



Morelands & Riverdale Buildings
Lower Sunbury Road, Hampton, TW12 2ER

on behalf of

Touchlight Holdings Ltd.

10th May 2021

CA



Morelands West Arcade, looking up. towards the roof structure

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1.0 Introduction

Several Planning Permission and Listed Building Consents (13/2047/FUL, 13/2101/LBC, 18/2319/LBC, 18/2429/LBC and 18/2442/VRC) were granted for the restoration, refurbishment and alterations to the listed Morelands and Riverdale Buildings between 2013 and 2018. Works have been implemented and progressed across the Site.

In order to facilitate the urgent demand for the laboratory production space required as part of the current vaccination programme to combat the COVID pandemics some further works are proposed.

This application seeks planning permission and listed building consent for the following minor works to the Morelands Building which are urgently required as follows:

1. Alterations to the internal layout of the laboratories and office mezzanine.
2. Provide a new double door entrance to the Morelands Arcades and East Arcade, and entrance to the Beam House.
3. Install a new louvred plant area to the rear of the Arcades, with associated service penetrations and 2no. doors through the existing walls from the new plant area to the Morelands Buildings, and a new escape staircase.
4. Provide a new electrical substation with screening and landscaping located in the north east corner of the site.

Relevant Planning History

13/2047/FUL	Planning Approval granted 14.5.14
13/2101/LBC	Listed Building Consent Approved 13.11.13
18/2319/LBC	Listed Building Consent Approved 04.09.18
18/2429/LBC	Listed Building Consent Approved 10.09.18
18/2442/VRC	Variation of Conditions Approved 10.09.18



Riverdale Arcade - Touchlight Laboratories

2.0 Executive Summary

This design and access statement outlines proposed minor changes to the Morelands Buildings and the installation of a new substation to facilitate the occupation of the buildings by Touchlight.

The overriding objective of the development is to provide additional laboratory facilities for Touchlight Genetics which will assist them in their work in the development of vaccinations related to the COVID pandemic. Touchlight Genetics are currently involved in 5 separate programmes related to either the prevention or cure of COVID and are currently in discussion with Government at a high level to help facilitate their progress. For obvious reasons this venture is being approached with enormous energy and purpose by all involved.

To achieve the above objective, this Team's aim is to restore and sensitively upgrade the existing buildings whilst providing state-of-the-art biotech laboratory and manufacturing spaces within the Grade II listed Victorian pumping station. Previous work on the Riverdale Arcade, Workshop and Smithy was completed in 2018 to provide office, laboratory and work spaces for Touchlight Genetics.

To facilitate the specific production requirements of the process, the proposed internal arrangements of the Morelands Arcade are different to those approved, their use as laboratories and offices will remain as originally proposed. At the time of this submission detailed proposals for the Morelands Engine House are still being developed. It is proposed these will form a further planning and listed building submission to be agreed with Richmond Borough Council.

In essence this application seeks planning and listed building approval for areas of work that are essential to the function of the laboratory spaces, but deviate from the existing permissions (13-2047-FUL and 18-2319-LBC). Specifically these are highlighted below;

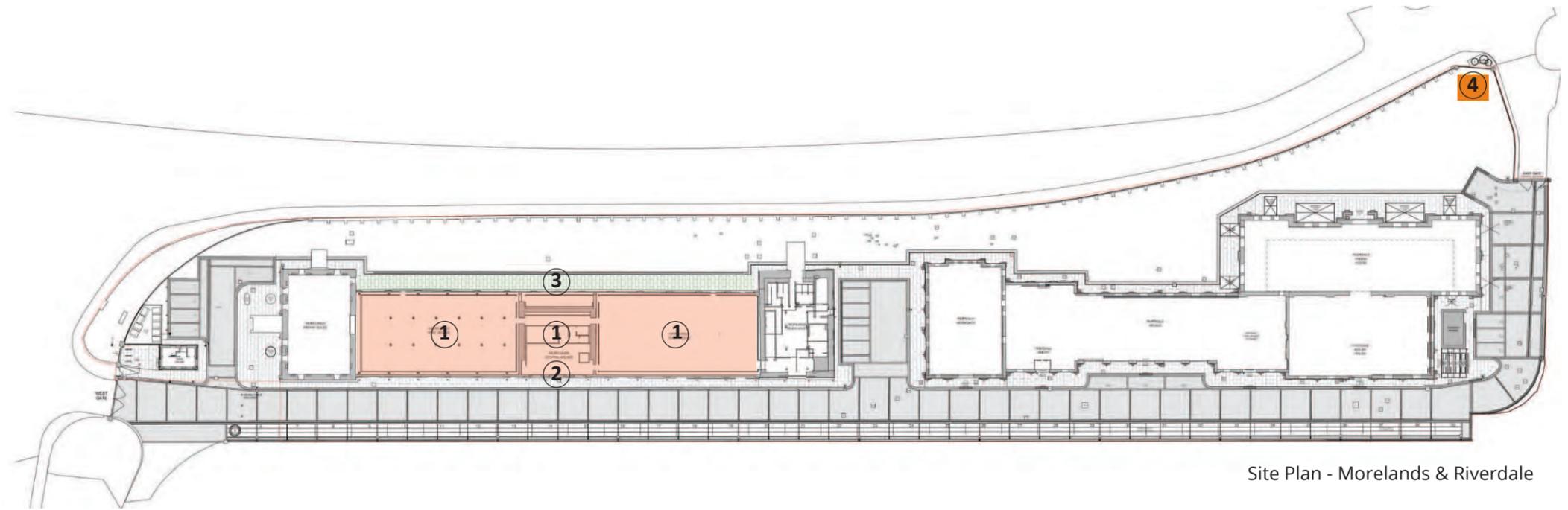
Morelands Arcades

1. Alterations to the internal layout of the laboratories and office mezzanine.
2. Provide a new double door entrance to the Morelands Arcades and East Arcade, and entrance to the Beam House.
3. Install a new louvred plant area to the rear of the Arcades, with associated service penetrations and 2no. doors through the existing walls from the new plant area to the Morelands Buildings, and a new escape staircase.

Site Wide

4. Provide a new electrical substation with screening and landscaping located in the north east corner of the site.

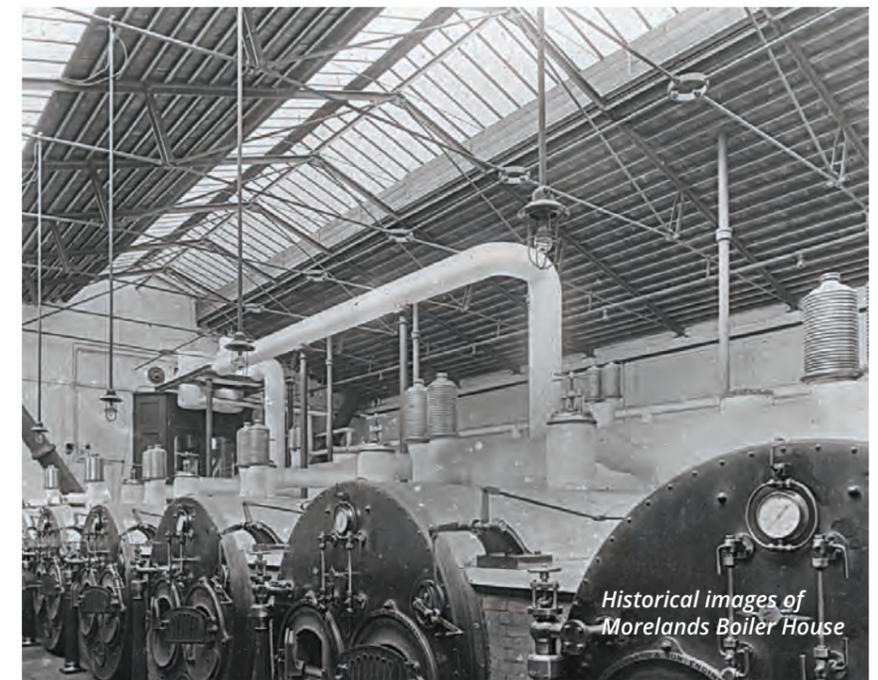
The works are being progressed with great urgency given the context of the COVID environment and the overriding benefit this facility will bring in combating the pandemic.



