

It is considered that the proposed development would result in acceptable and sufficient levels of daylight and sunlight experienced by dwellings within the proposed development and dwellings surrounding the proposed development in accordance with the adopted Development Plan.

## **12.00 Landscaping**

The most significant feature in the landscape of the site is of the large mature Oak tree at the frontage. It is a strong feature in the street scene and is protected by a TPO. . The tree will be retained and protected, providing a focus to the scheme and a major contribution to the biodiversity on the site.

The area in front of the church has lawns and planting beds that are regularly tended by parishioners. It is not intended to change these areas

The Oak tree will be complemented by the following landscape treatment:

In front of the Hall:

- The hard surfacing for the car park will be permeable tarmac with simple concrete edgings

- The paved surface in front of the hall and Narthex will be permeable block or bound gravel paving, laid to fall as necessary to achieve manageable slopes or ramps and drainage.
- The low wall on the street frontage will be retained and made—good.
- The existing shrub planting around the car park area will be reinforced with shrubs of native species, suitable for planting beneath the tree canopies where appropriate

#### For the houses:

- The front path and parking area will be paved with permeable block paving.
- The remaining spaces gardens will be planted with shrubs of native species.
- Front gardens will be separated by low timber picket style fences and between properties.
- Rear gardens will be surrounded by 1800mm tall timber fences with gates to the rear access passage and have paved patios.

#### External Lighting:

- Lighting to car parking areas will be provided by low level bollard lighting with low pressure sodium lamps to ant reduce light pollution and minimize impact on wildlife.

#### Rear Gardens:

- The landscaping of the rear gardens will be at the discretion of the purchasers. Their attention will be drawn to the website [www.bats.org.uk/pages/encouraging\\_bats.html](http://www.bats.org.uk/pages/encouraging_bats.html) published by the Bat Conservation Trust which includes such as advice as to:
  - Plant night-scented flowers
  - Build a pond
  - Let gardens go a little wild
  - Put up bat and bird boxes
  - Create linear features i.e hedgerows/treelines
  - Reduce artificial lighting
  - Keep cats indoors at night

## 13.00 Biodiversity and Habitat

Biodiversity plays an important role in sustaining our life on earth. We rely on this biodiversity of life to provide us with food, fuel, and medicine. The human impact on the garden and the way it is managed can make a difference to wildlife, which increases its biodiversity. By creating a biodiverse landscaping scheme in the communal spaces we are adding to its beauty as well as helping to heal the planet and preserve it for future generations.

Biodiversity is about the variety- the range of different living things and systems in an area. The more plant, insect and animal species there are in one area the greater the biodiversity and the healthier the ecosystem.

At All Saints' Church, the proposed communal area landscape scheme as shown on drawing L1137/2.1/20 Rev A has adopted the following strategies to encourage and promote biodiversity.

1. Vegetation can deliver a range of important ecological services. By proposing a mixed pallet of plant species the design will contribute to the local green wildlife network. This vegetation will promote the establishment of micro-habitats for birdlife, small mammals and invertebrates.

The proposed species included in the planting scheme will attract fauna as follows:

- Lavender: - Attracts bees and butterflies
- Lonicera: - Attracts nectar-loving insects including the hummingbird hawk moth. warblers and thrushes enjoy the berries.
- Berberis: - An attractive addition to a border, comes in a number of varieties and provides nectar for butterflies and moths plus shelter for their caterpillars.
- Berginia: - Attracts bees and butterflies
- Daphne: - Attracts bees and birds
- Geranium: - Attracts birds
- Hebe: - Attracts bees and butterflies

Many of the proposed plant species will flower at different times of the year. Flowers provide pollen and nectar for bees, butterflies and other insects. By moving from flower to flower, they are important pollinators of many garden and wild flowers. Insect pollination is essential for the cropping of most fruits and some vegetables

Climbing plant species (Clematis and Lonicera) are proposed between the church yard and the area in front of the new houses. As well as screening and providing sweet scents, these make ideal nesting habitats

2. Retention and management of the large existing oak tree. A merit in its own right, the oak is also a haven for wildlife, large and small.
3. In order to encourage birds to visit the site, food and shelter are provided by putting bird boxes on the Oak tree and the proposed Amelanchier trees. Two bird baths are also to be supplied as shown on the drawing.
- 4 As stated in the bat assessment report submitted with the application, bats are likely to use the surrounding habitat, therefore it is proposed to install two 2 3FN Schwegler Bat Box or the 2F Schwegler Bat Box (both double front panel), woodcrete bat boxes such as on southern aspects of mature trees on site is recommended
- 5 Provide a hedgehog hibernacula. This can be a simple small log pile within the planting area under the Amelanchier trees.
- 6 To allow hedgehogs to forage in rear gardens, scrapes will be provided under fences.

