

**SURREY COUNTY COUNCIL
THAMES YOUNG MARINERS,
SURREY OUTDOOR LEARNING & DEVELOPMENT CENTRE**

DESIGN & ACCESS STATEMENT

PART 4 - PRE-APPLICATION DESIGN DEVELOPMENT

ISSUE 02

October 2022

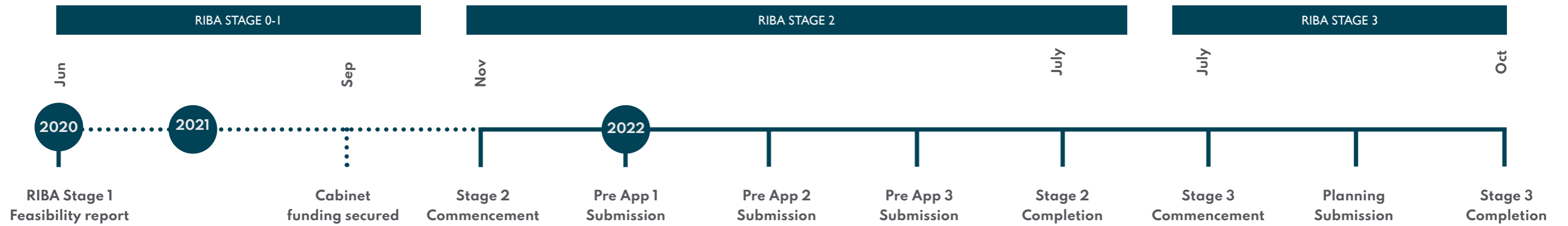
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Design Development

5

5.0 Engagement Timeline



Design Development

Pre-App 01 Proposal

5.1

5.1.1 Proposed Landscape Site Plan

Main Development Area



Legend

- 1. Access Road
- 2. External Covered Space
- 3. Slipways
- 4. Zipwire and Assault Course Over the Water
- 5. Climbing Wall
- 6. High Ropes Course
- 7. Existing Assault Course
- 8. Existing Archery Range
- 9. Staff Residential
- ▼ Main Entrance Reception

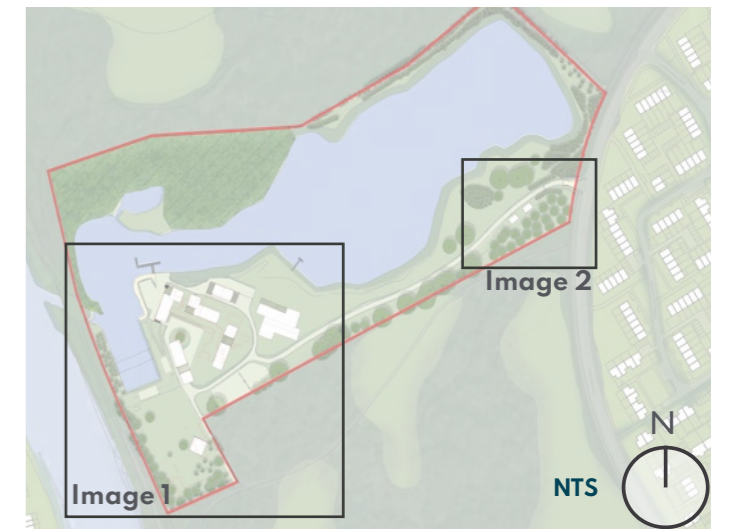
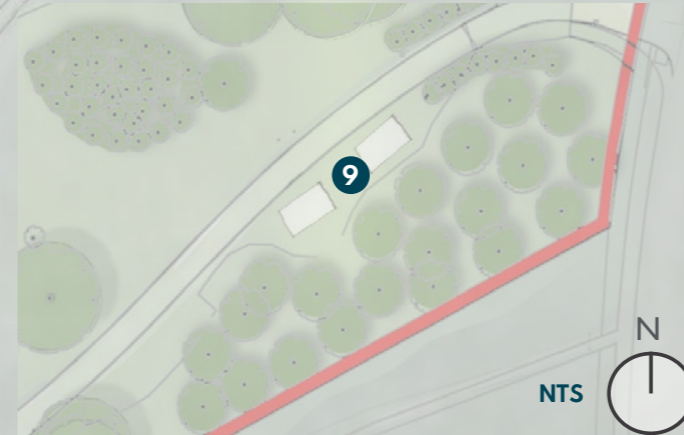


Image 1: Main Development Area

Image 2

Key Plan

5.1.2 Proposed Schedule of Areas - Buildings

Schedule	Pre-App 1 Building Provision Proposals	GIA Area* (sqm)	Quantity	Total Area (sqm)
1.0	Main Building	1050	1	1050
2.0	Guest Residential Accommodation	255	4	1021
3.0	Changing & Drying	122	6	730
4.0	Staff Residential Accommodation	106	2	212
5.0	Storage	151	1	151
6.0	Camping	172	1	172
XX	External Covered Storage / Racking	n/a	n/a	n/a
Total GIA (sqm)				3336

5.1.3 Existing & Proposed Schedule of Areas Comparison

The schedule opposite compares the gross internal area (GIA) noted for each proposed building against the existing complex of buildings. This shows the total GIA of existing buildings is 1795.95sqm, compared to the Pre-App 1 proposed GIA total of 3336sqm, resulting in a difference of 1540.95sqm.

Through the next phase of the design process this will be reviewed with efficiencies to be sought in the proposed design to closer match the existing developed footprint.

5.1.3 Existing & Proposed Schedule of Areas Comparison

Schedule	Existing Building Provision	GIA	Quantity	Total Area
E1	Existing Building	502.77	1	502.77
E2	Existing Building	434.56	1	434.56
E3	Existing Building	82.23	1	82.23
E4	Existing Building	73.76	1	73.76
E5	Existing Building	188.26	1	188.26
A1	Ancillary Structures	514.37	1	514.37
Existing Total Gross Internal Area				1795.95

Schedule	Proposed Building Provision	GIA	Quantity	Total Area
B1	Main Building	1050	1	1050
B2	Guest Residential	255	4	1021
B3	Changing and Drying	122	6	730
B4	Staff Residential	106	2	212
B5	Storage	151	1	151
B6	Camping	172	1	172

Proposed Total Gross Internal Area				3336
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Existing GIA				1795.95
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Proposed GIA				3336
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Total Increase In Gross Internal Area				1540.05
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5.1.4 Existing & Proposed Buildings Overlay

Key - Proposed

- Proposed Built Development Footprint
- Total Proposed Building & Structures GIA = 3,336sqm

Key - Existing

- Existing Built Development Footprint
- Existing Structures Footprint
- Total Existing Building & Structures GIA = 1,823sqm



5.1.5 London Borough of Richmond Pre-Application Feedback

An initial engagement meeting with the London Borough of Richmond Planning Department took place on 28th February 2022 at the TYM (Thames Young Mariners) site. The following points summarise the key points of discussion:

- Concerns impact on Metropolitan Open Land due to extent of additional floor area compared to existing. Further details required regarding existing building floor areas and extent of existing hardstanding.
- Proposals should highlight where there is replacement of existing facilities and where new/intensified activities are being introduced.
- Concerns raised regarding the two staff accommodation buildings/dwellings located towards the entrance to the site, suggested these should be revisited in the proposals.
- Suggestion that site arrangement should be revisited to focus within the area of previously developed land/existing 'cluster' developed areas of the site.
- Concern raised with the two storey elements of the site layout with suggestion that buildings should predominantly be one storey.
- Comments that proposals should respond to the natural environment and ensure ecological surveys are up to date and proposals should achieve a biodiversity net gain.

The content of this report captures the progress made since the initial engagement.



Design Development

Pre-App 02 Proposal

5.2

5.2.1 Proposed Landscape Site Plan



Legend

- 1. Access road (existing & reconfigured)
- 2. Drop off & Pick up (existing provision, to be reconfigured)
- 3. Parking (replacement of existing provision)
- 4. Guest Accommodation External Amenity (new)
- 5. External Dining (new)
- 6. External Dining Terrace (replacement of existing)
- 7. Low Ropes Challenge Course (existing)
- 8. Climbing Wall (replacement & relocation of existing)
- 9. Causterian Challenge Course (new)
- 10. High Ropes Course (new)
- 11. Archery (existing)
- 12. Camping Area (existing)
- 13. Trim Track (existing)
- 14. Slipway (existing)
- 15. Deliveries
- 16. Refuse Store (relocation)
- ▲ Main Entrance Reception

5.2.2 Proposed Schedule of Areas Reduction - Buildings

Revised Brief

Following the feedback received at the initial pre-application meeting, the client team have undertaken a full review of the proposed gross internal areas. Working with the Surrey Outdoor Learning & Development (SOLD) team, a holistic look at the provision and operation was undertaken in order to identify the opportunities to make reductions in the proposed gross internal area. This has been detailed in the schedules (right).

Proposed Gross Internal Area

The adjacent schedules present the original proposed gross internal area presented in the original pre-application report and the revised, reduction in proposed GIA

Pending the full building survey, the current existing built area has been calculated at 1,646sqm.