Site Plan - Morelands & Riverdale



Historical images of Riverdale Buildings from Upper Sunbury Road



Historical images of Morelands Boiler House

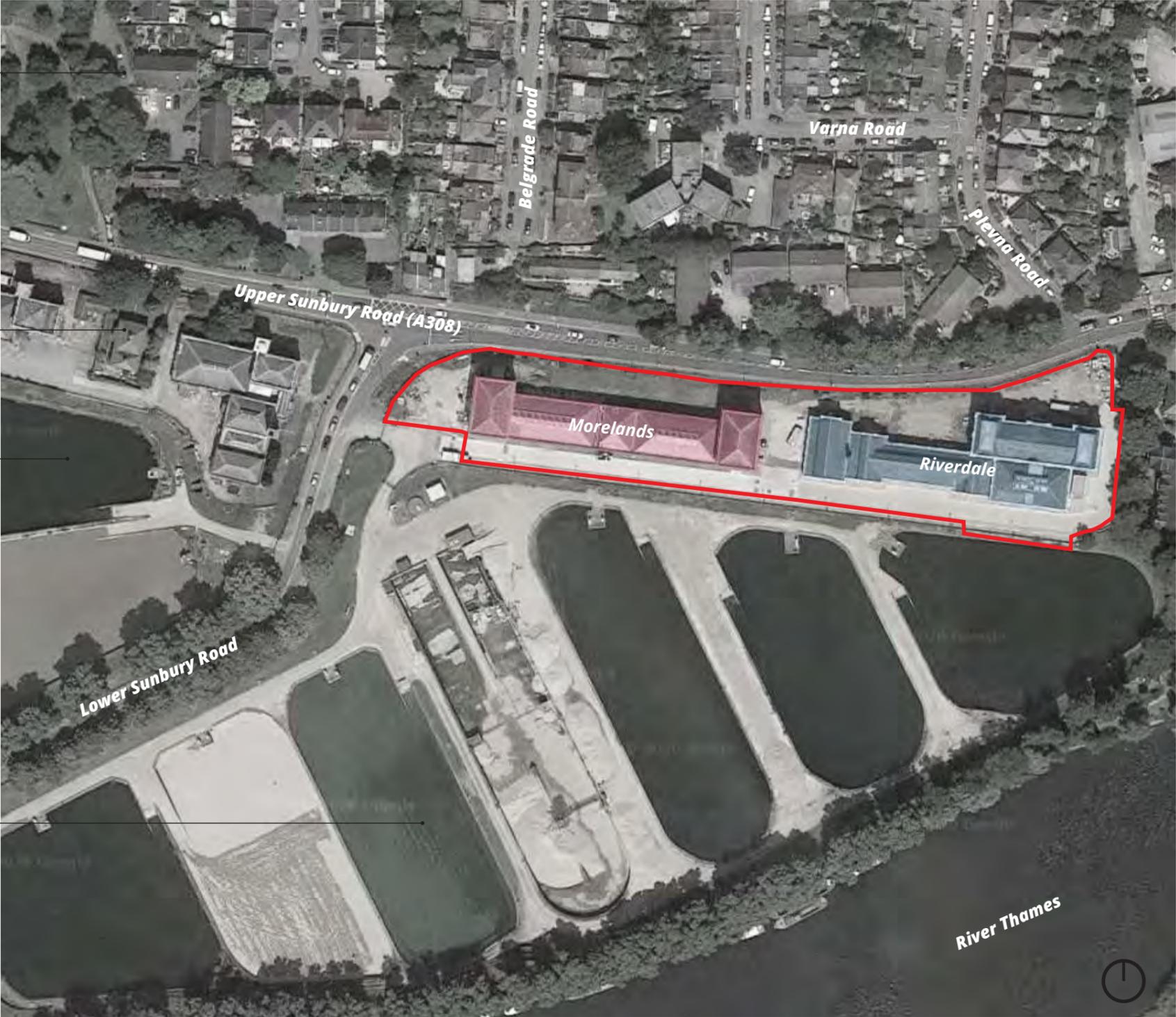
3.0 Site Location

Hampton

Thames Water
(Hampton Water Works)

Grand Junction Reservoir

Thames Water
Hampton Water Works Filter Beds



The site is located on the north bank of the River Thames in Hampton, to the south west of London in the borough of Richmond upon Thames.

The Hampton Water works was formed in 1852. On the site, there were a series of filter beds beside the River Thames and three original pumping stations, for three different water companies, bordering Thames Street (now Upper Sunbury Road). Thames Water own and operate all the filter beds and the original pump houses at the Hampton waterworks, west of this site.

The two remaining Grade II listed Victorian pumping stations, Morelands and Riverdale, were sold in 2012 to Blackbottle Ltd.

4.0 Morelands Buildings

4.1 Touchlight & the Existing Buildings

Touchlight was established in 2008 on the conviction that their ever-increasing understanding of DNA would lead to its emergence as a material of the future.

Since its founding, Touchlight has developed, patented, scaled and evidenced a revolutionary platform to enable the next generation of genetic medicines and DNA industries.

Two arms of the company have been established to utilise the platform: Touchlight Genetics, a DNA therapeutics business developing DNA vaccine and non-viral gene therapy assets, and Touchlight DNA Services, a contract manufacturing business producing dbDNA as a critical starting material for advanced therapy medicinal products.

As part of the ongoing SARS-CoV-2 pandemic, Touchlight is developing a dbDNA vaccine for Covid-19 in partnership with a leading US institution.

The company is based at the state-of-the-art facilities at the Morelands and Riverdale Buildings, for which the Phase 1 works (Riverdale Buildings) were completed in 2018 (highlighted in diagram on page 14)

As part of their next phase, the Touchlight's aim is to restore and sensitively upgrade the existing Morelands Buildings to provide state-of-the-art biotech laboratory and manufacturing spaces within the unique setting of the Grade II listed Victorian pumping station.

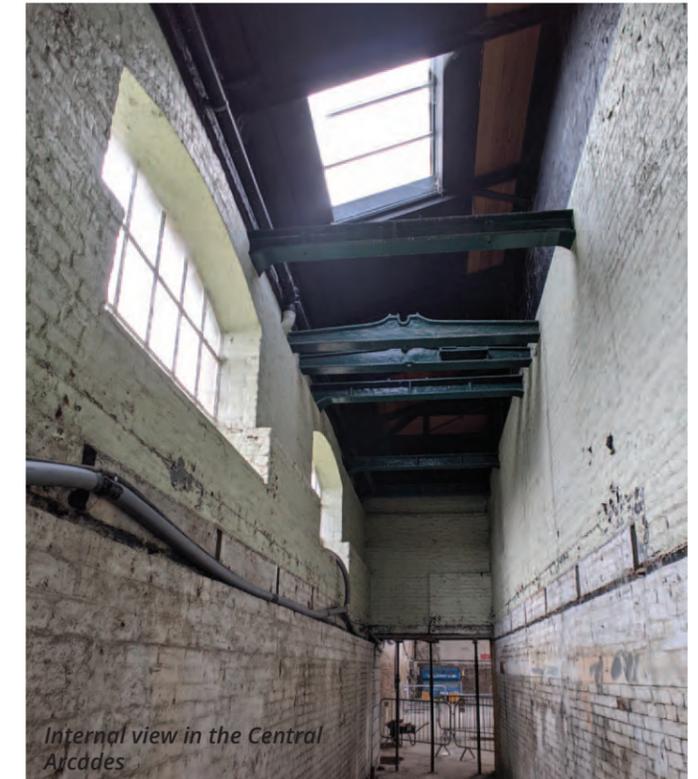
Similar to the Riverdale Buildings, Morelands building consists of five functional areas namely a coal store (now the Central Arcade), two boiler houses, open plan spaces with a lightweight metal truss roof and a central glazed lantern (East and West Arcades) and two engine houses (Morelands Engine House & Beam House).

The Morelands Engine House, at the west end of the building, originally housed a pair of steam pumping engines by Morelands and Sons. The engines were free standing objects that sat on a raised floor level, below which there was a large pump-well. The interior of the engine house was decorated with glazed tiles, patterned brickwork and terracotta. The engines have been removed together with the floor. The windows retain the original honeycomb pattern glazing bars.

The Beam House at the east end of the building originally housed a Cornish Beam Engine. The engines were removed c.1914, and the empty building has consequently seen more alteration than any other on the site.



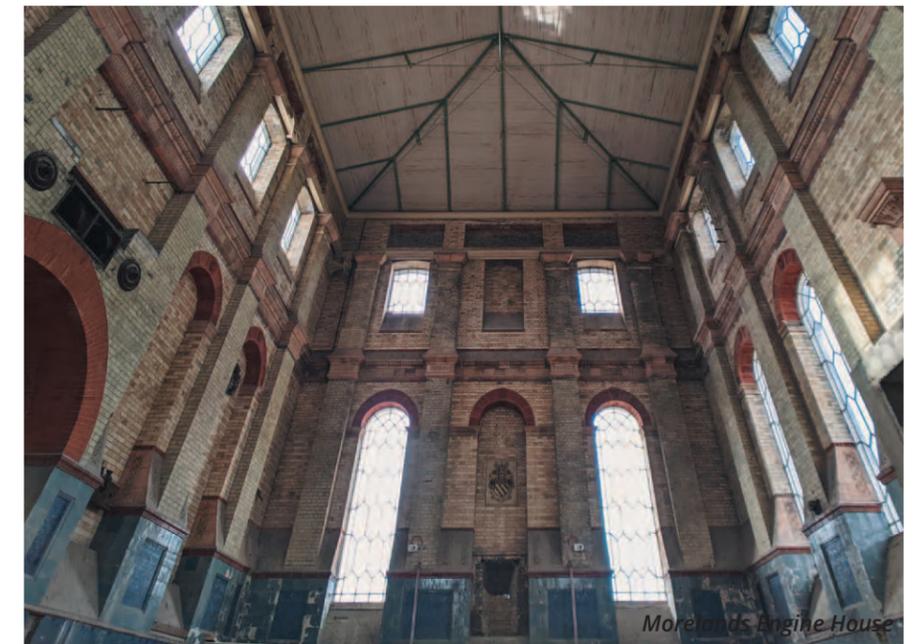
External view of Morelands Arcades looking West



