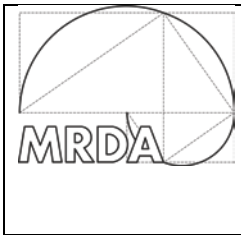


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| London Borough of Richmond upon Thames - Other Open Land of Townscape Importance. Assessment undertaken by MRDA (Architects) | | | | |
| Date of Visit. April, 2018 | | Sheet No. | Site Ref.No. | Surveyor. MD |
| Address: Church of St. Mary with St. Alban, | | | Conservation Area. Yes CA27 Teddington Lock | |
| Potential Designation Category | MOL | OOLTI | X | |
| Current Use: Churchyard and burial grounds | | | Public Access: yes | |
| Brief Description: The Churchyard contains 4 distinct areas: <ol style="list-style-type: none"> 1. Narrow access path to main entrance lobby at the west end of the Church. 2. A margin of land between the south boundary fence and a footpath running from the south west corner to the south east corner of the Churchyard. 3. The east part of the Churchyard, laid to grass, with notable table tombs, but some open space. 4. North west corner of the Churchyard, containing mature trees and a wide variety of burials, memorial and ledger stones. This is the area in which the proposed extension is to be located. | | | | |
| Boundaries (e.g. none, hedge, Buildings, fence, etc.) 1.2M high brick wall on west boundary; side wall to residential property on north west corner, with boundary fence between houses and churchyard along the remainder of the north boundary. Timber fences along east and south boundaries. | | | | |
| Vegetation. (e.g. trees, grass, hedges, shrubs, ornamental, managed/ un-managed). Area 1. Rockery again retaining west wall (entrance to Church); shrubs and perennials. Area 2. Grass; ornamental shrubs; small memorial garden for burial of ashes next to Church, & tall trees along south boundary. Area 3. Table tombs and open grass areas; some ornamental trees. Area 4. Mature trees, 'wilderness' with much invasive ivy growth. | | | | |
| Nature Conservation Value. | | High | Moderate. X | Poor |
| Is further survey work recommended for arboricultural or ecological reasons? | | NO. Surveys undertaken and submitted with Application for Planning Permission. | | |
| Brief Summary of adjacent townscape/landscape character. FERRY Road, to south of the Church, is a busy link road between Teddington & Twickenham. Large (converted) Victorian Church of south side of road, with 3 & 4 storey flats to west side. XX Road. East margin of Churchyard; adjacent area large private residential houses and flats. XX Road. (west and north of the Churchyard: semi-detached houses on both sides of road: 1930s - 1960s. | | | | |
| To what level does the site contribute to the character? The Church of St. Mary with St. Alban together with its church tower, forms a significant visual feature onto Ferry Road. The proposed site for the extension is hidden behind the church and located alongside the north aisle. | | | | |
| Essential element: | Important contribution. | Minor contribution. | Neutral | Detracts |
| | Proposal, to north side of the Church, will have minimal impact. | | | |
| Proximity to other open spaces. Bridge and Thames ferry crossing at east end of Ferry Road. (3/4 mile from Church). 'garden' area around St. Alban's Church (now Arts Centre) to south east of proposed site. | | | | |
| Views into and out of the site. (e.g. no views in or out, long views, or local views). 'intimate views into the Churchyard from the west boundary (XX Road) will be maintained. | | | | |
| Other policy/designations of note (including recent or past planning applications, etc.) None for the site. | | | | |
| Value to residents/ neighbourhood. Area 4 of Churchyard is a 'Green Wilderness'. Minimal change envisaged. | | | | |

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| London Borough of Richmond upon Thames - Other Open Land of Townscape Importance. | | | |
| Assessment undertaken by MRDA (Architects) | | | |
| Notes | | | |
| Recommendations for future designations | | | |
| Not suitable. | | | |
| | | | |
| Date of Visit. | Sheet No. | Site Ref.No. | Surveyor. |
| | | | |



THE CHURCH OF ST. MARY WITH ST. ALBAN.
**A PROPOSAL TO CONSTRUCT A SMALL SINGLE STOREY EXTENSION TO THE
NORTH OF THE CHURCH.**

PLANNING REFERENCE: **Application: 18/0984/FUL**
LBRUT ref: DC//18/0984/FUL/FUL

Proposal: Erection of a single-storey extension
OPEN SPACE ASSESSMENT.

