

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

DESIGN & ACCESS STATEMENT

PART 6 - PROPOSALS

ISSUE 02

October 2022

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Architecture Proposal



6.1 Proposed Demolition Plan



6.2 Proposed Schedule of Areas

BI Main Building - Proposed Area Schedule		
Room Number	Room Name	Area
First Aid		
00.08	First Aid	9.43 m ²
9.43 m²		
Main Hall		
00.18	Main Hall (120p)	143.05 m ²
143.05 m²		
Office / Meeting		
00.02	General Office	22.73 m ²
00.05	Flexible Meeting/Learning Room (12p)	29.87 m ²
00.11	Office (2p)	6.77 m ²
00.20	Catering Office	4.00 m ²
63.38 m²		
Staff Facilities		
00.15	Staff Room	22.40 m ²
22.40 m²		
Bedroom		
01.05	Staff Overnight Bedroom	12.33 m ²
01.08	Bed 01	7.75 m ²
01.09	Bed 02	8.67 m ²
01.10	Bed 03 (Acc.)	11.62 m ²
40.37 m²		
Living Area / Kitchen		
01.12	Living Area	26.32 m ²
26.32 m²		
Total Net Area		304.95 m²
Circulation		
BI.01	Lobby	6.76 m ²
00.01	Entrance Lobby	8.89 m ²
00.03	Visitors Waiting	4.57 m ²
00.04	Circulation	41.78 m ²
00.10	Staff Accom. Access	10.30 m ²
00.12	Staff Lobby	5.87 m ²
00.23	Lobby	4.18 m ²
00.30	Lobby	6.62 m ²
01.01	Circulation	26.15 m ²
01.02	Plant Lobby	3.67 m ²
01.07	Circulation	13.00 m ²
131.78 m²		
Sanitary		
BI.02	WCs	13.62 m ²
BI.03	Acc. WC + Shower	6.24 m ²
00.07	Acc. WC	3.62 m ²
00.13	Staff Shower & WC	4.51 m ²
00.14	Staff Shower & WC	3.75 m ²
00.16	WCs	26.35 m ²
00.25	Staff WC	2.48 m ²
00.31	WC	1.76 m ²
00.32	WC	1.76 m ²
00.39	Acc. WC + Shower	6.40 m ²
01.06	Ensuite	4.13 m ²
01.11	Adapt. Bathroom	5.30 m ²
79.92 m²		


Changing		
BI.04	Changing (16p)	41.65 m ²
BI.05	Showers 1	11.99 m ²
BI.06	Single Gender Change	5.50 m ²
BI.07	Changing 2 (16p)	41.55 m ²
BI.08	Showers 2	11.91 m ²
BI.09	Single Gender Change	5.50 m ²
00.24	Staff Changing	3.34 m ²
00.33	Changing 2 (16p)	32.64 m ²
00.34	Showers 2	7.29 m ²
00.35	Single Gender Change	5.69 m ²
00.36	Changing 1 (16p)	32.42 m ²
00.37	Showers 1	7.51 m ²
00.38	Single Gender Change	5.69 m ²
212.70 m²		
Utilities		
BI.01a	Electrical Cupboard	0.42 m ²
BI.10	Drying Store	36.07 m ²
BI.11	Riser	1.69 m ²
00.03a	Electrical Cupboard	0.42 m ²
00.06	Store	4.82 m ²
00.09	Cln. Store	3.27 m ²
00.15a	Electrical Cupboard	0.36 m ²
00.17	Riser	2.24 m ²
00.21	Riser/Services	2.02 m ²
00.22	Cln. Store	2.60 m ²
00.29	Electrical Switch Room	7.05 m ²
00.40	Riser	1.82 m ²
01.03a	Electrical Cupboard	0.42 m ²
01.04	Riser	2.20 m ²
01.13	Store	1.27 m ²
01.14	Store	1.27 m ²
67.95 m²		
Kitchen		
00.19	Kitchen + Servery	51.11 m ²
00.26	Walk-in Freezer	3.50 m ²
00.27	Walk-in Fridge	3.50 m ²
00.28	Dry Store	3.50 m ²
61.60 m²		
Plant		
01.03	Internal Plant	93.60 m ²
93.60 m²		
Internal Walls		
BI.00	BI Internal Walls	9.58 m ²
00.00	00 Internal Walls	25.34 m ²
01.00	01 Internal Walls	21.41 m ²
56.33 m²		
Total Non-Net Area		703.88 m²
Total Net Area		304.95 m²
Total Non-Net Area		703.88 m²
Total Gross Internal Area		1008.84 m²