Internal view in the Central Arcades



Morelands West Arcade



Morelands Engine House



Morelands East House



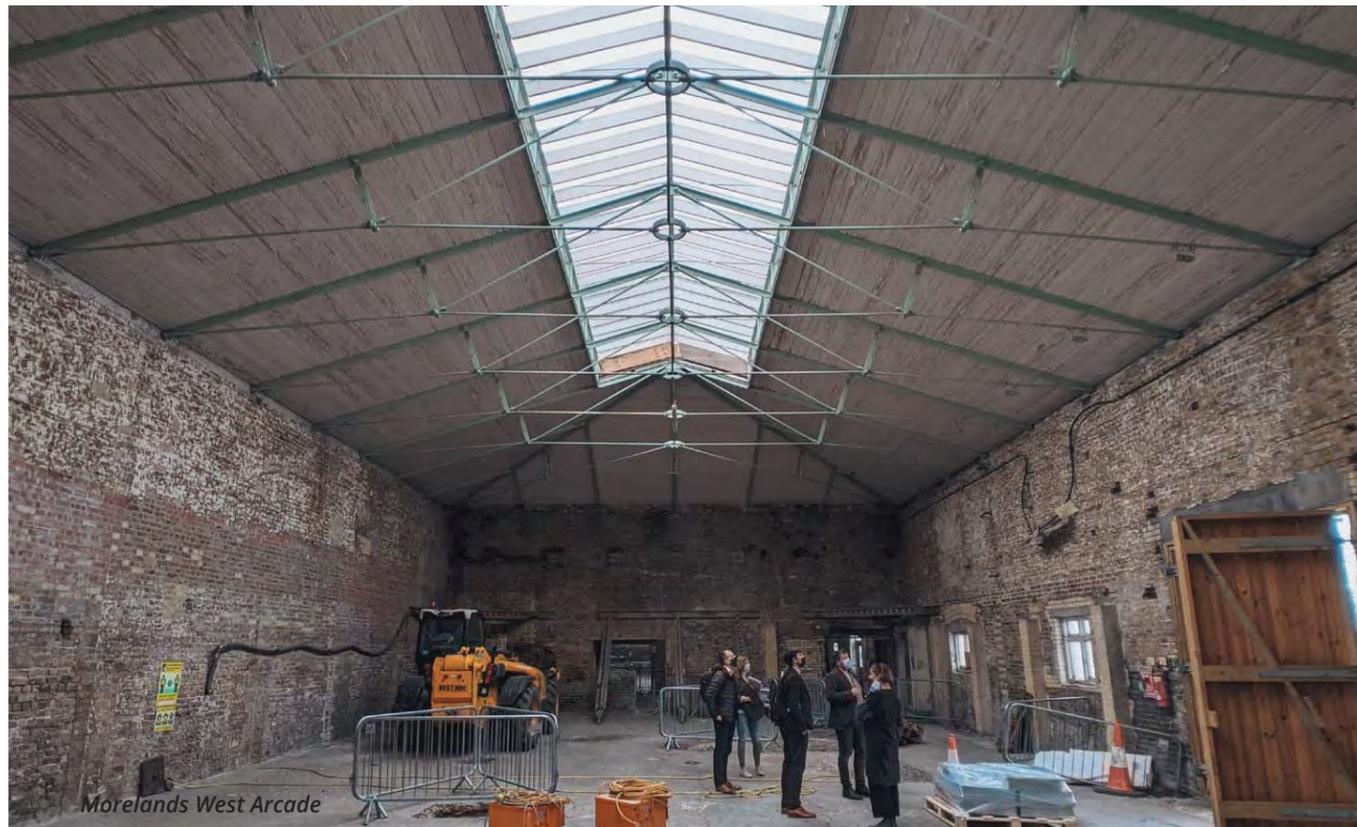
Brick detailing



Existing penetrations



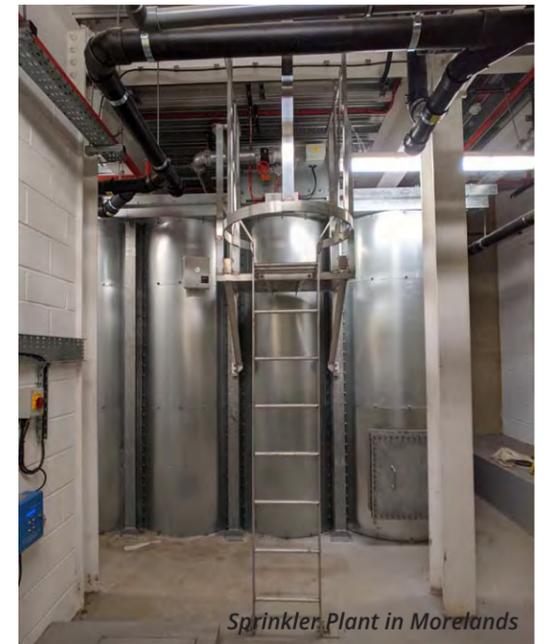
Morelands Arcades



Morelands West Arcade



Morelands East House



Sprinkler Plant in Morelands

4.2 Planning and Listed Building History

Several Planning Permission and Listed Building Consents were granted for the restoration, refurbishment and alterations to the listed Morelands and Riverdale Buildings between 2013 and 2018.

The relevant planning applications are summarised as:

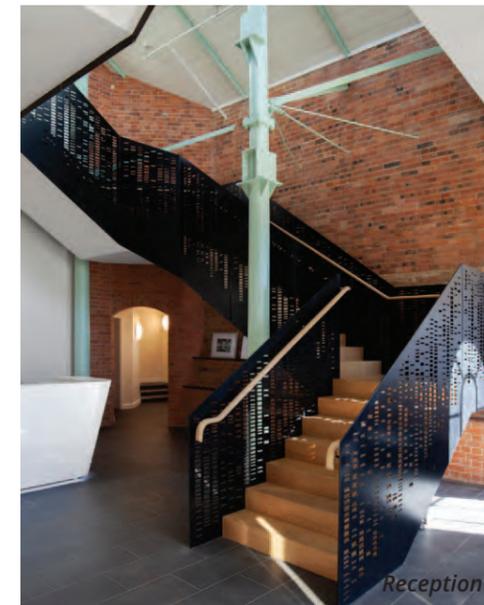
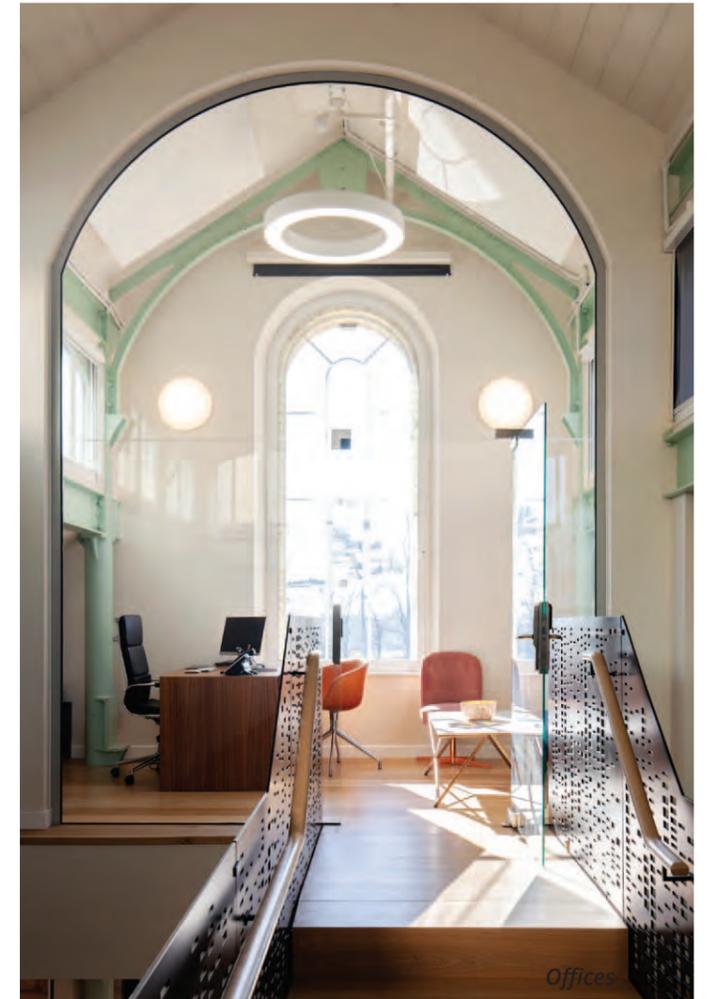
13/2047/FUL	Planning Approval granted 14.5.14
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18/2429/LBC	Listed Building Consent Approved 10.09.18
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Works have been implemented and progressed across the Site including:

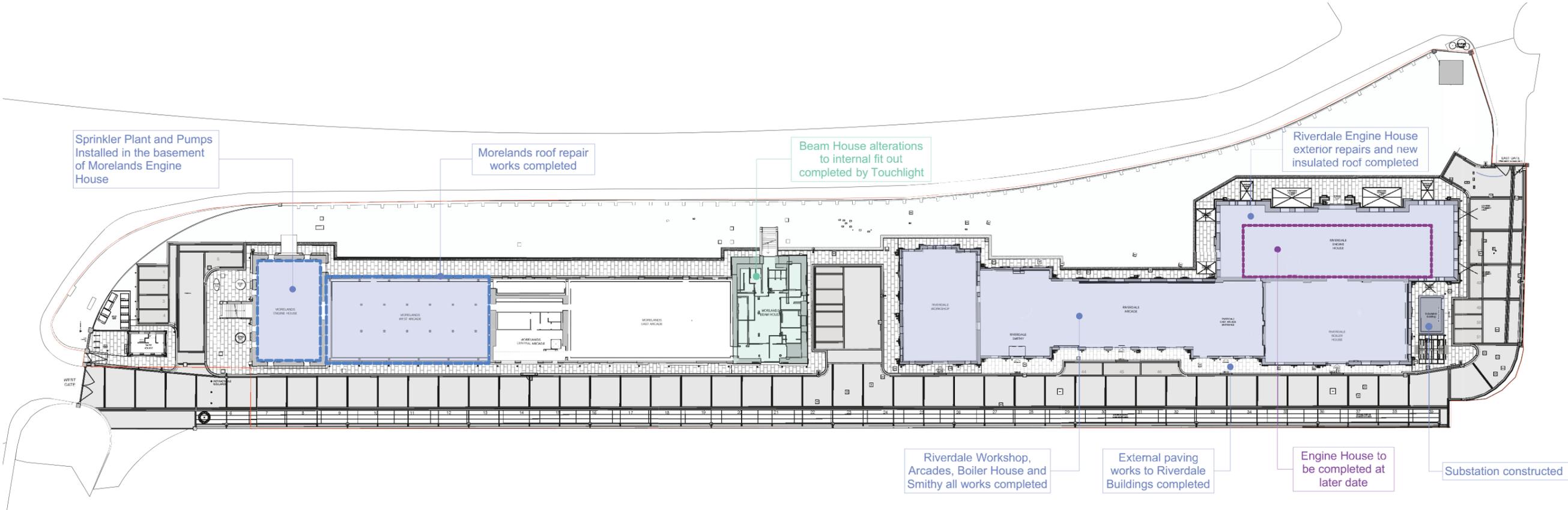
- Riverdale Buildings; the Arcade, Smithy, Boiler House and Workshop
- Riverdale Engine House external envelope works and thermal upgrade works to roof
- Riverdale external paving works
- New substation and enclosure adjacent to Riverdale
- Sprinkler Plant and Pumps installed in the basement of Morelands Engine House
- Roof repair works to Morelands West Arcade

The works to the Riverdale Buildings and the Morelands roof works were completed in 2018, with works to the Riverdale Engine House (planning & listed building granted) to provide much needed office space, planned to begin in the near future.