Existing Gross Internal Area = **1,646sqm GIA**

Original Proposed Gross Internal Area = **3,336sqm GIA**

Reduced Proposed Gross Internal Area = **2,235sqm GIA**

GIA Reduction = 1,101sqm

Proposed External Amenity

A separate analysis of the existing & proposed external amenity provision is to be developed as part of the next steps.

Schedule	Pre-App 1 Building Provision Proposals	GIA Area* (sqm)	Quantity	Total Area (sqm)
1.0	Main Building	1050	1	1050
2.0	Guest Residential Accommodation	255	4	1021
3.0	Changing & Drying	122	6	730
4.0	Staff Residential Accommodation	106	2	212
5.0	Storage	151	1	151
6.0	Camping	172	1	172
XX	External Covered Storage / Racking	n/a	n/a	n/a
Total GIA (sqm)				3336

Schedule 1 - Pre-App 1 Schedule

Schedule	Pre-App 2 Building Provision Proposals	Approx GIA	Quantity	Total Area (sqm)
1.0	Main Building	910	1	910
2.0	Guest Residential Accommodation	255	3	765
3.0	Changing Block (Ground Floor)	210	1	210
4.0	Staff Residential Accommodation	120	1	120
5.0	Repair Workshop	50	1	50
6.0	Camping Changing Block	180	1	180
Total GIA (sqm)				2235.00

Schedule 2 - Pre-App 2 Schedule

- ← Area reduction = 140sqm
- ← Reduced from 4no units to 3no units, area reduction = 256sqm
- ← Reduced from 6no units to 1no unit, area reduction = 520sqm
- ← Reduced from 2no units to 1no + studio, area reduction = 92sqm
- ← Area reduction = 101sqm
- ← Area increase due to plant requirement = 8sqm
- ← Overall GIA Redution = **1,101sqm**

5.2.3 Existing & Proposed Schedule of Building Areas Comparison

The schedule opposite compares the gross internal area (GIA) noted for each proposed building against the existing complex of buildings. This shows the total GIA of existing buildings is 1795.95sqm, compared to the Pre-App 2 proposed GIA total of 2235sqm, resulting in a difference of 439.05sqm.

Through the next phase of the design process this will be reviewed with efficiencies to be sought in the proposed design to closer match the existing developed footprint.

Schedule	Existing Building Provision	GIA	Quantity	Total Area
E1	Existing Building	502.77	1	502.77
E2	Existing Building	434.56	1	434.56
E3	Existing Building	82.23	1	82.23
E4	Existing Building	73.76	1	73.76
E5	Existing Building	188.26	1	188.26
A1	Ancillary Structures	514.37	1	514.37
Existing Total Gross Internal Area				1795.95

Schedule	Proposed Building Provision	GIA	Quantity	Total Area
B1	Main Building	910	1	910
B2	Guest Residential	255	3	765
B3	Changing Block	210	1	210
B4	Staff Residential	120	1	120
B5	Repair Workshop	50	1	50
B6	Camping Changing	180	1	180
Proposed Total Gross Internal Area				2235

Existing GIA				1795.95
Proposed GIA				2235
Total Increase In Gross Internal Area				439.05

5.2.4 Existing & Proposed Buildings Overlay

Key - Proposed

- Proposed Built Development Footprint
- Total Proposed Building & Structures GIA = 2,235sqm


Key - Existing

- Existing Built Development Footprint
- Existing Structures Footprint
- Total Existing Building & Structures GIA = 1,823sqm




5.2.5 Existing Hard & Soft Landscaping Plan



 Existing Built Development Footprint

5.2.6 Proposed Hard & Soft Landscaping Plan



 Proposed Built Development Footprint

5.2.6 Proposed Context Plan



Image 1 Proposed Ground Floor Context Plan



Image 2 Proposed Lower Ground Floor Context Plan

5.2.7 Proposed Building 1



Key Plan

Proposed Main Building - Ground Floor

The proposed new main building will replace the existing provision and will vastly improve the operation by being designed to modern standards, removing the limitations of the outdated and unsuitable accommodation, providing fit-for-purpose, flexible spaces, with improved layout and access.



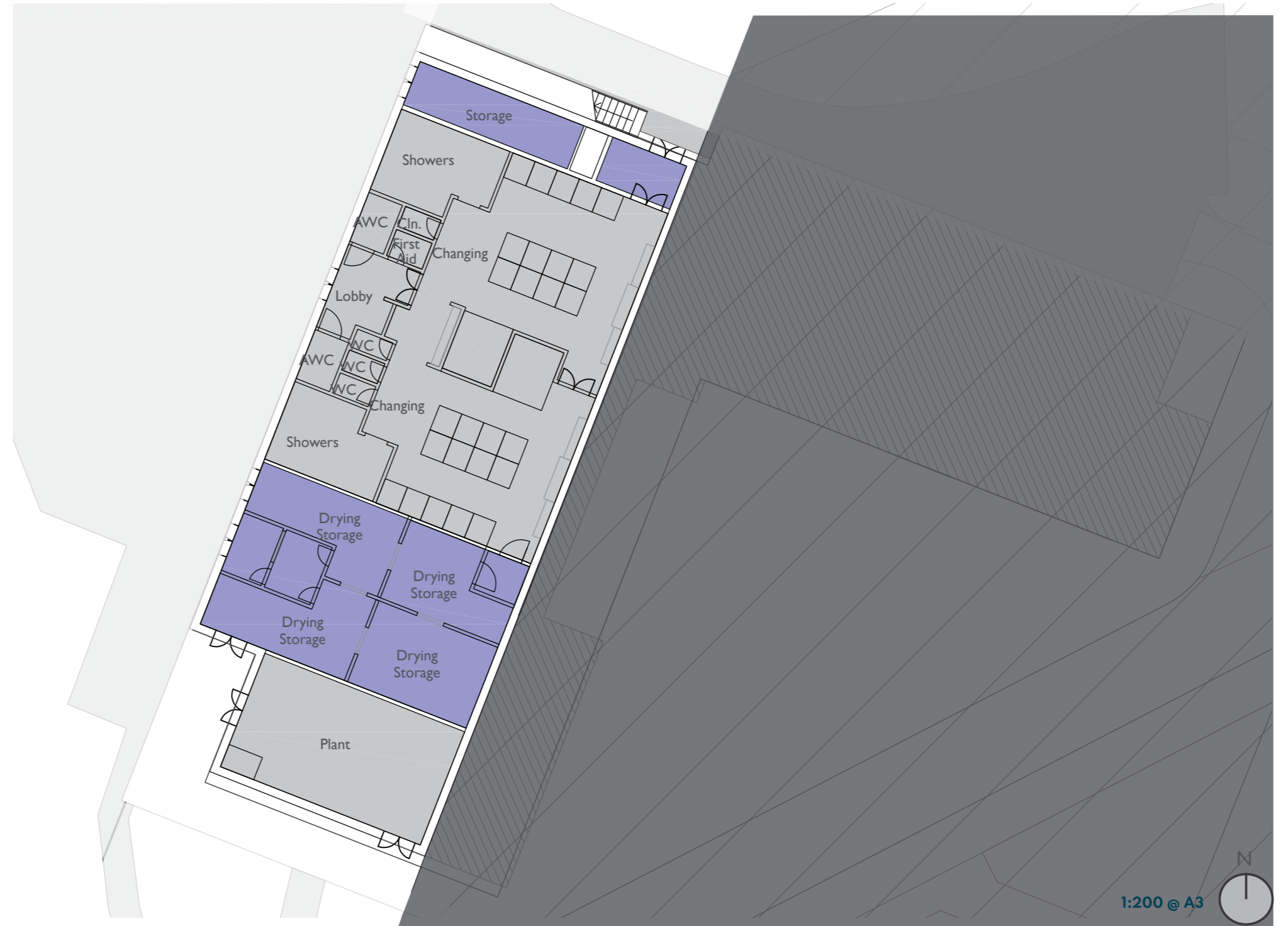
5.2.8 Proposed Building 1



Key Plan

Main Building - Lower Ground

The proposed new main building will replace the existing provision and will vastly improve the operation by being designed to modern standards, removing the limitations of the outdated and unsuitable accommodation, providing fit-for-purpose, flexible spaces, with improved layout and access.