## **14.00 Sustainable Design**

The following reports and documents are submitted with the application:

- An Energy Report
- A LBRuT Sustainability Checklist
- A BREEAM Pre- Assessment for the non-residential building.

The sustainable design approach will include the following features:

### **Low Energy use**

The buildings will be designed to achieve standards better than Building Regulations Approved Document 'L' - Conservation of Fuel and Power in dwellings

High fabric insulation standards to exceed minimum building regulation requirements will be used.

Efficient heating systems and controls will be installed.

The heating will be by means of NOx Class 5 condensing boilers.

Photo Voltaic panels will be installed on the roofs of sufficient capacity to generate at least 20% of the energy used in the building.

In accordance with the London Plan (2105) Policies 5.2 and 5.3 the provisions above will be designed to achieve CO<sup>2</sup> generation at a level 35% less than would the case with compliance with Building Regulations 2013,

### **Materials Selection**

Renewable materials will be used wherever possible on this development to reduce the depletion on non-renewable resources.

- A minimum of 60% of timber and timber products for the basic building elements will be sourced from sustainably managed forests, with Forest Stewardship Council certification wherever possible.
- All insulation materials will be CFC and HCFC free, with a Global Warming Potential (GWP) of less than 5.
- Hazardous materials such as asbestos, urea formaldehyde foam insulation and paints with added lead will not be used.
- Water based paints and stains will be used as far as possible and preservative treatments will be carried out off-site in factory controlled conditions.

### **Pollution**

Pollution potential from the development will be minimised by the use of:

- Insulants with zero ozone depletion potential and GWP of less than 5.
- Boilers with ultra-low NO<sub>x</sub> emission burners (i.e. less than 40 mg/kWh).
- Surface water attenuation from both hard surfaces and roofs at more than 50%, based on a 60 min. storm duration.

### **Water**

In order to ensure mains water consumption of less than 42.00 m<sup>3</sup> per bedspace, the following will be provided:

- 6/8 litre dual flush toilets.
- Aerating or flow regulated taps and showers.
- Washing machines will have a maximum water consumption of 49 litres per wash.



## **Health & Well-Being**

Provisions in this regard will include the following:

- Day lighting to habitable rooms (living room) in accordance with BS8206: Part 2 (i.e. average daylight factor of at least 1.50%).
- Commitment to two sets of pre-completion acoustic tests and commitment to meet minimum requirements of Part E for airborne/impact noise.
- Private garden to houses.

## **Management**

The following provisions will be included to facilitate ease and economy of maintenance and security:

- Registration with National Housing Building Council or similar.
- Facility for storage and sorting for recycling, of waste materials in accordance with local authority requirements.
- Security locks and fasteners for external doors and windows to NHBC standards for secure homes.

## **15.00 Access Statement**

### **14.01 General Accessibility**

As explained above, the Church and Site is highly accessible by foot and public transport as well as by car and accessible parking provision is available.

The site has good access to the local road network. The existing system of roads, footpaths and cycle ways provides excellent access to local facilities and is capable of sustaining the development.

As reported in Section 2.00 above, the local road network gives convenient road access to the entire western part of London and all major routes in, around and out of London.

### **Public Transport**

As described in Section 2.00 above, the site is well located for access to the public transport network.

### **Walkable Amenities**

The Church Hall particularly serves the local community. Community and commercial amenities are available three minutes' walk away at Tangle Park neighbourhood centre including The White House community centre

There are several nursery schools in Hampton. Buckingham Primary School, Hampton Infants and Hampton Junior School, state primary schools and Newlands House and Hampton Prep Schools are all located within easy walking distance. The local state secondary school is Hampton High.

### **Pedestrian Access**

The pedestrian route to the site is clearly defined and is overlooked by the adjacent properties providing a safe and secure environment.

The paths to the Church Hall, Narthex and houses will have only a nominal fall to facilitate drainage and deal with the topography of the site. The entrance to the buildings will have a level threshold and will be covered.