1.0.0. INTRODUCTION.

- 1.1.0. An application has been lodged with London Borough of Richmond upon Thames to erect a single storey extension to the north side of the existing north aisle of the Church to provide lavatory, welfare and meeting space for the Church.
- 1.2.0. The dimensions and location of the proposed extension are shown on the submitted drawings, together with a Statement of Need which explains the requirement for additional space to serve the community.
- 1.3.0. The Open Space Assessment was carried out on 28.02.2018 by walking around the existing Churchyard. The weather was cold and bright.
- 1.4.0. The Churchyard contains 4no. distinct areas, described in the attached form. The proposed extension is to be located in Area '4', which contains many burials and a variety of mature trees. The area is hidden behind the church and may be viewed from the south end of Twickenham Road.
- 1.5.0. From Twickenham Road, the Church is dominated by its small west tower, by the ridge line of the roof to the nave and, below that, the ridge and pitched roof of the north aisle. Refer to Image no. 1.
- 1.6.0. Proceeding further along Twickenham Road, to a point opposite the west end of the existing north aisle, only the west end of the proposed extension will be seen, at its connection to the Church via the existing North Portico. Reference Image no. 2.
- 1.7.0. Following the footpath along the east wall of the Church. The proposed extension is to be built alongside the existing Clergy Vestry. It is proposed that there will be glazed double entrance doors at the east end. Reference image no. 3.
- 1.8.0. It is proposed that the extension will be subservient to the existing form and proportion of the existing historic building.

2.0.0. CONCLUSION.

- 2.1.0. The proposed extension has been designed as a discreet and deferential building to the existing Grade II Listed Church of St. Mary with St. Alban. The extension is intended to supplement and enhance the facilities within the existing Church and also to provide essential welfare facilities.
- 2.2.0. The new building is to have a low carbon footprint, to be easy to maintain and to be environmentally friendly.
- 2.3.0. Associated landscape works include improving and maintaining access to the Churchyard, both via existing paths and also across areas which are laid to grass.

The proposal has been informed by advice from the Consultant Arboriculturalist, who has insured that the proposed foundation design for the extension should be amended to allow for the protection of the root ball to the existing ancient Yew Tree, ref. T9, shown in image no. 4., which, although impaired by recent storm damage (2016), is considered to be of high local interest and significance. It was also noted that certain trees will need to be felled, but those are regarded as 3no. trees of lesser importance (T1, T10 and T11). The trees in the Churchyard are under the care of the LBRUT Tree Officer, who has advised that some of the trees close to the north boundary have inherent problems which will need to be addressed within the next 10 years: this area will not be affected by the proposed extension.

New shrubs are to be planted to screen the area set aside for necessary 'wheelie bins' for bio-degradable and re-cycle-able refuse.

Ground cover plants are to be introduced to ground covering root balls of the existing trees, While traditional perennials will be planted to enhance the environment for birds, bees, butterflies and other wild-life.

3.0.0. IMAGES.



Image no. 1. North west corner of the existing Church. Zinc cladding to north porch visible to north side of the north aisle.



Image no. 2. The proposed extension to link to the existing north portico, shown above with zinc roof cladding.



Image no. 3. Showing (from left hand side) the Chancel; the Clergy Vestry and the Choir Vestry which is to be demolished and replaced with the proposed extension. Existing Holly Tree to be

retained.



Image no. 4. The Arboricologist has advised that it would be prudent to raise the crown to the east side of the tree to assist in re-balanceing the canopy and reducing strain on the root structure.