1:200 @ A3



5.2.9 Proposed Building 2

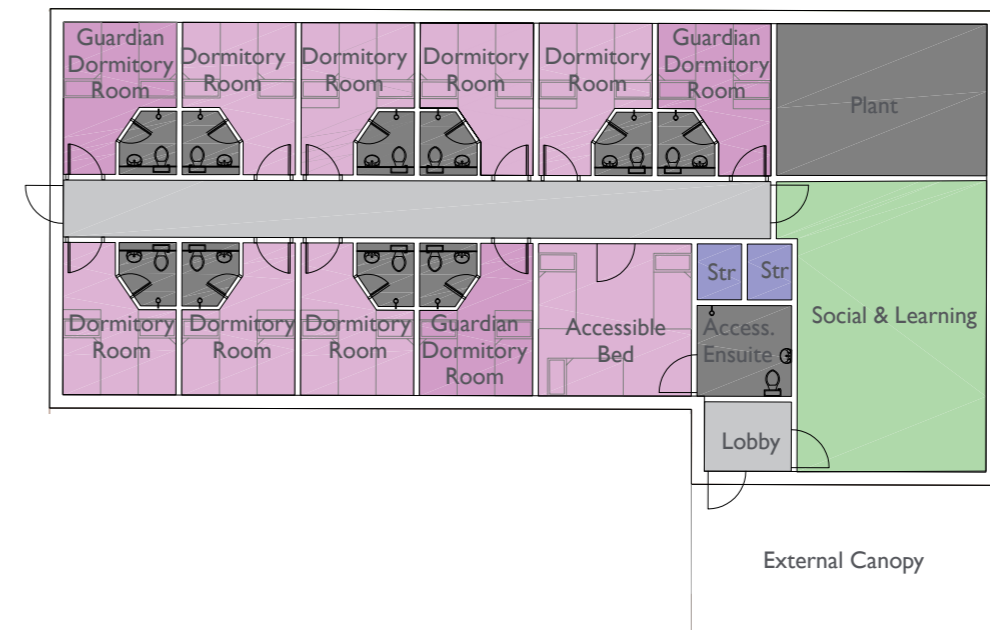


Key Plan

Guest Residential Block

The guest residential blocks are a new provision which will provide overnight dormitory style accommodation for visitors. Each of the residential blocks are identical in their layout.

Within each of the 3no guest residential dormitories, there is a social area which will be used by the overnight visitors. However it will also be used as a group learning space throughout the day.



1:200 @ A3



5.2.10 Proposed Building 3



Key Plan

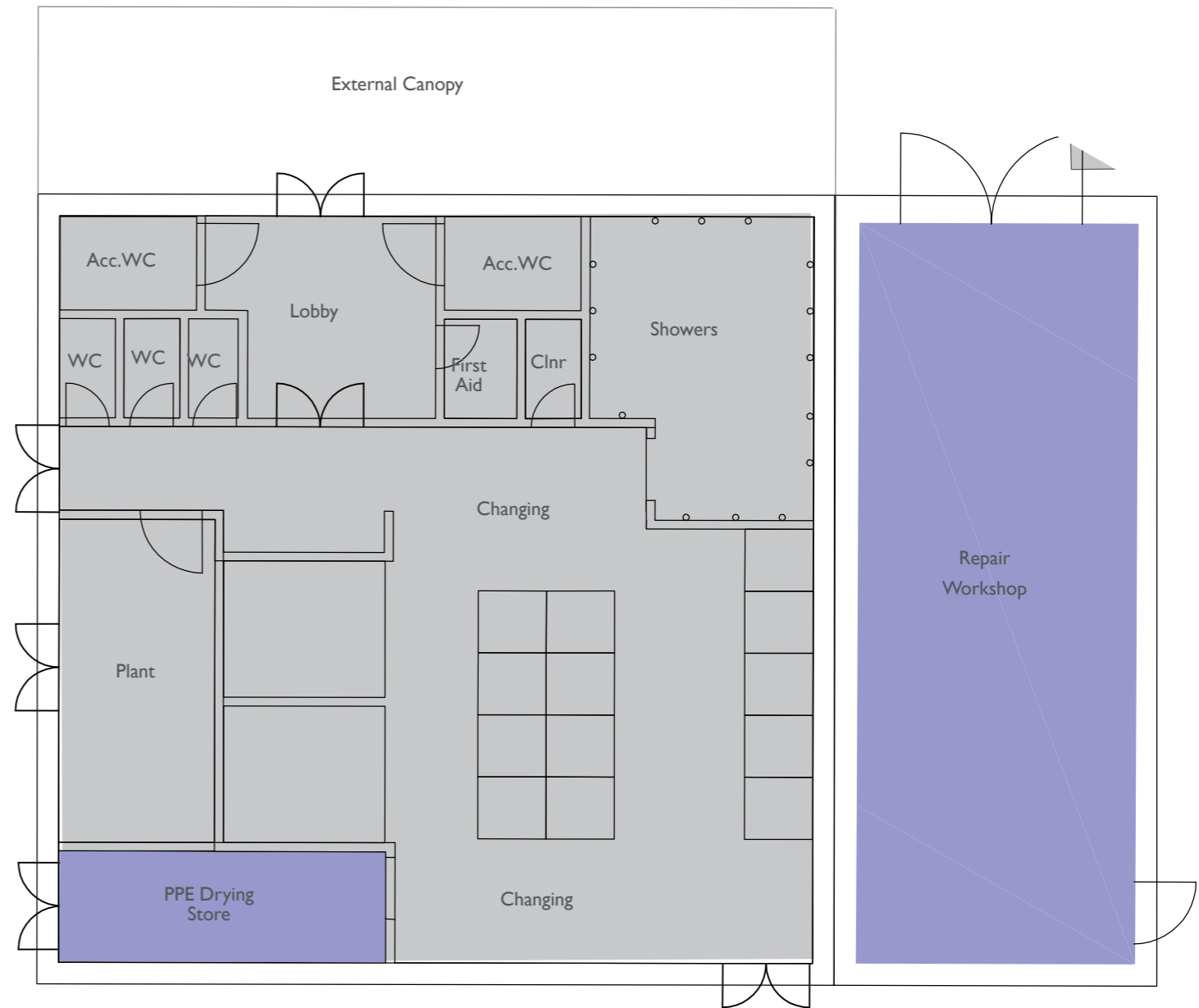
Camping Changing Block & Repair Workshop

Camping Changing

The proposed camping changing block is a new provision on site and will serve as a dedicated facility to camping guests throughout their stay at TYM. This accommodation is located adjacent to the camping area, providing improved facilities and overall operation of the site by providing discrete accommodation for different user groups.

Repair Workshop

Adjacent to this, is the re-provision of the repair workshop which is currently located at the lower ground level of the existing main building. This will be accessed of the existing hardstanding track.