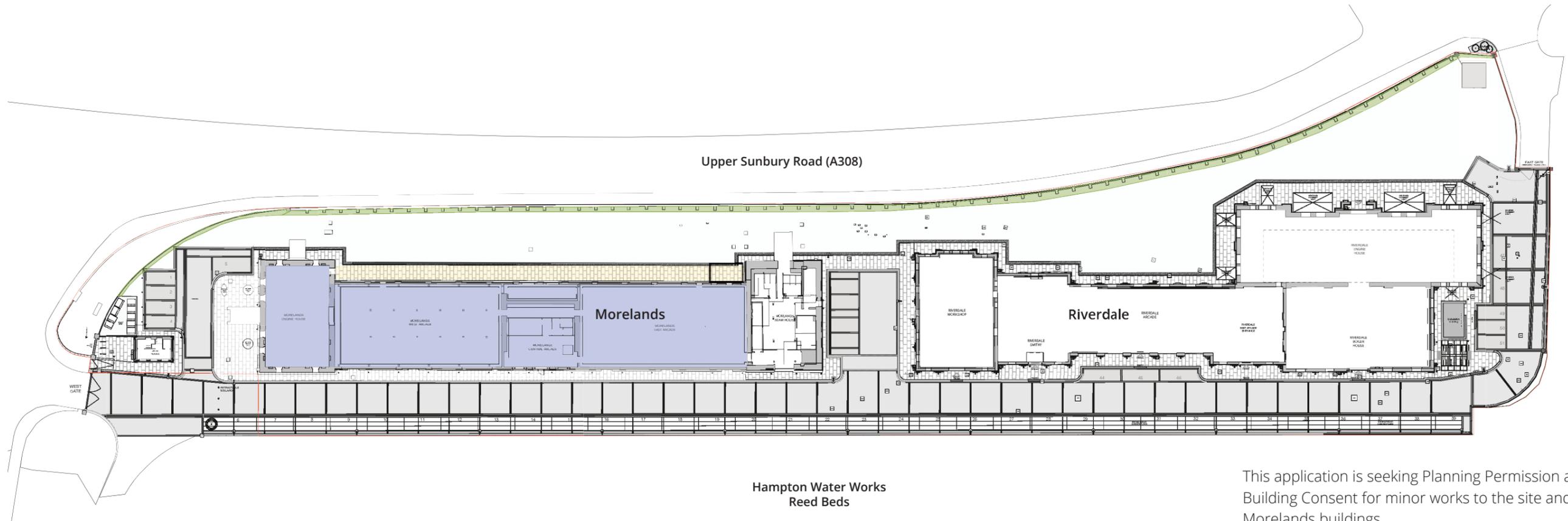
A diagram showing the location of these areas is noted on the next page.



4.3 Completed Site Works



5.0 Proposed Works



This application is seeking Planning Permission and Listed Building Consent for minor works to the site and to the Morelands buildings.

KEY

- █ Site Boundary
- █ Morelands Buildings
- █ New Substation & Enclosure
- █ Louvered Plant Area and Staircase
- █ New mature Hedging

These are noted on the plan and consist:

1. Alterations to the internal layout of the laboratories and office mezzanine.
2. Provide a new double door entrance to the Morelands Arcades and East Arcade, and entrance to the Beam House.
3. Install a new louvred plant area to the rear of the Arcades, with associated service penetrations and 2no. doors through the existing walls from the new plant area to the Morelands Buildings, and a new escape staircase.
4. Provide a new electrical substation with screening and landscaping located in the north east corner of the site.

Pre Application Feedback

A pre application submission was made to Richmond Borough Council in June 2020. The feedback and comments from the officers have been incorporated into the planning application submission within this document. Feedback received from RBC (20/P0168/PRE APP) on 19/10/2020, is summarised below:

Principle of Development

...As stated above in the site description and planning history sections, the site is in existing B1 use for laboratory/office use as well as ancillary uses including a car park and servicing area, ancillary cafeteria and staff facilities, landscaping and electricity substation following the first phase at the Riverdale Buildings, completed in 2018.

The redevelopment of the Riverdale Building (Phase 1 of the works approved in 13/2047/FUL) is almost complete. The applicant submitted plans for the proposed redevelopment of the Morelands Building which was approved as phase 2 of planning permission 13/2047/FUL. It is noted that there is a condition on the original 2013 permission which restricted office floorspace to 2500sqm of net lettable office space for transport management reasons and there were infrastructure payments to mitigate transport impacts secured by a S106 based on this figure. This will need to be removed or varied if floor space were to increase as part of a future application.

This pre application proposes alterations to the proposed development of the approved phase 2 focusing on the redevelopment of the existing Morelands Buildings into additional laboratory and manufacturing facilities for Touchlight Genetics Ltd.

...Given the existing use of the site, the principle for further B1 use is established. In principle, an employment led redevelopment of these Listed Buildings for laboratory use is supported. Improvement and expansion of premises is encouraged in Policy LP42 but any new industrial type space should be flexible and adaptable to different types of activities

and suitable to meet future needs, especially to provide for the requirements of existing and local businesses.

Design, Local Character and Heritage Assets

The pre application site consists of a number of Grade II listed buildings and also forms part of the Hampton Village Conservation Area. The Council's Conservation officer has previously commented on the buildings on previous schemes in 2013, 2014 and 2018 and has commented on the current proposal.

These imposing Victorian industrial buildings form part of the original Hampton Waterworks complex. It appears from the submitted information that these current proposals are largely amendments and additions to the existing consents, to which the Council's conservation officer is unlikely to object to subject to further information. Within the information submitted, the proposal outlines how the majority of the works would be internal to the existing buildings with minor works to the external façade. There would not be significant external extensions to the existing buildings. The previous works have been carried out to a high standard and the new/current use is compatible with the structures and their history. In addition to the proposed works to the listed buildings themselves, it is also proposed to include the erection of an additional substation to help facilitate the additional commercial floorspace.

There are no objections to the principle of an additional substation, given from the submitted information, it appears it would be located to the rear of the site away from prominent views at the front of the site and is of a modest scale and design which respects the existing Grade II listed heritage assets.

...Subject to further information, it is considered the proposed scheme has the potential to preserve the existing heritage assets in accordance with the above aforementioned policies.

Conclusion

There are no objections in principle to the proposed works. However further information would be required as part of a future planning and listed building application.

The Pre Application response also referred to a number of items that should be addressed in the event of a new application being submitted. It is proposed that a Full Application will be lodged once details for the Morelands Engine House are finalised and all these points will be addressed in full at that stage.

5.1 Pre-Application Advice & Consultation with Richmond Borough Council

Further Consultation with RBC

Since receipt of the Pre Application Advice, Richmond Borough Council have kindly made themselves available to discuss these proposals further and best ensure the approval process is expedited, given its urgent need to provide laboratory space.

To this end a meeting was held on the 22nd March 2021 with the Planning Officer to discuss the principles of this application and the potential instigation of a Planning Performance Agreement. This is still being progressed.

5.2 Morelands Buildings Works



The required alterations to the Morelands buildings that are the subject of this document and require planning and listed building consent are set out below.

The proposed works are described in comparison to the previously approved drawings and consented scheme:

Morelands Arcades - Internal Layout

Existing Permission

Permission was granted for the use of the building as laboratories and office space, with a new entrance into the central arcade, as shown on drawing MP10 of application 13-2047-FUL.

Proposed Works

In order to facilitate the specific production requirements of the process, the proposed internal arrangements of the Morelands Arcade will be arranged into laboratories at ground floor level and open plan offices with associated facilities at first floor level. The central arcade will be retained as the entrance into the facility.

Plant Enclosure

Existing Permission

Currently, the permission allows for the installation of a new concrete cap over the existing brick plinth and new steel mesh vents for the exhaust air, as shown on drawing MP10 and MP13 of application 13-2047-FUL.

Proposed Works

We proposed to demolish existing brick plinth area as existing and install a new louvred plant screen to the rear of the Arcades. This will also require two new access doors and service penetrations through the existing walls from the new plant area, into the Engine House and Arcades.

There is also the need for a metal staircase from the first floor level, that will be hidden within the plant enclosure for escape from the first floor offices.

A larger plant area is required to service the new laboratory spaces at ground floor level, and it is felt that it would be more sensitive for it to be situated in an external enclosure, that is not connected to the listed fabric of the building than

internally.

The plant enclosure will be of a high quality, simple louvred design that will shield the view of the new plant equipment and provide a uniform frontage within the streetscape.

In order to provide further screening and softening of the new louvred plant screen from Upper Sunbury Road, we are proposing new landscaping along the existing fence line, including new hedging, these proposals are shown in section 6.0 of this document.

An Environmental Noise Assessment has been carried out in relation to the plant equipment and is included within this application.

Central Arcade/ East Arcade Entrance Door

Existing Permission

There is currently a single entrance door into the central arcade, and in one bay of the Morelands buildings shown on drawing MP13 of application 13-2047-FUL.

Proposed Works

The single door in the glazed screen to the central arcade is to be amended to allow for a double door entrance into the building. This will be as the design installed in the Riverdale buildings and the existing approved drawings, to provide continuity of design across the site. The same double door entrance will be incorporated into the far bay of the East Arcade.

The entrance to the Beam House has been constructed as a double door entrance and we are seeking approval for these works.

New Substation and Enclosure

Existing Permission

There is currently one existing substation on the site, located to the rear of the Riverdale Boiler House.