6.2 Proposed Schedule of Areas

B2 Guest Residential - Proposed Area Schedule			B3 Camping Block - Proposed Area Schedule		
Room Number	Room Name	Area	Room Number	Room Name	Area
Social & Learning			Learning		
00.02	Social & Learning	39.20 m ²	00.01	Classroom / Social	32.78 m ²
		39.20 m²			32.78 m²
Utilities			Utilities		
00.16	Store	1.50 m ²	00.27	Clnrs	2.27 m ²
00.15	Store	1.50 m ²	00.29	Drying Storage	42.65 m ²
00.17a	Electrical Switch Cupboard	0.68 m ²	00.30	Electrical Switch Room	6.52 m ²
		3.68 m²			51.44 m²
Dormitory			Total Net Area		
00.09	Dormitory	9.44 m ²			84.22 m²
00.10	Dormitory	9.43 m ²	Circulation		
00.11	Dormitory	9.46 m ²	00.02	Circulation	10.27 m ²
00.12	Dormitory	9.42 m ²	00.14	Circulation	11.42 m ²
00.03	Acc Dormitory	16.30 m ²			21.79 m²
00.05	Dormitory	9.49 m ²	Plant		
00.06	Dormitory	9.49 m ²	00.28	Plantroom	12.58 m ²
00.07	Dormitory	9.49 m ²			12.58 m²
		82.53 m²	Sanitary		
Guardian Dormitory			00.03	WC	1.97 m ²
00.08	Guardian Dormitory	9.44 m ²	00.04	WC	1.97 m ²
00.13	Guardian Dormitory	9.42 m ²	00.05	WC	1.97 m ²
00.04	Guardian Dormitory	9.49 m ²	00.06	WC	1.97 m ²
		28.36 m²	00.07	WC	1.97 m ²
			00.08	WC	1.97 m ²
			00.09	Shower	2.34 m ²
			00.10	Shower	2.34 m ²
			00.11	Shower	2.34 m ²
			00.12	Shower	2.34 m ²
			00.13	Shower	2.34 m ²
			00.15	Urinal	5.72 m ²
			00.16	WC	1.97 m ²
			00.17	WC	1.97 m ²
			00.18	WC	1.97 m ²
			00.19	WC	1.97 m ²
			00.20	Shower	2.34 m ²
			00.21	Shower	2.34 m ²
			00.22	Shower	2.34 m ²
			00.23	Shower	2.34 m ²
			00.24	Shower	2.75 m ²
			00.25	Acc. Shower/WC	6.25 m ²
			00.26	Acc. Shower/WC	6.25 m ²
					61.70 m²
			Internal Walls		
			N/A	Internal Walls	19.32 m ²
					19.32 m²
			Total Non-Net Area		
					115.38 m²
			Net Area		
					84.22 m²
			Non-Net Area		
					115.38 m²
			Total Gross Internal Area		
					199.60 m²
Total Net Area			Total Non-Net Area		
		153.77 m²			115.38 m²
Total Non-Net Area			Net Area		
		101.49 m²			84.22 m²
Total Net Area			Non-Net Area		
		153.77 m²			115.38 m²
Total Non-Net Area			Total Gross Internal Area		
		101.49 m²			199.60 m²
Total Gross Internal Area			Total Gross Internal Area		
		255.25 m²			199.60 m²

6.3 Existing & Proposed Areas Comparison

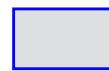
Key - Proposed

 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



Proposed Development GEA			
	GEA (sqm)	Count	
B1_Main Building			
B1_Main Building B1	216.653	1	
B1_Main Building 00	637.366	1	
B1_Main Building 01	266.294	1	
B1 Total GEA		1120.313	
B2_Guest Residential			
B2_Guest Residential 00	281.121	3	
B2 Total GEA		843.363	
B3_Camping Changing			
B3_Camping Changing 00	228.067	1	
B3 Total GEA		228.067	
B1 Total GEA		1120.313	
B2 Total GEA		843.363	
B3 Total GEA		228.067	
Grand Total GEA		2191.743	