1:100 @ A3



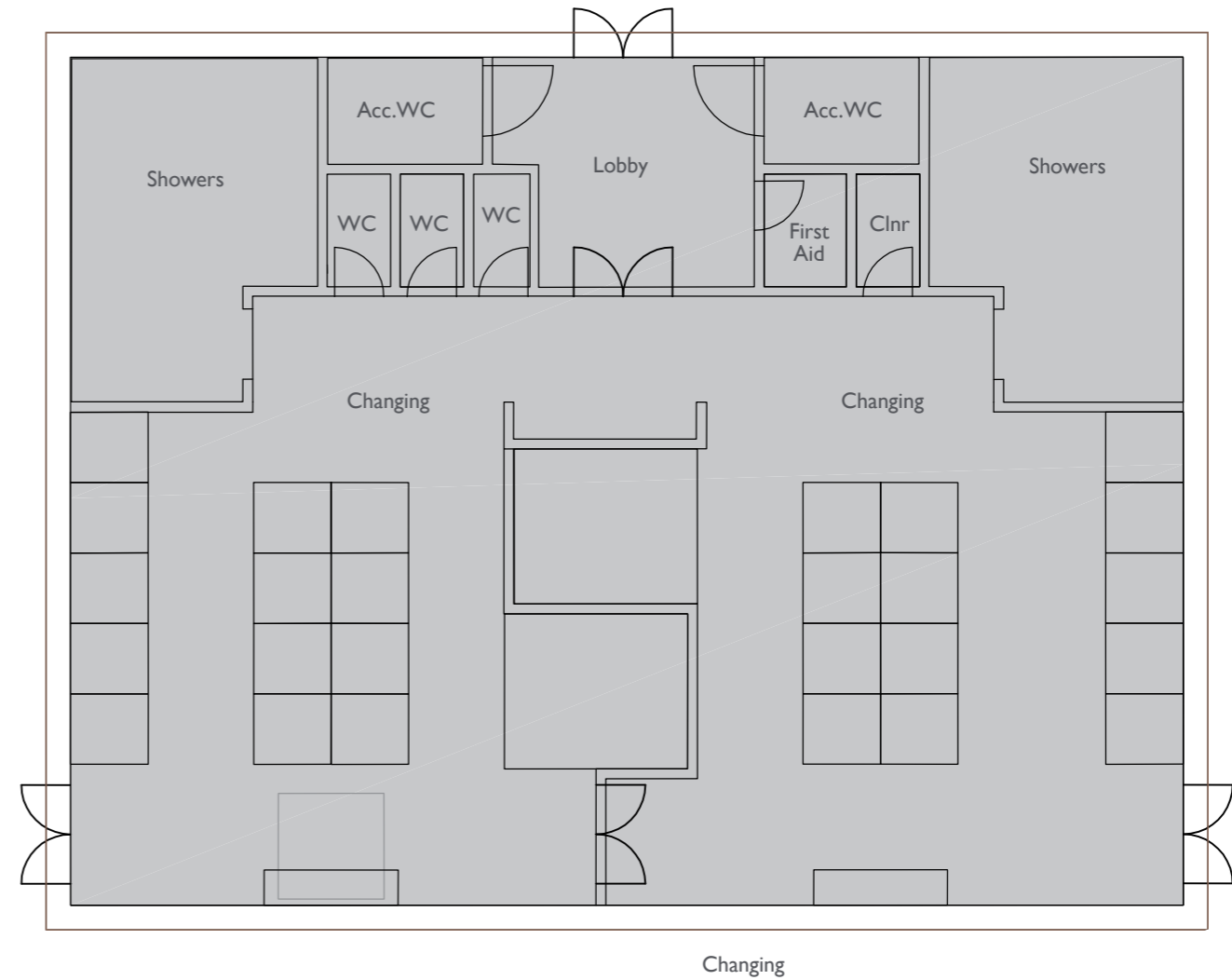
5.2.11 Proposed Building 4



Key Plan

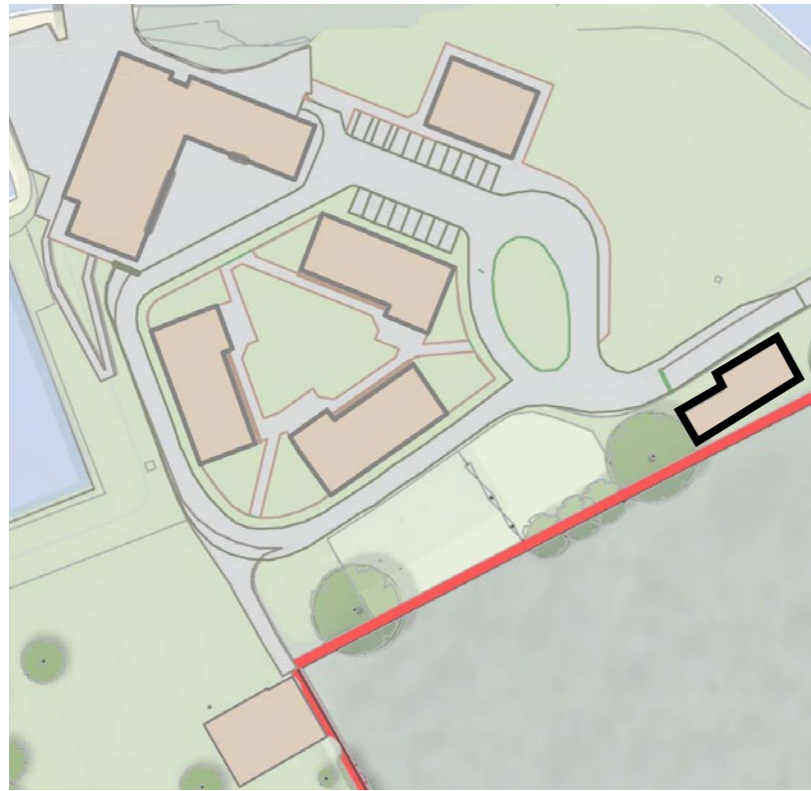
Changing Block

The proposed changing block will replace the pre-existing provision and will vastly improve the operation, and customer experience. The building will be designed to modern standards, removing the limitations of the outdated and unsuitable accommodation, with improved layout and accessibility.



1:100 @ A3 

5.2.12 Proposed Building 5

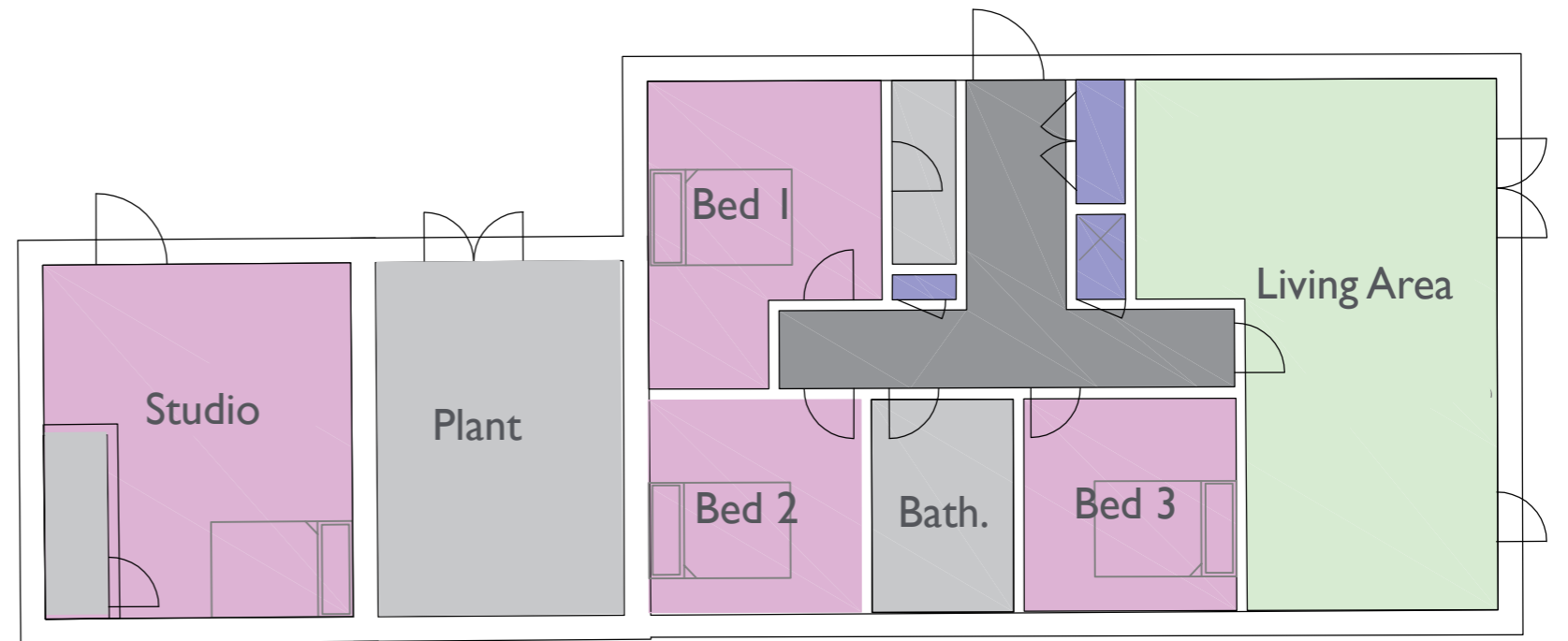


Key Plan

2.9.6 Staff Residential Accommodation

The three bed dwelling and adjacent single person studio apartment are re-provision of the existing staff accommodation on the site.

The existing Staff Accommodation originally comprised Bungalow 2 and the Warden's Bungalow with a total GEA area of approx. 238sqm, these were proposed to be replaced with Staff Residential Accommodations initially designed for the provision of two buildings with an approx. GIA of 106sqm each and 212sqm in total as demonstrated in the Pre-App 01. Following feedback from the pre-application consultation the extent of staff accommodation has been scaled back to a single three bedroom apartment with occasional overnight Studio room, comprising an approx. GIA of 120sqm (area reduction of 92sqm).



5.2.13 London Borough of Richmond Pre-Application Feedback

Key points and feedback

Transport

First principles of transport statement – queried use class if C2 or sui generis. Vail Williams advised that application would be submitted as sui generis use because of range of residential and outdoor activities existing and proposed on site.

Richmond Council queried number of students on site and whether student dormitories would be used in addition to the camping areas. Pick Everard to look at anticipated number of campers and provide to Richmond Council.

Main hall – how many people would it accommodate? Pick Everard confirmed that this would not be a licensed venue as focused on outdoor activity but maximum 120 could use main hall at one time.

Richmond Council advised should look at what current site generates using first principles rather than using TRICS because of uniqueness of site.

Richmond Council suggested that could be a betterment as current spaces not formally marked out.

Richmond Council suggested that because of the width of road would look at one or two passing places.

Richmond Council questioned what is the increase in traffic levels to need to justify provision of additional passing point and queried if passing point could be more informal or a grasscrete solution to minimise impact of development. SCC team to consider solution for passing places.

Travel plan should have a focus on provision of information on sustainable travel measures.

Pick Everard advised that width of access needs to be reviewed based on number of vehicles needing to access the site. Richmond Council

suggested that didn't consider that bellmouth would need widening to accommodate coaches.

Ecology

Richmond Council – no comments on bat survey findings at this stage.

Badger survey – a lot of activity adjacent to where the staff houses in now proposed. Need to demonstrate no interaction between staff accommodation and badger sett as part of planning application.

Little path around the reservoir, would like details about how it would be constructed. Pick Everard advised that would it likely be dirt/mulch survey and would not look to introduce any hardsurfacing or stone. Pick Everard to note and provide details in planning submission.

Sustainability

Vail Williams raised that scheme will use principles of BREEAM, particularly with regard to energy and will look to exceed these principles but will not be submitting a BREEAM pre-assessment.

Richmond Council advised that non-residential developments do require a BREEAM assessment so the planning application will need to be supported a statement from a suitably qualified consultant to advise why this project does not need to be compliant with BREEAM. Vail Williams to raise with sustainability team.