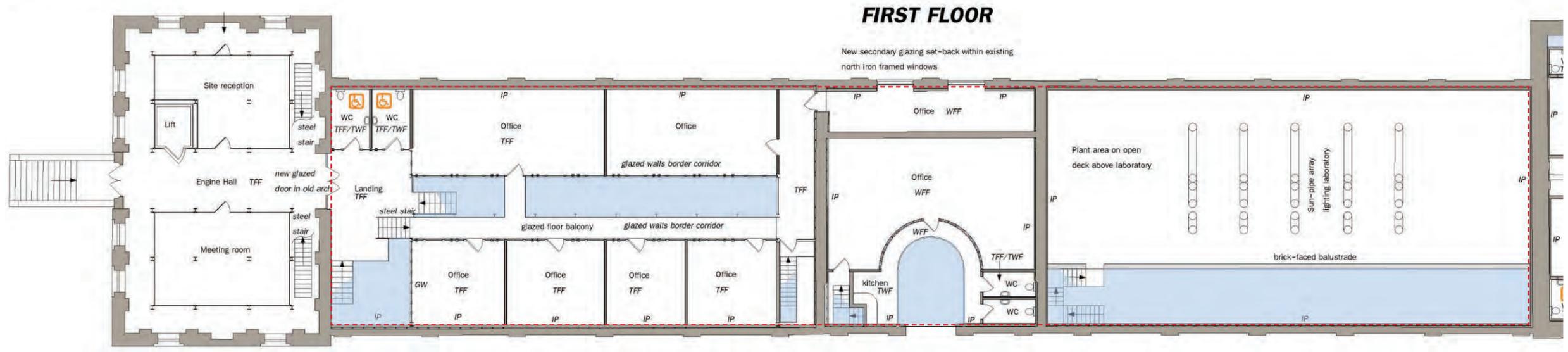
Proposed Works

Install a new electrical substation and enclosure to match the design of the existing approved substation. This is required

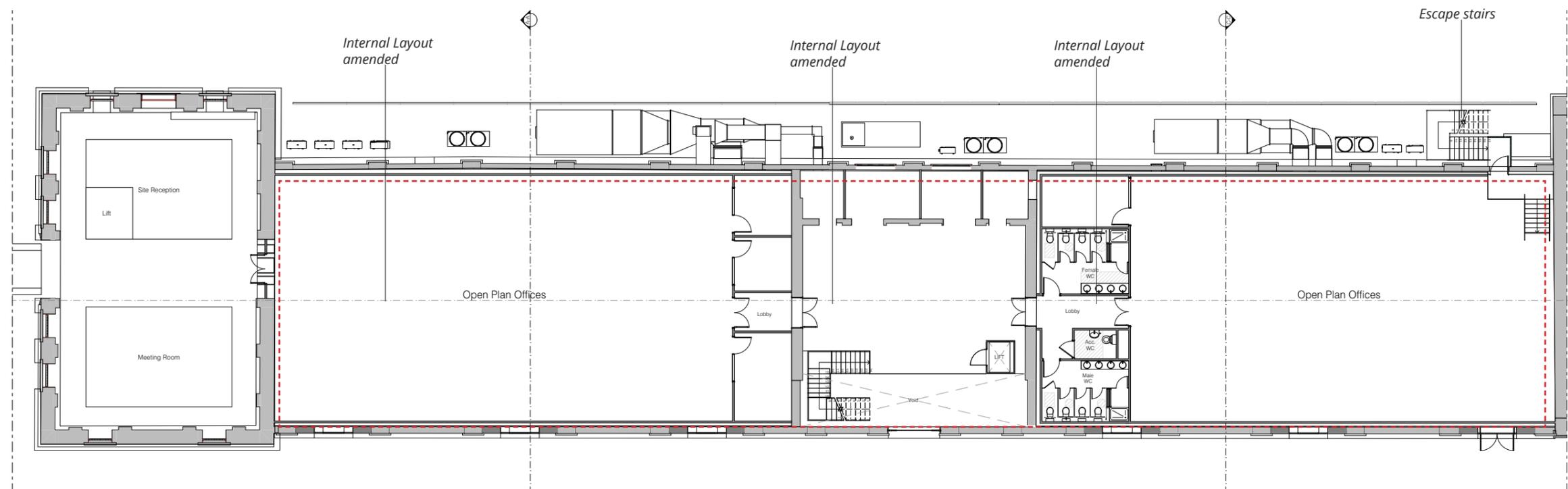
for the power upgrade works on site and is located discreetly in the north east corner of the site, as discussed and agreed with RBC during the pre-application process.

The existing permitted drawings submitted for the previous planning and listed building application in comparison to the new proposed drawings for this application are shown on the following pages.

5.2.2 Internal Layouts (Existing Approved and Proposed Elevations)

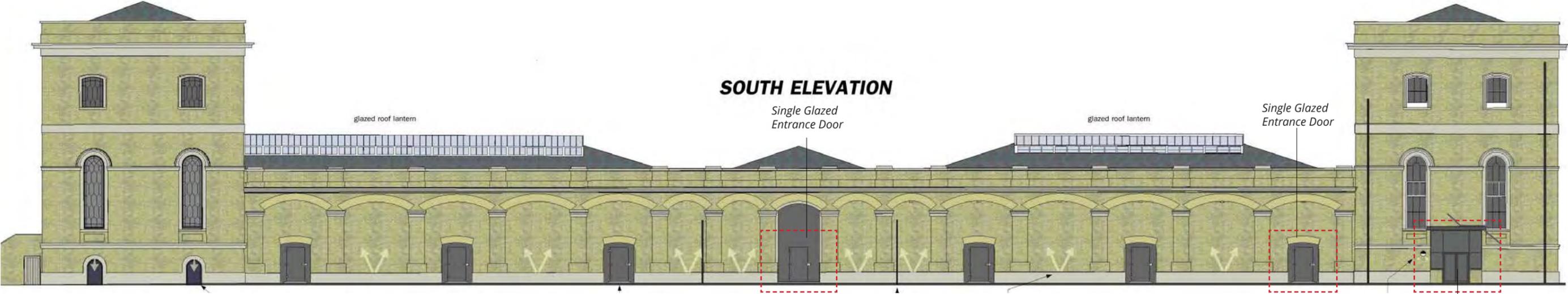


Approved Scheme - First Floor Plan
Application 13-2047-FUL MP10



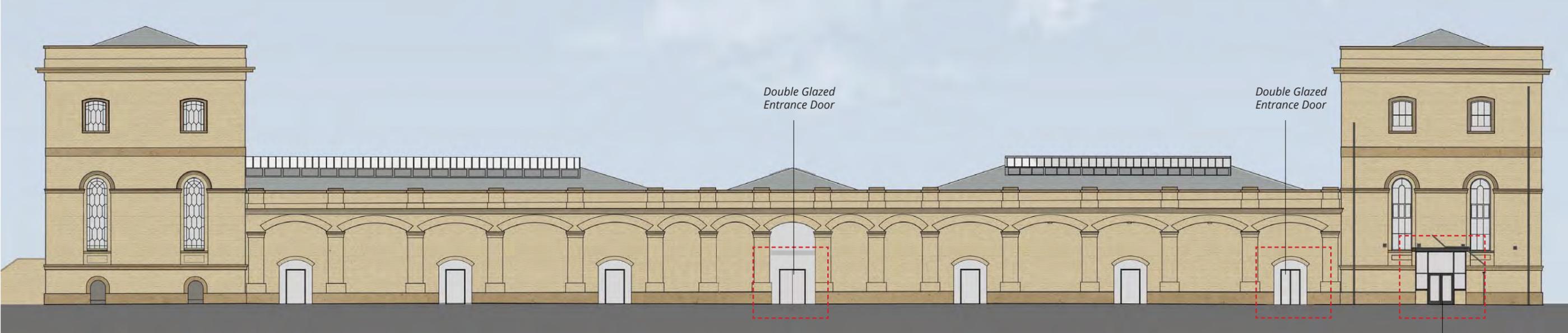
Proposed Ground Floor Plan

5.2.3 Central / East Arcade Entrance
(Existing Approved and Proposed Elevations)



Approved South Elevation - Front of Morelands Buildings
Application 13-2047-FUL MP13 NB. Windows are shaded grey, but are approved as glazing

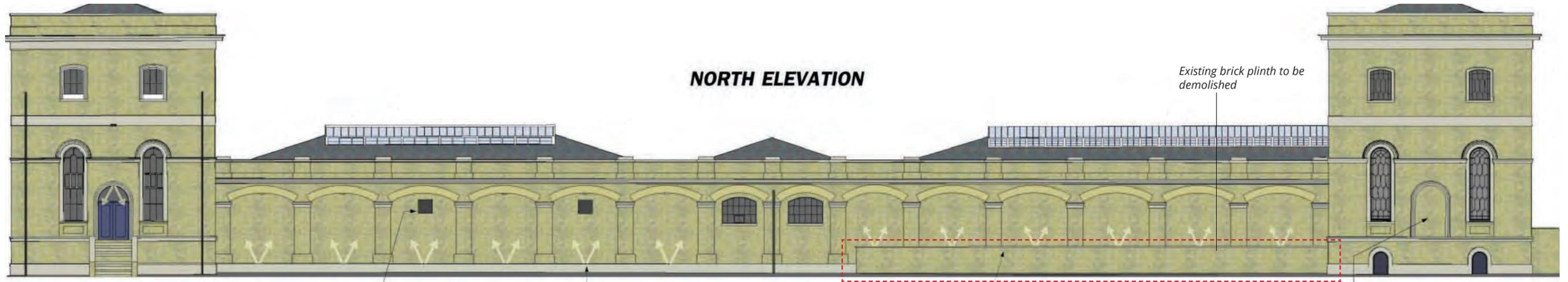
Entrance Door to the Beam House



Proposed South Elevation - Front of Morelands Buildings

Entrance Door to the Beam House

5.2.4 Louvred Plant Screen
(Existing Approved and Proposed Elevations)



Approved North Elevation - Rear of Morelands Buildings
Application 13-2047-FUL MP13 NB. Windows are shaded grey, but are approved as glazing