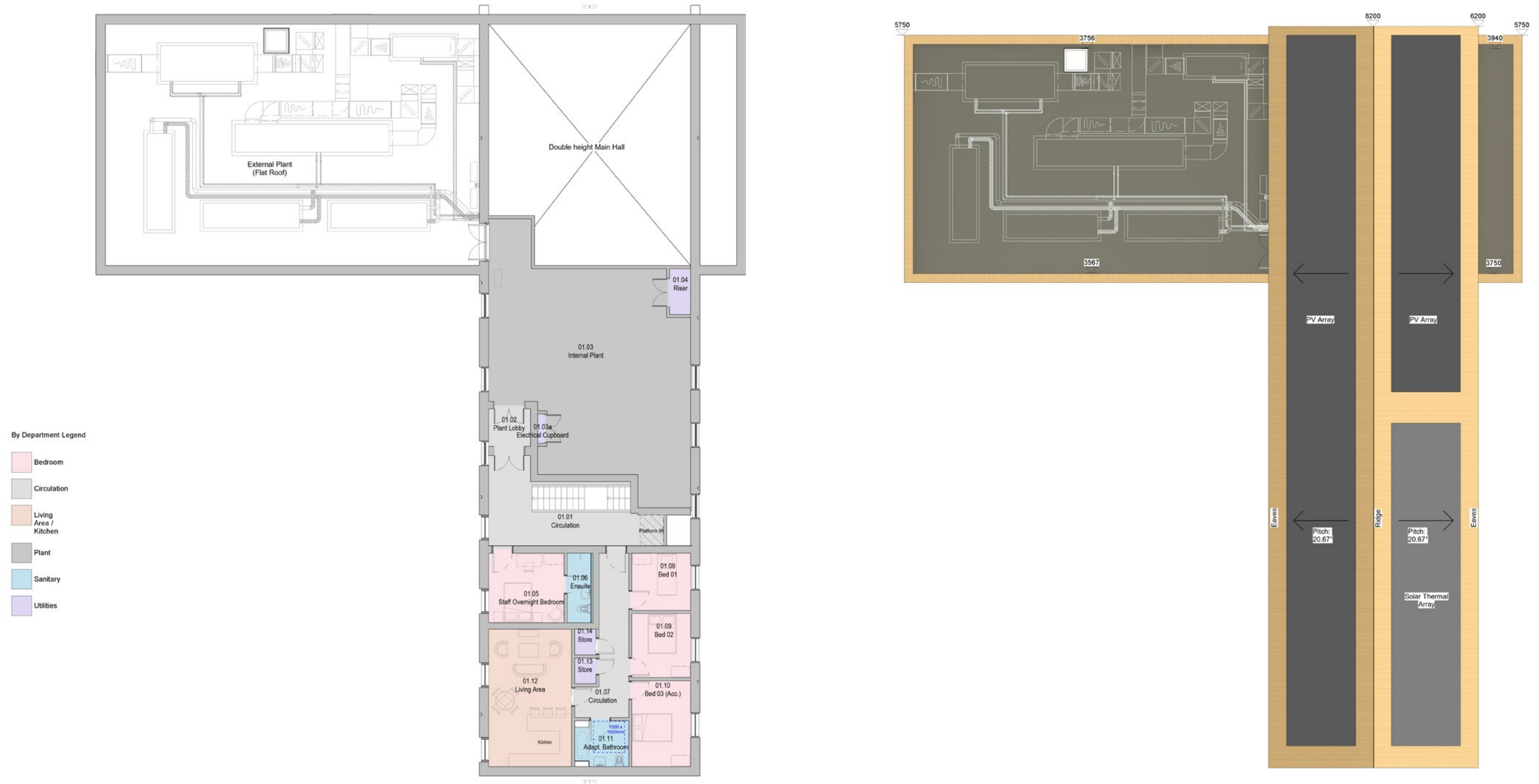
6.4 Proposed Drawings - Building 1

6.4.1 GA Plans



6.4 Proposed Drawings - Building 1

6.4.1 GA Plans



6.4 Proposed Drawings - Building 1

6.4.2 GA Elevations



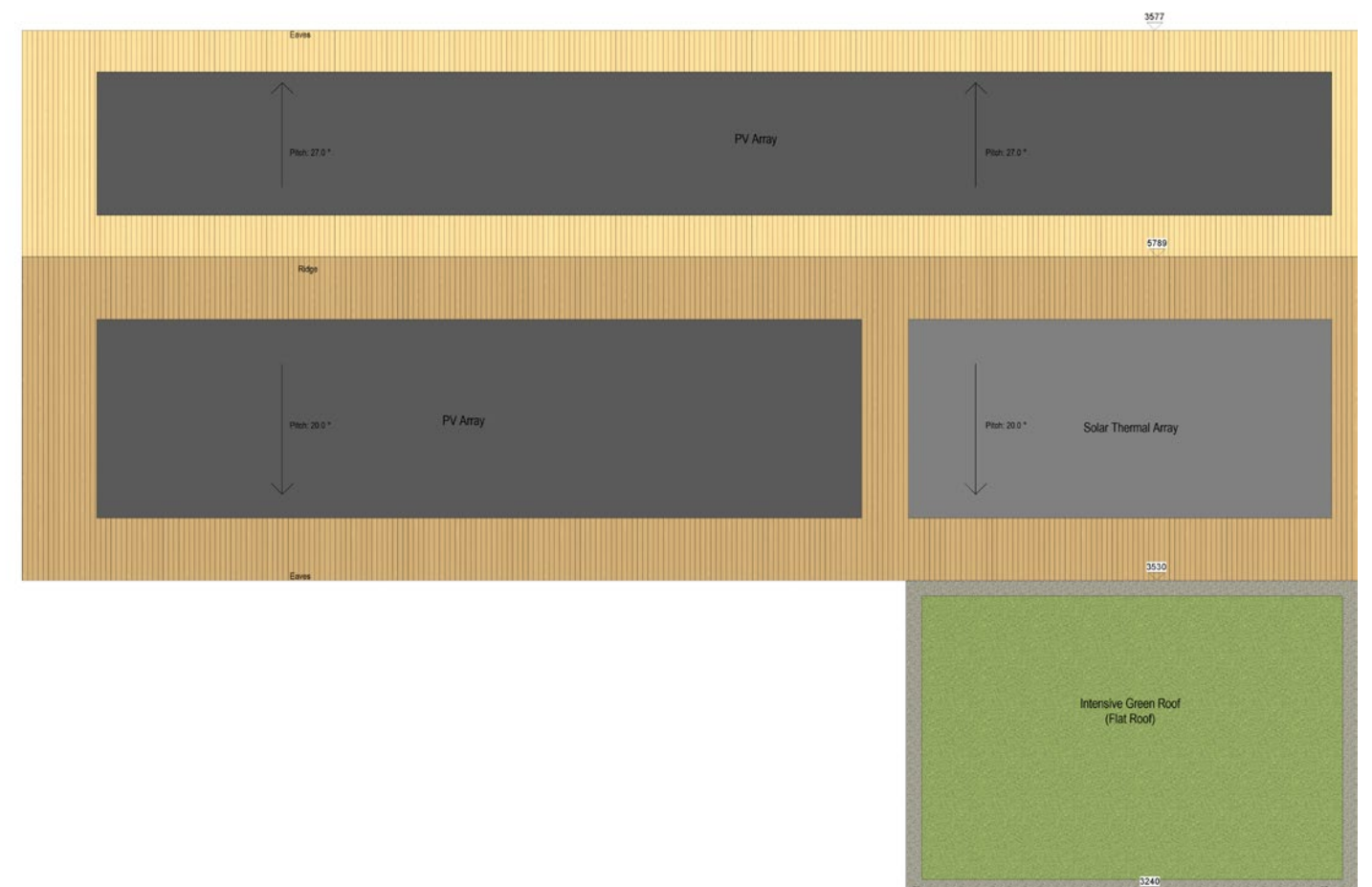