Richmond Council advised that Richmond apply a carbon offsetting fund which would apply to developments which are not net carbon zero. A carbon reduction calculation will be needed to demonstrate the level of carbon reduction which will be achieved on the site with the carbon offset fund making up the difference to get the scheme to net carbon zero. Vail Williams to liaise with Atkins to get an indication of anticipated level of carbon reduction to establish likely level of contribution.

Richmond Council acknowledged that energy strategy is still be prepared but would request that floor areas for plant are reduced as far as possible to minimise level of development proposed on site.

Planning

Richmond Council comments focus on impact on MOL.

Staff accommodation – really do need to come up with very special circumstances for staff accommodation as Richmond Council still concerned about siting building in area where no development currently located. Also queried whether floor area for plant could be reduced in the building. SCC team to liaise with engineering of energy strategy and associated plant area requirements.

Seems to be increase in soft landscaping which seems to be a bonus but need to provide details of existing and proposed areas of hardstanding to show betterment as part of planning application. Pick Everard advised that details should be provided as part of the next pre-app.

Richmond Council advised that widening of full access road should be avoided due to impact on MOL and sensitive nature of the site.

Richmond Council queried whether green roofs had been considered by using flat, as opposed to pitched roofs on some of the buildings. SCC team to consider and to provide response in next pre-app.

Richmond Council queried why is there a need for 2 separate changing rooms? Needs to be really clear on why they are all needed and why development cannot operate with less changing facilities.

Richmond Council reiterated the need to really demonstrate the significant public benefit of development because of the impact on MOL. Need to show a high level of local and community support for the proposals as part of the planning submission. Vail Williams advised that SOLD have gone out to local groups and schools within

the Borough to start raising support for the proposals. Vail Williams / Surrey County Council Land and Propoerty to discuss with SOLD.

Ham and Petersham Amenity Group and Friends of Ham Land. Richmond Council can provide details if required.

AOB

Pick Everard asked if proposed electric and blue badge spaces could be emailed to Richmond Council to agree as part of transport strategy. Richmond Council and Vail Williams to be copied on all correspondence to LBR.

Vail Williams to liaise with Richmond Council regarding pre-app #3.

Vail Williams asked if there were any comments from LBR urban design officer who could not be in attendance and if comments could be provided so these could be considered as part of the design evolution.

Design Development

Pre-App 03 Proposal

5.3

5.3.1 Proposed Landscape Site Plan



5.3.2 Proposed Schedule of Areas Reduction - Buildings

Revised Brief

Following the feedback received from earlier pre-application consultations we have reviewed the proposals to reduce the impact on Metropolitan Open Land. To achieve this we have modified the design for the Main Building to incorporate the Staff Accommodation at first floor level and merged the northern Changing Block to provide those facilities at upper ground level.

The result of this exercise has omitted two buildings from the redeveloped site and constricted the amount of developed area. The height of the Main Building has increased as an outcome, although this positively reinforces the hierarchy of buildings on the site and relationship to the water. Lower building heights are maintained working towards the site boundary, where ecological interventions are planned as part of the Biodiversity Net Gain measures.

Proposed Gross Internal Area

The tables to the right provide details of the gross internal area (GIA) for each proposed building compared to the existing development.

Schedule	Pre-App 2 Building Provision Proposals	Approx GIA	Quantity	Total Area (sqm)
1.0	Main Building	910	1	910
2.0	Guest Residential Accommodation	255	3	765
3.0	Changing Block (Ground Floor)	210	1	210
4.0	Staff Residential Accommodation	120	1	120
5.0	Repair Workshop	50	1	50
6.0	Camping Changing Block	180	1	180
				Total GIA (sqm) 2235.00

Schedule 1 - Pre-App 2 Schedule

Schedule	Pre-App 3 Building Provision Proposals	Approx GIA	Quantity	Total Area (sqm)
1.0	Main Building + Staff Accommodation	1009	1	1009
2.0	Guest Residential Accommodation	255	3	765
3.0	Changing Block (Ground Floor)			
4.0	Staff Residential Accommodation			
5.0	Repair Workshop			
6.0	Camping Changing Block	200	1	200
				Total GIA (sqm) 1974.00

← Area increase due to incorporation of changing & staff provision = 99sqm

← No change

← Building omitted

← Building omitted

← Building omitted

← Area increase due to personal care provision requirement = 20sqm

← Overall GIA Reduction = 261sqm

Schedule 2 - Pre-App 3 Schedule

5.3.3 Existing & Proposed Schedule of Building Areas Comparison

Comparative Area Schedule

The schedule opposite compares the gross internal area (GIA) noted for each proposed building against the existing complex of buildings. This shows the total GIA of existing buildings is 1795.95sqm, compared to the Pre-App 3 proposed GIA total of 1974.19sqm, resulting in a difference of 178.24sqm.

Results represent a significant reduction in the proposed developed area from Pre-App 1 and Pre-App 2 stages, being within 180sqm of the existing GIA.

The proposed areas are dictated by space factors defined in Building Regulations and Building Bulletin 103 (BB103), which define the minimum sizes necessary for suitable accessible sanitary facilities (toilets, changing areas, and shower rooms) and teaching accommodation.


Schedule	Existing Building Provision	GIA	Quantity	Total Area
E1	Existing Building	502.77	1	502.77
E2	Existing Building	434.56	1	434.56
E3	Existing Building	82.23	1	82.23
E4	Existing Building	73.76	1	73.76
E5	Existing Building	188.26	1	188.26
A1	Ancillary Structures	514.37	1	514.37
Existing Total Gross Internal Area				1795.95

Schedule	Proposed Building Provision	GIA	Quantity	Total Area
B1	Main Building	1008.84	1	1008.84
B2	Guest Residential	255.25	3	765.75
B3	Camping Changing	199.6	1	199.6
Proposed Total Gross Internal Area				1974.19

Existing GIA				1795.95
Proposed GIA				1974.19
Total Increase In Gross Internal Area				178.24