Proposed North Elevation - Rear of Morelands Buildings



Approved West Elevation
Application 13-2047-FUL MP13



Approved East Elevation
Application 13-2047-FUL MP13



Proposed West Elevation
No change to the approved drawings



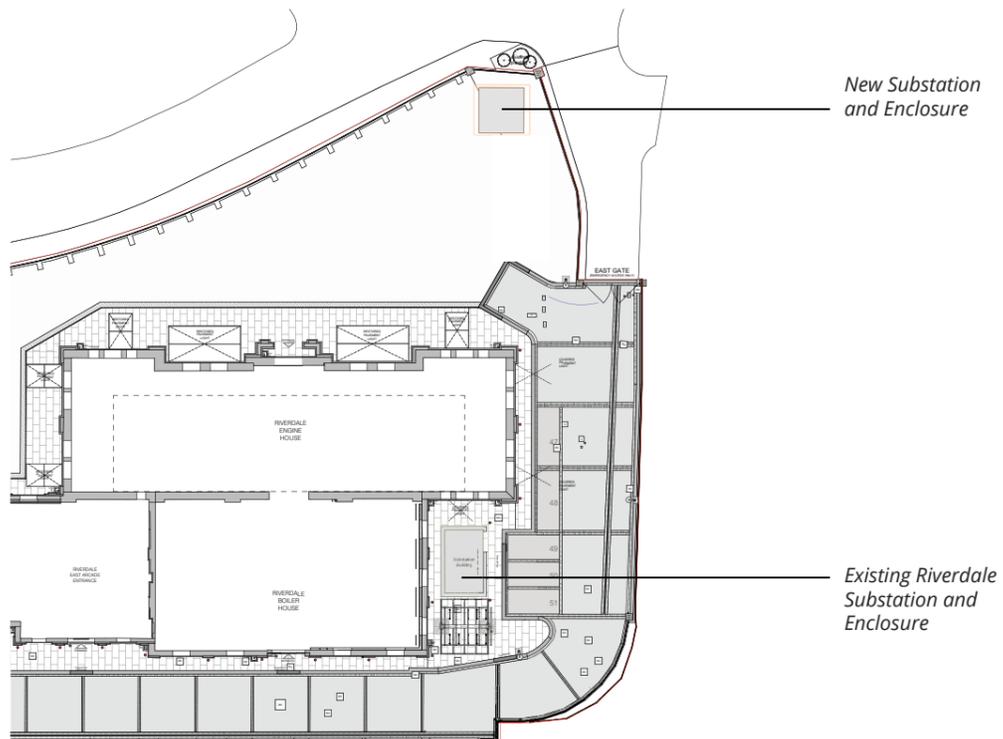
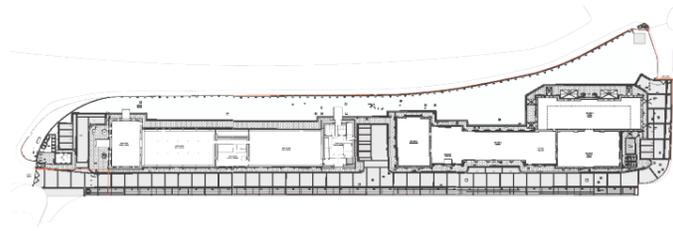
Proposed East Elevation
No change to the approved drawings

6.0 Site Works

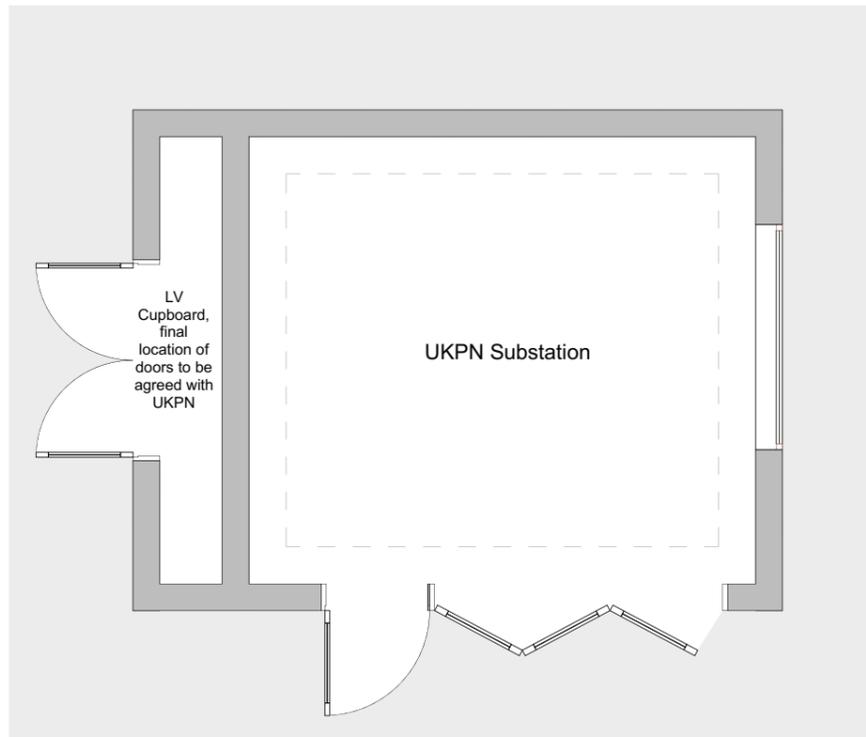
6.1 Proposed Substation

There is an existing substation located at the far east of the site between the Riverdale Engine House and Riverdale Boiler House, shown as green on the below plan.

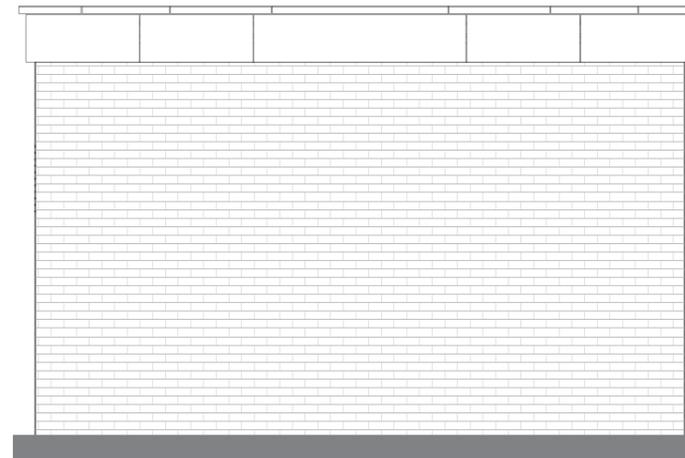
A further substation is required and the proposed additional substation is to be located to the north of the north of the Riverdale Engine House, the enclosure will be similar in size, as well as build to the existing, as shown in the photo.



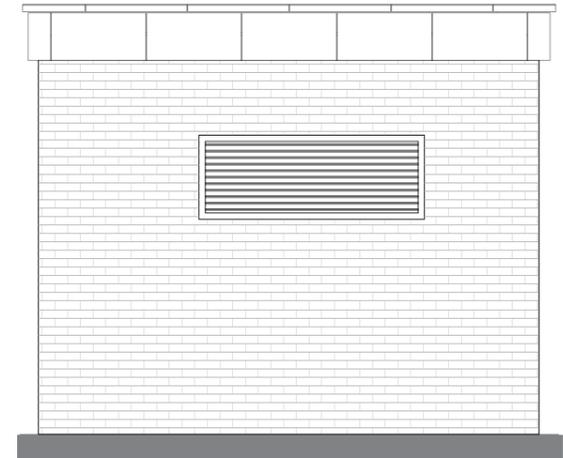
Existing Riverdale substation and enclosure



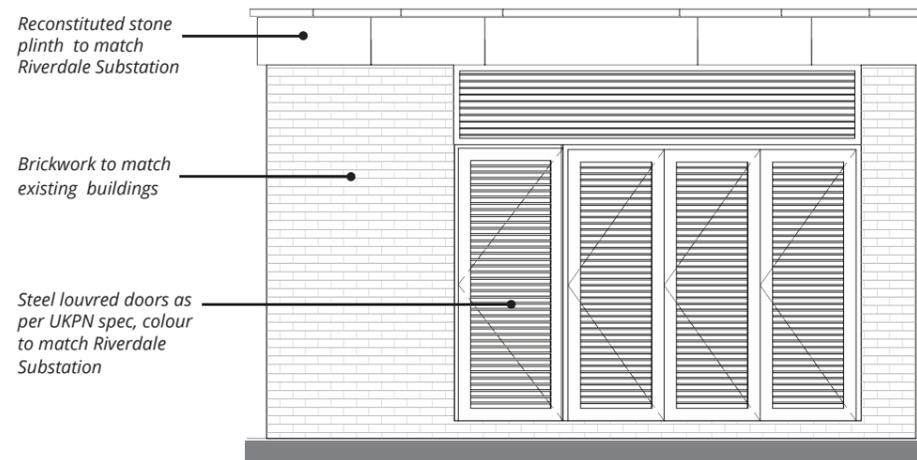
Morelands Substation Plan
Indicative Layout Subject to Approval from UKPN



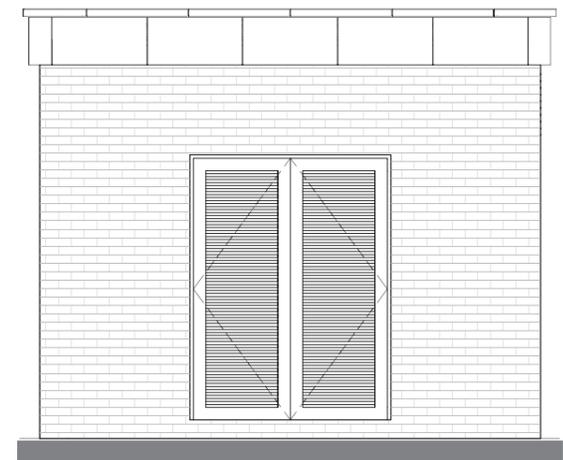
Substation Rear Elevation



Substation Side Elevation



Substation Front Elevation



Substation Side Elevation

Reconstituted stone
 plinth to match
 Riverdale Substation

Brickwork to match
 existing buildings

Steel louvred doors as
 per UKPN spec, colour
 to match Riverdale
 Substation

6.2 Plant Enclosure & Landscaping

A larger plant area is required to service the new laboratory spaces at ground floor level and it is proposed that it is an external enclosure, not connected to the listed building fabric, will provide the most sensitive solution.

The plant enclosure will be of a high quality, simple louvred design that will shield the view of the new plant equipment and provide a uniform frontage within the streetscape.

The plant screen will have incorporated access doors along its length and will require builders work in connection holes for the plant equipment and two new access doors through the existing walls from the new plant area, into the Engine House and Arcades, as shown on the plan.

There is also the requirement for an metal escape staircase from the East Arcade first floor offices, that will be hidden behind the plant enclosure and not visible from the road.

In addition, we are proposing new mature hedge landscaping along the existing fence line between the bank and the fence, to soften the views of the plant screen and tidy the edge of the site along Upper Sunbury Road. The existing listed railings will be repaired and missing sections reinstated.