### **Utility Access**

Utility access is via The Avenue which is a two way road with connections to the local network at each end.

### **Emergency vehicle access**

Emergency access is via The Avenue which is a two way road with connections to the local network at each end, reducing the likelihood of restriction of access.

## 14.02 Inclusive Access

The site is highly accessible by foot.

Access to the local community, commercial and retail facilities, are two to five minutes' walk away to the north and south.

The spaces and circulation areas in the church hall, houses and flats are of generous proportions and can therefore accommodate the recognised requirements for inclusive access.

The houses and flats will be able to meet the following criteria:

- The approach to the entrance doors is level or gently sloping.
- The threshold is level and the entrance is level and covered.
- The front door of houses is at least 800mm clear opening, internal doors are at least 775mm clear and corridor widths 1050mm minimum.
- There is a WC at entrance level.
- The staircase will facilitate the installation of a stair lift.
- Handrails can be retro-fitted to bathrooms.
- The bathroom has been designed for the required access.
- Windows are designed as appropriate and easily accessible.
- Switches, sockets and ventilators will all be located at a suitable height.

The Church Hall building will be able to meet the following criteria:

- The approach to the Hall and Narthex entrance doors is level or gently sloping.
- A wheelchair accessible platform lift will be provided at the change of level between the Church and the Narthex.
- The thresholds are level and the entrance is level and covered.
- The entrance doors are at least 1000mm clear opening, internal doors are at least 775mm clear and corridor widths 1050mm minimum.
- There is a wheelchair accessible wc.
- Windows are designed as appropriate and easily accessible.
- Switches, sockets and ventilators will all be located at a suitable height.

## 16.00 Design Conclusions



The development proposals represent an innovative and carefully considered design response to the context of the site and reaction to the National Planning Policy Framework, The London Plan and local guidance and policies of the London Borough of Richmond upon Thames.

The scheme responds to the significant changes that have taken place in local and national planning policy including the National Planning Policy Framework 2015 which seeks - *'a presumption in favour of sustainable development and to secure high quality design and a good standard of amenity for all existing and future occupants of land and building as well as taking account of the character of the different area'* and the scheme has been drawn up to reflect the principles of a design-led approach to development as set out in the Council's Core Strategy the Council's Development Management Plan

The scheme will achieve high standards of design for both the building and the soft and hard landscape. The scheme is sensitively related in terms of scale and design to the existing buildings adjacent and in the locality. It will result in a high quality development, which incorporates appropriate provision for access and amenity.

The qualities of the proposals can be summarised as follows:

The proposed development:

- creates a new community facility to replace the well-used but outdated and dilapidated community facility;
- adheres positively to National and Local Planning Guidance and Local Planning Policies and Guidance;
- responds positively and innovatively to the guidance set out in the London Plan, London Borough of Richmond's Supplementary Design Guidance;
- responds to the current need for new sustainable buildings on previously used land to reduce pressure on building on Greenfield land;
- provides much need new housing;

- responds to the quality and characteristics of its context;
- Preserves the existing and promotes further biodiversity;
- marks the transition between the character of the higher density residential development of the Partridge Green development to the north east and the less dense development to the south;
- maintains the prominence of the Church;
- reflects the built form, details, materials of the Church and surrounding townscape;
- brings under-used land into more efficient use;
- is well located in relation to local amenities and public transport, one of the guiding principles of planning policy guidance relating to achieving sustainable developments;
- provides safely accessible and adequate parking provision with minimal impact on on–street current parking locally;
- provide secure and protected cycle parking for occupants and visitors;
- responds to the constraints and opportunities of the site;
- provides a secure environment with good standards of passive surveillance;
- is adequately serviced without harming the amenities of neighbours or creating highways hazards;
- except were the existing building already does so, the new buildings will not overshadow or overlook adjoining properties or cause harm to their amenity;
- provides high quality attractive accommodation, which takes advantage of the site setting;
- meets or exceeds all recommended space standards;
- achieves a high level of sustainable design;
- produces an innovative and appropriate solution for the site;
- provides a funding stream that will assure the financial security of the parish church and community into the future;
- has been designed and redesigned in close consultation with Planning officers;
- and finally has been overwhelmingly welcomed by the local Community.

END

## **Appendices**

Appendix A - Photographs of the Existing Buildings and Neighborhood

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