5.3.4 Existing & Proposed Buildings Overlay

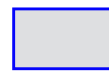
Key - Proposed

 Proposed Built Development Footprint

Total Proposed Building & Structures GIA = 1,974sqm

Key - Existing

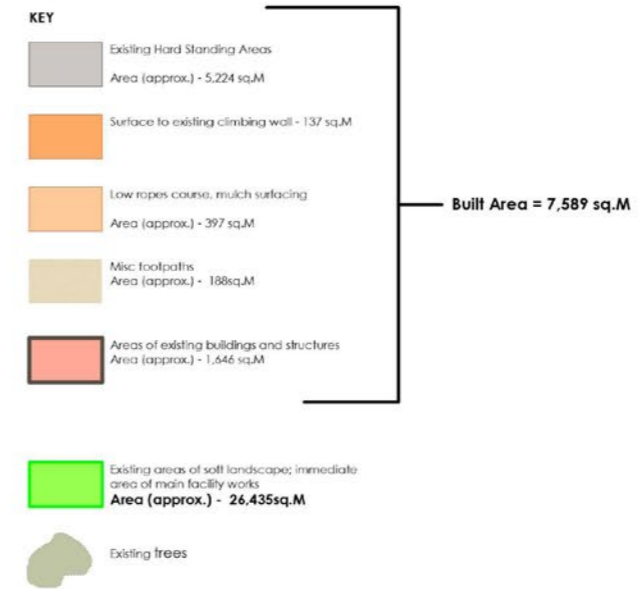
 Existing Built Development Footprint

 Existing Structures Footprint

Total Existing Building & Structures GIA = 1,823sqm



5.3.5 Existing Landscape Plan and External Schedule of Areas



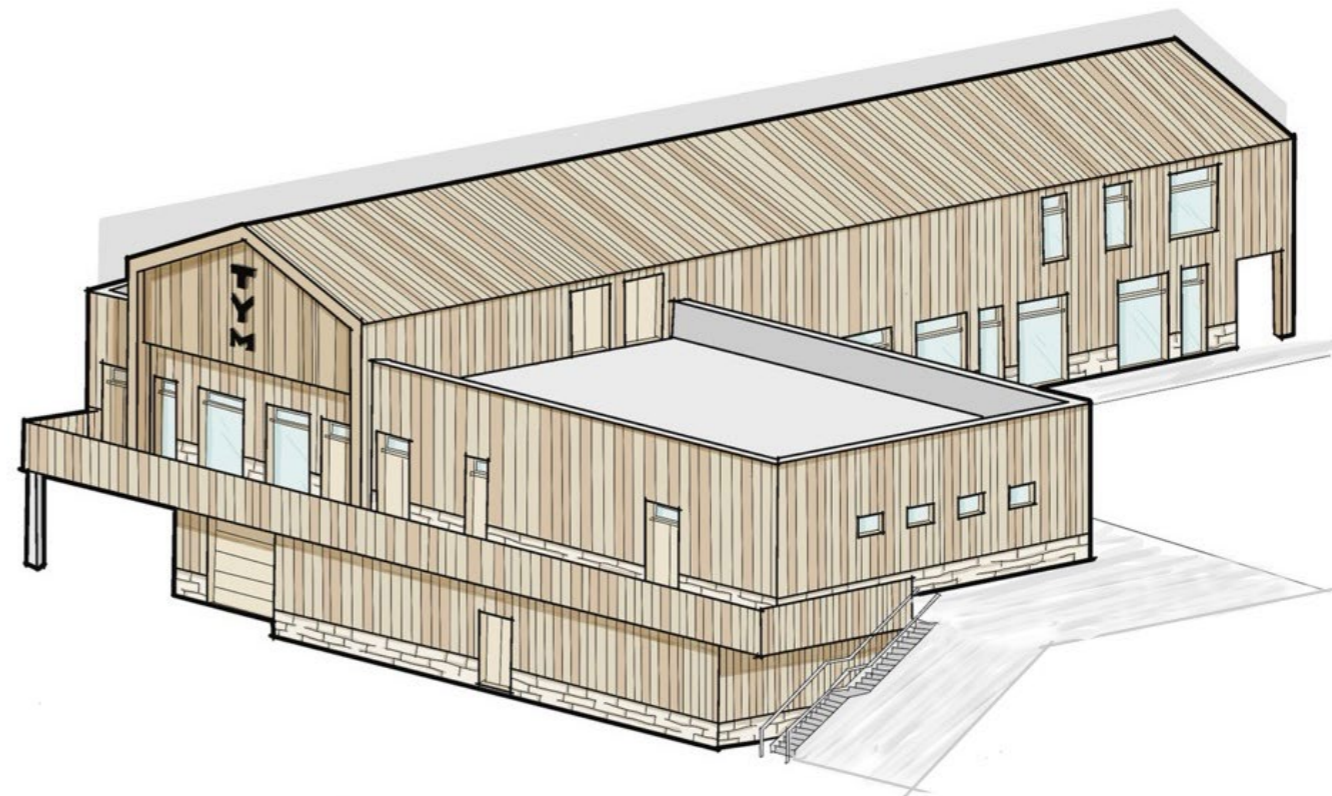
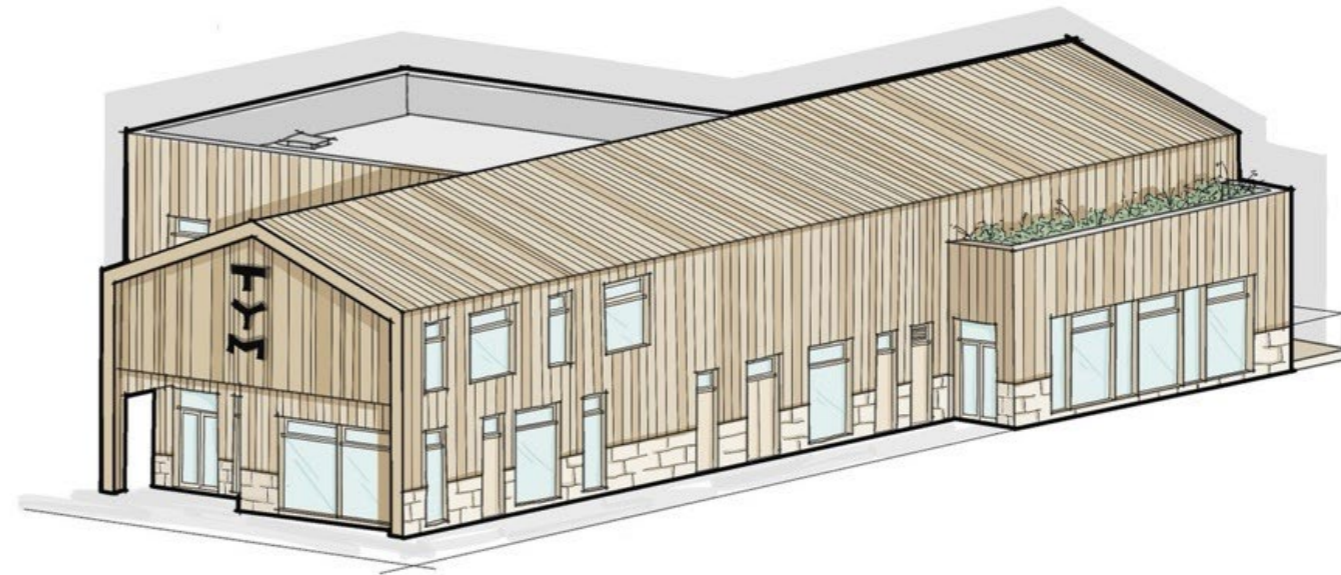
5.3.6 Proposed Landscape Plan External Schedule of Areas Comparison



5.3.7 Proposed Building 1



Key Plan



5.3.7 Proposed Building 1

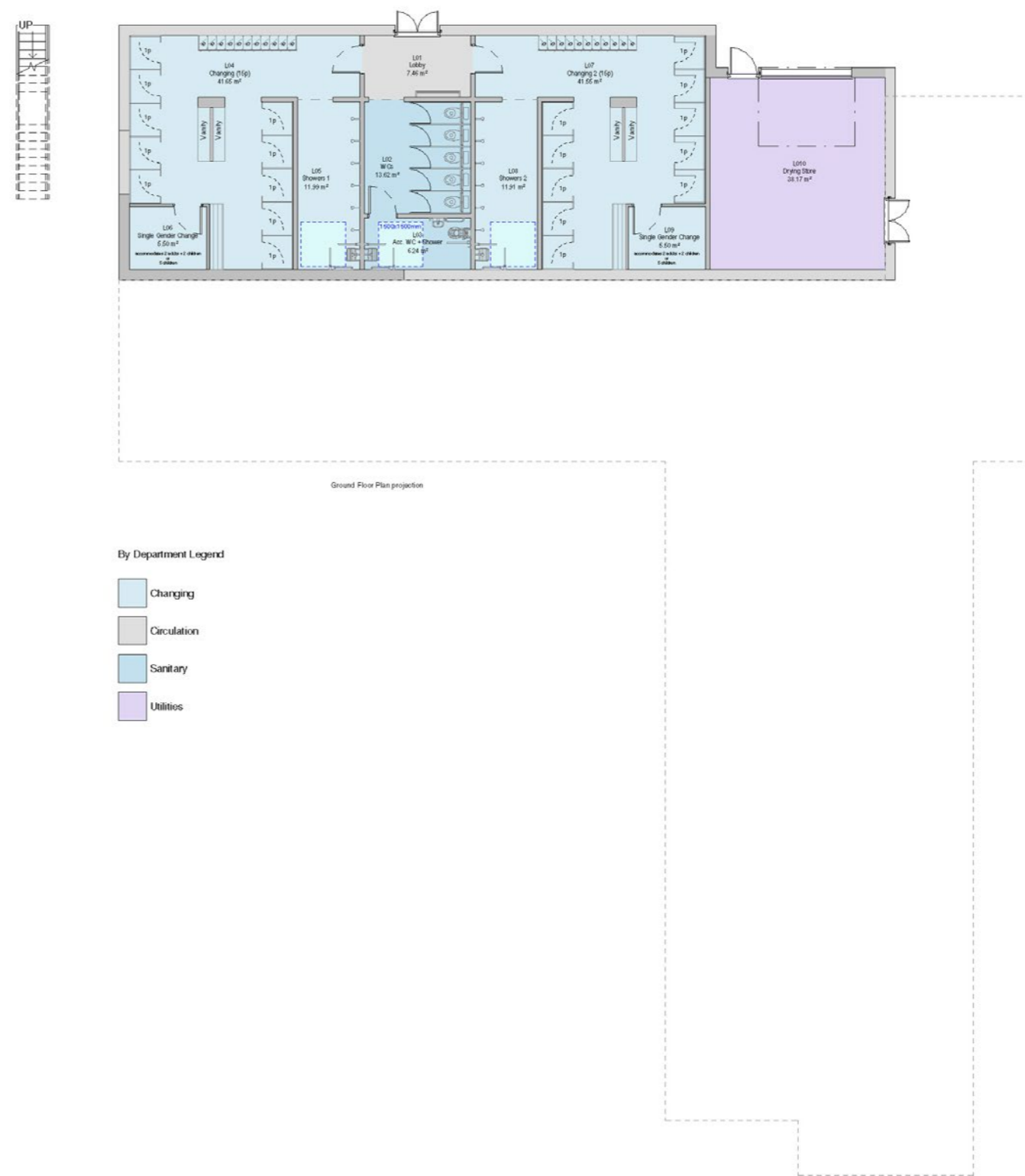


Key Plan

Main Building - Lower Ground Plan

The lower ground floor maintains the relationship to the waters edge via the slipway of the existing development, comprising changing and drying facilities for water-based activities. Changing facilities are designed to provide flexibility and diversity in use by a variety of user groups, integrating accessible facilities for independent or inclusive use.

Existing storage located adjacent to the building is to be transferred to the proposed floating pontoons indicated on the plan. These combine access to the water with storage for boats and equipment to support the multiple water-based activities.