Existing and proposed views of the plant screen are shown on the following pages.



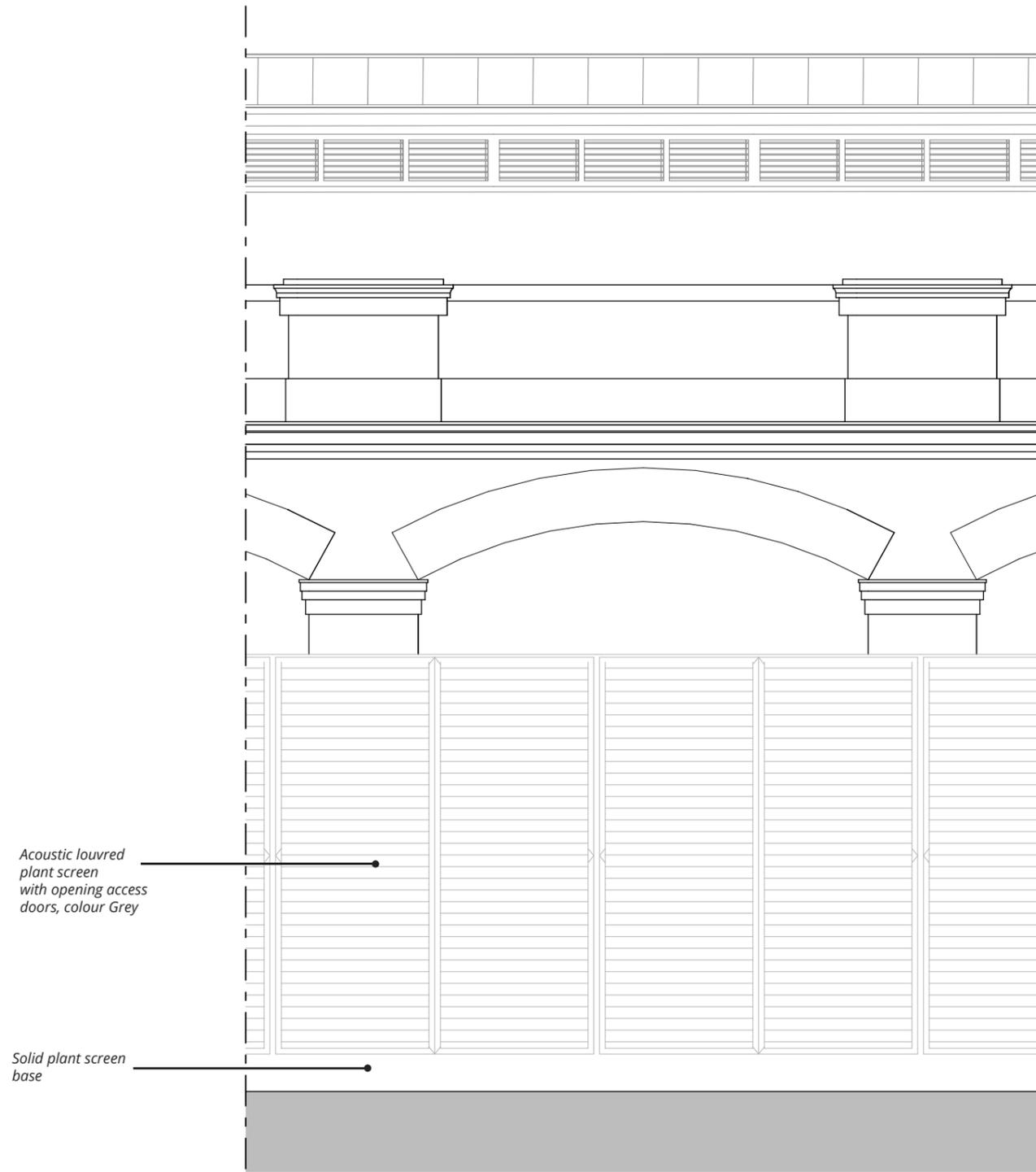
Proposed Landscaping to the front of Morelands (along Sunbury Road)



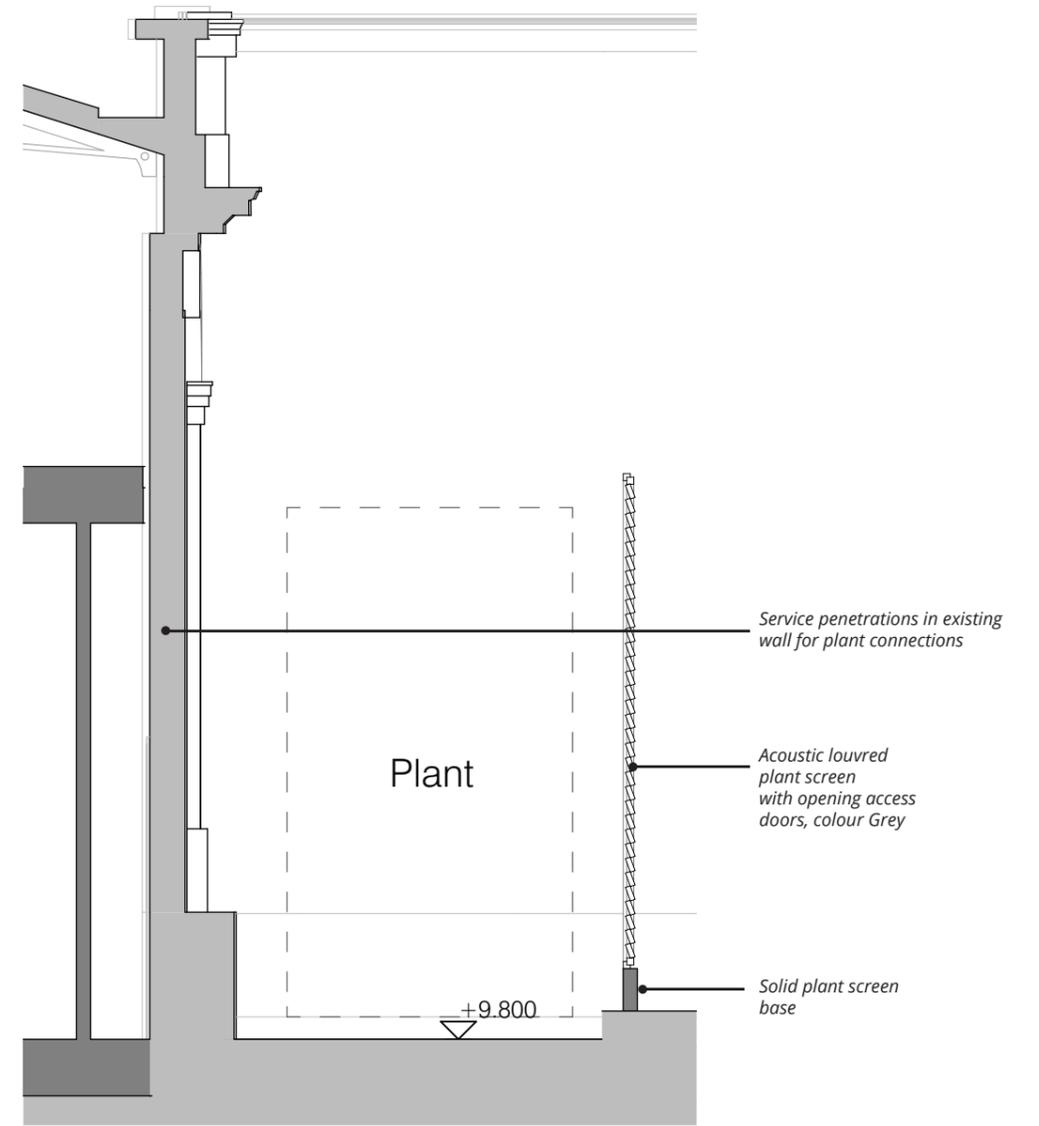
Existing view of Morelands and Riverdale from Upper Sunbury Road



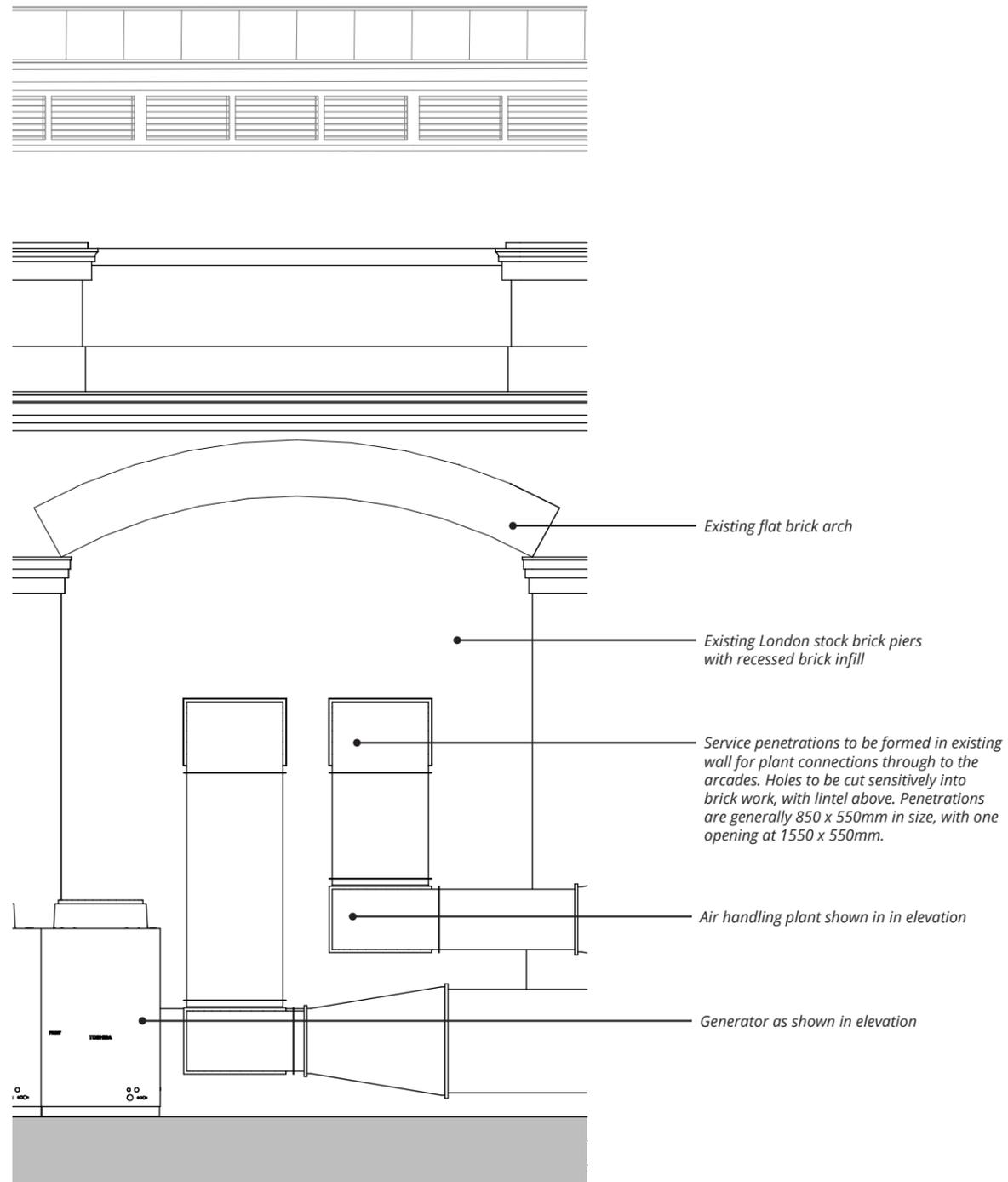
Proposed view of Morelands and Riverdale from Upper Sunbury Road