5.3.7 Proposed Building 1



Key Plan

Main Building - Ground Floor Plan

The upper ground floor is positioned relative to ground level on approach to the building. This includes the main reception point for visitors with office and staff welfare accommodation. The hall with kitchen is a principal part of the scheme to provide a base for groups during lunch breaks and for hosting events. External paving to the southern side and a terrace overlooking the water on the western side provide opportunities for outside dining, congregating, or observing activities.

Additional changing facilities are included at this level to support land-based activities and additional water-based activities that may use the eastern slipway. Toilets are provided for flexibility for each user group and considers concurrent activities throughout the day.



5.3.7 Proposed Building 1

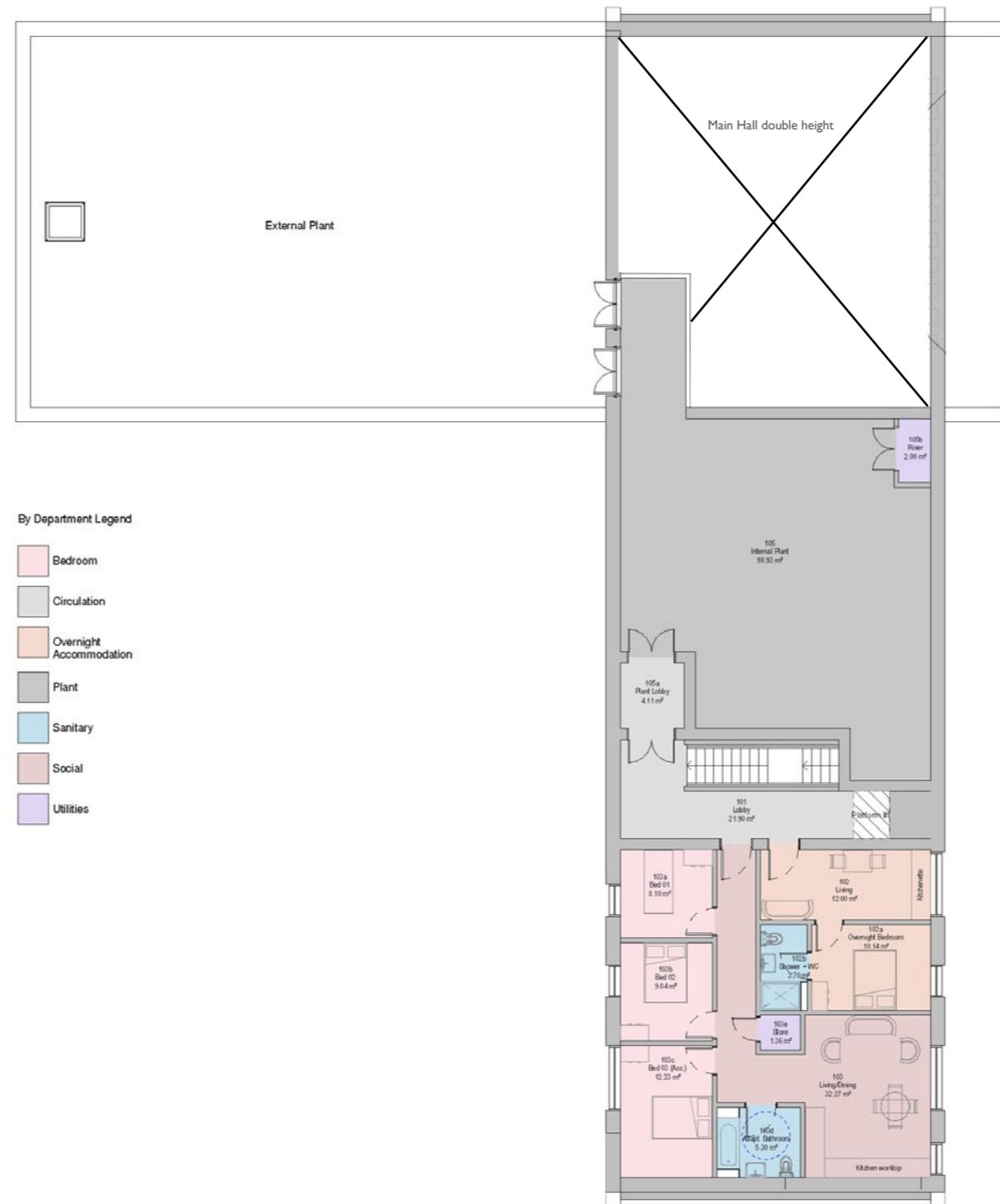


Key Plan

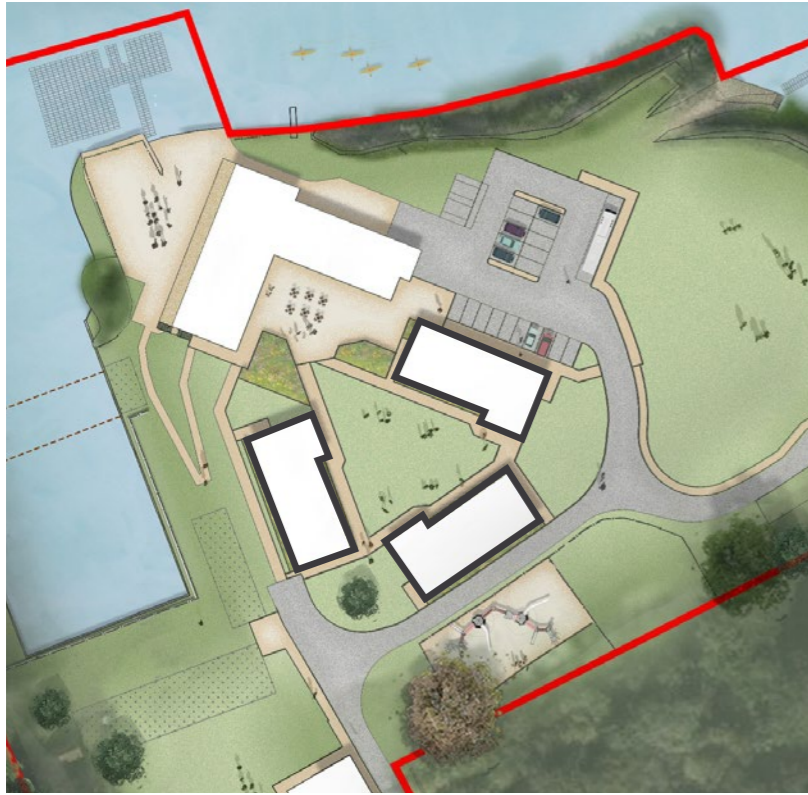
Main Building - First Floor Plan

These proposals show the relocated staff residential accommodation at first floor level. The scale of provision has been reviewed with SOLD to optimise the amount of accommodation and include overnight surveillance of the site, which is an important security measure necessary due to the equipment stored within the site. Access to this accommodation is distinct from the general use at upper ground floor level.

To achieve the energy efficiency targets for this scheme, a plantroom is included at this level for the primary energy generation plant that serves this building and the adjacent Guest Residential Blocks. Air source heat pumps (ASHPs) will be located here, with heat rejection equipment positioned externally on the flat roof above the kitchen and changing areas.



5.3.8 Proposed Building 2



Key Plan



5.3.8 Proposed Building 2



Key Plan

Guest Residential Blocks

The three Guest Residential Blocks are additional to the existing development and represent an important part of the long-term viability. These will enable school groups to extend their stay on the site to multiple days and fully experience what is on offer. A standard design for each block is proposed to enable application of offsite modular construction.

The layout is organised around a central corridor with four bed dormitories sharing ensuite shower facilities. Additional guardian bedrooms are necessary for appropriate safeguarding of each group of children. The number of bedrooms is based on school group size.