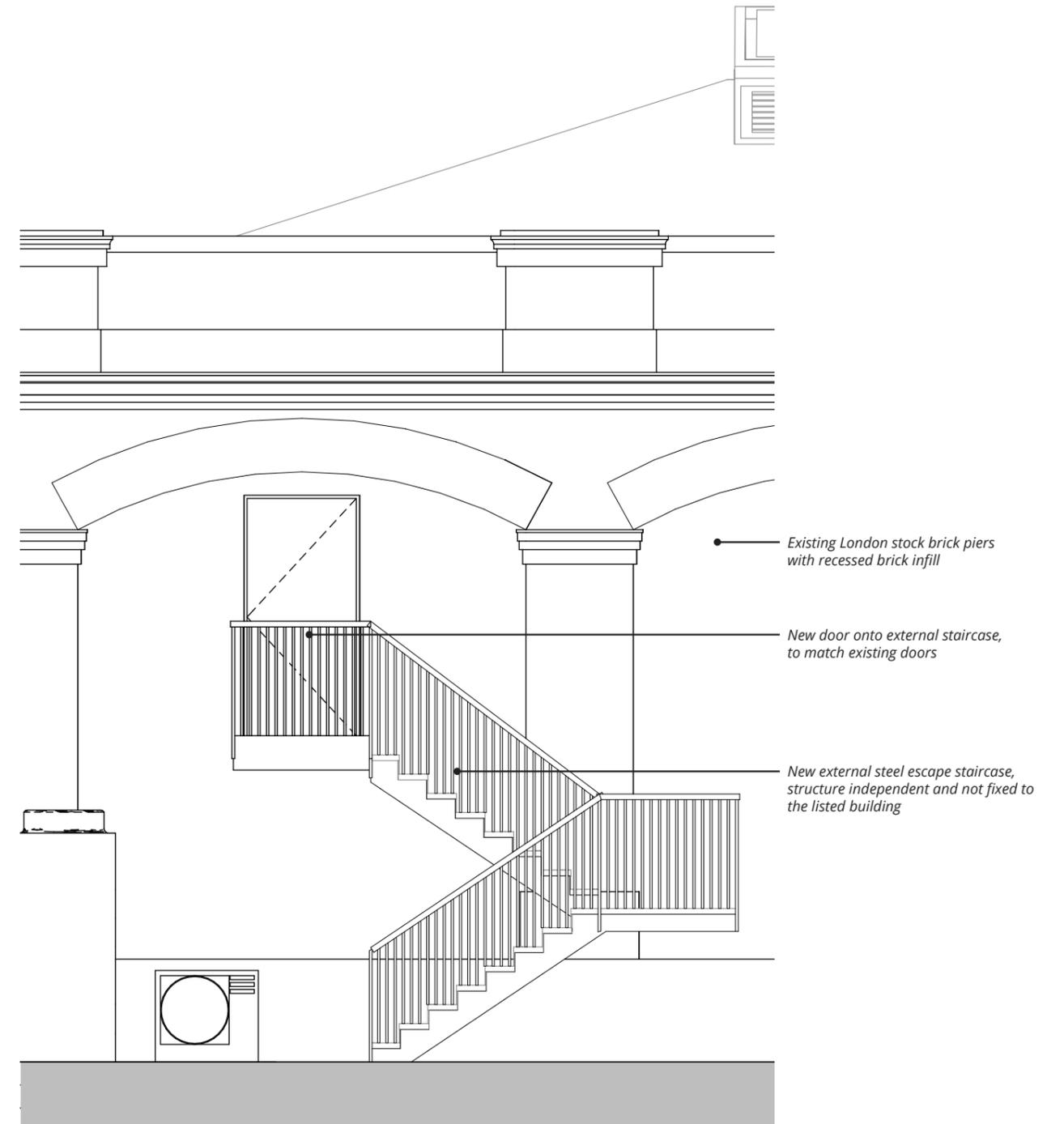
Typical Plant Screen Bay Study



Typical Plant Screen - Indicative Section



Typical Bay Elevation - service penetrations through the existing walls



Escape Stair Elevation Study

7.0 Heritage Statement

Hampton Water Works was built in 1852 by Joseph Quick to extract water away from London's heavily polluted river. By 1900 the enormous Riverdale Engine House was supplying a vast proportion of the daily water supply to London. Its demise came about with the introduction of diesel and in the 1950's the vast chimneys were removed.

Similar to the Riverdale Buildings, Morelands Building consists of five functional areas namely a coal store (now the Central Arcade), two boiler houses, open plan spaces with a lightweight metal truss roof and a central glazed lantern (East and West Arcades) and two engine houses (Morelands Engine House & Beam House).

The Morelands Engine House, at the west end of the building, originally housed a pair of steam pumping engines by Morelands and Sons. The engines were free standing objects that sat on a raised floor level, below which there was a large pump-well. The interior of the engine house was decorated with glazed tiles, patterned brickwork and terracotta. The engines have been removed together with the floor. The windows retain the original honeycomb pattern glazing bars.

The Beam House at the east end of the building originally housed a Cornish Beam Engine. The engines were removed c.1914, and the empty building has consequently seen more alteration than any other on the site. Three concrete floors have been added to form four floors of offices.

A conservation statement for the original application was prepared and has been included as an Appendix to this document. The key points that relate to the Morelands Arcades have been extracted below:

3.2 The application site falls within the Hampton Village Conservation Area, Waterworks sub-area.

6.4 The buildings of the Hampton Waterworks have architectural interest as surviving examples of Victorian public infrastructure such as stations, hospitals, prisons and other infrastructure works that were largely new engineering functions requiring a suitable architectural expression. The architectural, as opposed to the purely engineering aspects of the buildings, was intended in part to give the buildings a recognisable appearance to reflect their importance as a public utility. The surviving buildings have little remaining artistic interest other than the glazed tiles, pat-

terned brickwork and terra-cotta wall decoration in the Morelands Engine House.

6.10 The buildings are chiefly significant for their remaining building fabric, having long since lost the steam engines and boilers that filled the internal spaces. Of the internal spaces, the areas of primary significance consist of the Morelands and Riverdale engine houses, together with the Riverdale workshop, smithy and engine house including its basement. The former boiler rooms and coal stores forming the lower 'arcade' sections of both buildings are of secondary significance.

6.11 The buildings had acquired a number of additions and extensions over the years that either had no significance or were negative factors that detracted from the significance. These features were removed following the grant of listed building consent in 2012.

Morelands Engine House

Highly significant features include the ceramic glazed tile and terra-cotta internal decoration, and externally the large windows with their original honeycomb patterned glazing bars

Morelands Arcade

The former coal store and boiler houses are significant.

Morelands Beam House

The exterior is highly significant but the interior is neutral, having been largely in-filled with new accommodation.

Proposals

Generally the external elevations are to remain unchanged from the existing approval. The historic character of the arcade elevations will be restored, with later openings removed. It is proposed to install a double door with frameless glazing within the central arcade and the far bay of the east arcade. This will keep the appearance simple so as not to detract from the clarity of the brickwork elevations, as used in the Phase 1 development of Riverdale Buildings, whilst adding a double door which will ease access in and out of the building.

External alterations and structural interventions will be limited to the plant enclosure and associated works to the rear.

The plant enclosure is required for the use of the building and its position to the rear ensures that it will be largely concealed

from view from other parts of the site. It is thought that will be more sensitive for the plant equipment to be situated in an external enclosure, that is not connected to the listed fabric of the building than internally. The new doors and the service penetration will be kept to a minimum, considered and will be sensitive to the existing structure.

The metal staircase from the East Arcade first floor level will be hidden behind the plant enclosure and not visible from the road. It is required for the use of the building for escape purposes.

In terms of the substation, its provision is required to enable the future use of the site and for the laboratories be able to be housed within the listed buildings. The grassed area alongside between the road and the building will be maintained and the listed railings repaired and missing sections reinstated. A new hedging to soften the views of the plant screen and tidy the edge of the site along Upper Sunbury Road.

8.0 Access and Fire Strategy

Access Strategy

The proposals do not seek to alter the existing access arrangements up to or around the building internally. All existing proposals are maintained.

The new double door into the central arcade will provide a more accessible and usable entrance into the building, and level access from the exterior.

Fire Strategy

In order to facilitate a new first floor of accommodation, whether that be offices or other, a secondary means of escape is to be required in the East arcade and will terminate behind the plant enclosure at ground floor as shown in the drawings.

All the proposed works are to the exterior of the building and new elements of construction will meet the required standard as set out in Approved Document B.