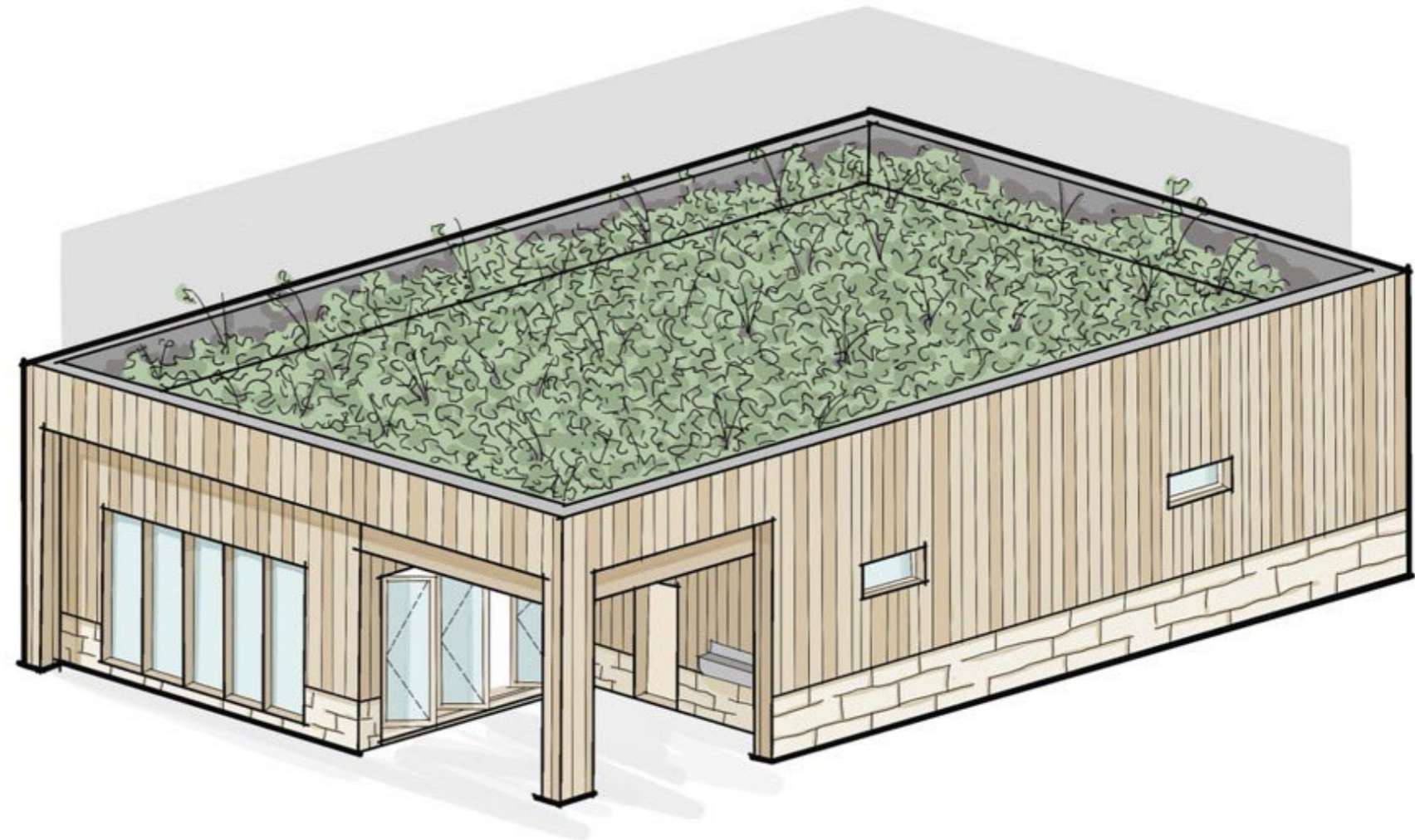
As for the changing facilities, our approach has been to integrate accessible sleeping provision alongside standard bedrooms so that groups can be fully inclusive. A small flexible room is included in each building for the school group to socialize and gather before and after activities.



5.3.9 Proposed Building 3



Key Plan



5.3.9 Proposed Building 3



Key Plan

Camping Changing Block

Camping Changing

The proposed camping changing block is a new provision on site and will serve as a dedicated facility to camping guests throughout their stay at TYM. This accommodation is located adjacent to the camping area, providing improved access and provision, improving the overall operation of the site by providing discrete accommodation for different user groups.

Repair Workshop

To reduce the scale of the Camping Changing Block the workshop facility has been detached and will occupy an existing container unit on the site.

By Department Legend

- Circulation
- Learning
- Plant
- Sanitary
- Utilities



5.3.10 London Borough of Richmond Pre-Application Feedback

Design updates since Pre-App 2

Pick Everard ran through key design changes which have been made since pre-app#2 documents.

Vail Williams explained that further work has been undertaken on space and cost to ensure scheme is efficient as possible in terms of space to minimise impact on MOL.

Landscape/Biodiversity

Richmond Council raised that overall biodiversity approach looks good in principle but method statement will be important in order to secure the benefits in the long term.

Richmond Council advised that width of beds of any planting areas should be considered in order to ensure space for growth to ensure long-term survival of any new planting.

Richmond Council – green roofs and specification of roofs will be required. Richmond Council would not recommend a sedum roof and would instead be looking for intensive wildflower roof in this location.

Bird and bat boxes should be incorporated into proposals.

Trees

Richmond Council picked up reinforced grass on for parking areas and how this would impact on tree roots. Would need to understand impact of any areas where reinforced grass is within RPAs. Pick Everard to review tree plan and if any grass reinforcement encroaches into RPAs.

Richmond Council – submission needs to include details around impact on roots around proposed changing block.

As part of construction details to be provided in due course when a contractor is on board PH will need to understand location of storage of plant and machinery and height and parking of construction vehicles to ensure no impact on overhanging branches.

Design/urban design

Richmond Council queried the proposed car parking area which from the visual looks quite exposed – is there anything we can do to soften the parking area. Pick Everard to review landscaping in this area to break up views across car parking area.

Richmond Council also queried existing and proposed hard

landscaping and whether any thought had been given the proposed materials. Pick Everard advised that existing hard landscaping is being retained wherever possible which has influenced building layouts.

Pick Everard to consider expected hard landscaping where new areas proposed.

Richmond Council quite likes the mix of pitched and flat roofs and composition adds interest to roof design.

Vail Williams raised discussions with GLA around use of timber in external elevations. Richmond Council advised that Richmond agree with the use of timber on certain schemes where appropriate (of which this seems to be an appropriate site to use timber as an external treatment). Richmond have examples of where schemes have used timber in development schemes.

Richmond Council commented that the main building appeared a little bulky in the visuals. Pick Everard advised that further design work building undertaken on detailing and materials and the visuals to reduce perceived mass of the building. Pick Everard to review with design team.

Richmond Council suggested the use of deep window reveals to add interest to the building. Given use of timber as predominant external material, detailing of timber will be key to achieve good design.

Could see that the more compact layout was moving in the right direction in terms of impact of MOL and could see the design evolution has improved the impact on MOL from earlier iterations of the scheme.

Similarly to GLA, Richmond Council advised it would be useful to have some comparison elevations of existing and proposed elevations including datum levels in order to understand changes from existing.

Discussion around roof treatments and Pick Everard / Vail Williams advised that different options for roof materials were being considered taking into account visual impact, sustainability requirements, biodiversity and pitch gradient. Richmond Council asked if a slimline PV panel could be incorporate to reduce visual impact and some PV panels can be quite bulky. Pick Everard to review roof options with design team.

If additional green roofs are not an option due to pitch of roof could there be an opportunity for a green wall with bird boxes. Surrey County Council Land and Property suggested the green wall could be a simple ivy with bird boxes within the ivy. JB to consider with green

roof details.

Richmond Council advised that existing vs. proposed views of the site would be beneficial in order to assess the impact of the new buildings.

MOL

Richmond Council advised Richmond have an MOL specialist involved in order to assist with the assessment of any proposed within MOL and will be involved in the assessment of the application.

At this stage, cannot support the application because the case for the benefits of the proposals has not yet been made. Vail Williams advised that very special circumstances report will be prepared to support the application.

Richmond Council reiterated that all elements of development are necessary and need to demonstrate that any impact is outweighed by benefits. This includes justification for circulation space and all elements in the building. Need to justify where additional space is required to meet accessibility standards and sustainability requirements.

Comment made on high ropes and coasteering and justifying need.

Vail Williams advised that coasteering and climbing wall have already operated on site so the high ropes is the only new activity on site.

Richmond Council commented that will need to demonstrate need for high ropes.

Application needs to include details of GEA of existing (excluding) vs. proposed. Pick Everard / Vail Williams to discuss detail required to address comment as part of planning submission.

Richmond Council reiterated the need to generate as much local and political support as possible for the proposals given MOL location.

Planning Submission

Vail Williams to issue planning submission list based on validation list currently being prepared for Richmond Council to review to avoid invalidation queries when application is submitted.

5.3.11 GLA Engagement & Feedback

Key points and feedback

A pre-application consultation meeting was held with the Greater London Authority (GLA) to present the emerging design proposals. This enabled a review of the scheme by planning, urban design, and ecology officers to express their opinions alongside the views obtained from the planning team at the London Borough of Richmond (LBoR).

The GLA team's response was very positive and mirrored the comments received from LBoR.

Developing within Metropolitan Open Land is rightly restricted, and these proposals demonstrate how updating the built environment that enables SOLD to continue operating outdoor learning activities for schools and community groups is important. Constraining new buildings within the 'brownfield' extent of the site was considered the right solution in this context, with small scale individual buildings that provide sight lines between and breakdown the mass of the overall development.

Enhancing the landscape to improve ecology is always important and for this site we propose reinforcing the margin to the south of the site that adjoins the adjacent Ham Lands Nature Reserve. This helps to extend those habitats at the boundary into an area of the site that is not used for amenity and can be actively managed as a habitat zone. Additional tree planting, hedgerows and shrub planting, along with opportunities for green roofs supplement the broader ecological strategy.

The detailed design proposals for the buildings were received positively. Timber cladding was considered appropriate in this location and use of a single material for walls and roofs keeps a simple material pallet. The mixture of roof forms (pitched and flat) was noted as adding a welcomed variety across the site, which responded to the scale of each building type and kept a common architectural language.