6.4 Proposed Drawings - Building 1

6.4.3 GA Sections



6.5 Proposed Drawings - Building 2

6.5.1 GA Plans



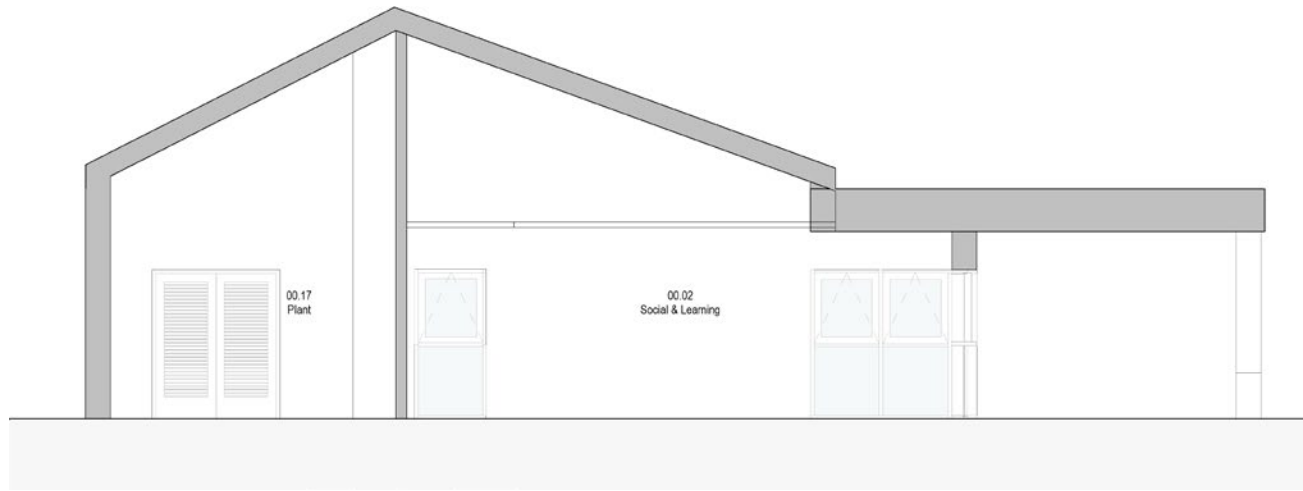
6.5 Proposed Drawings - Building 2

6.5.2 GA Elevations



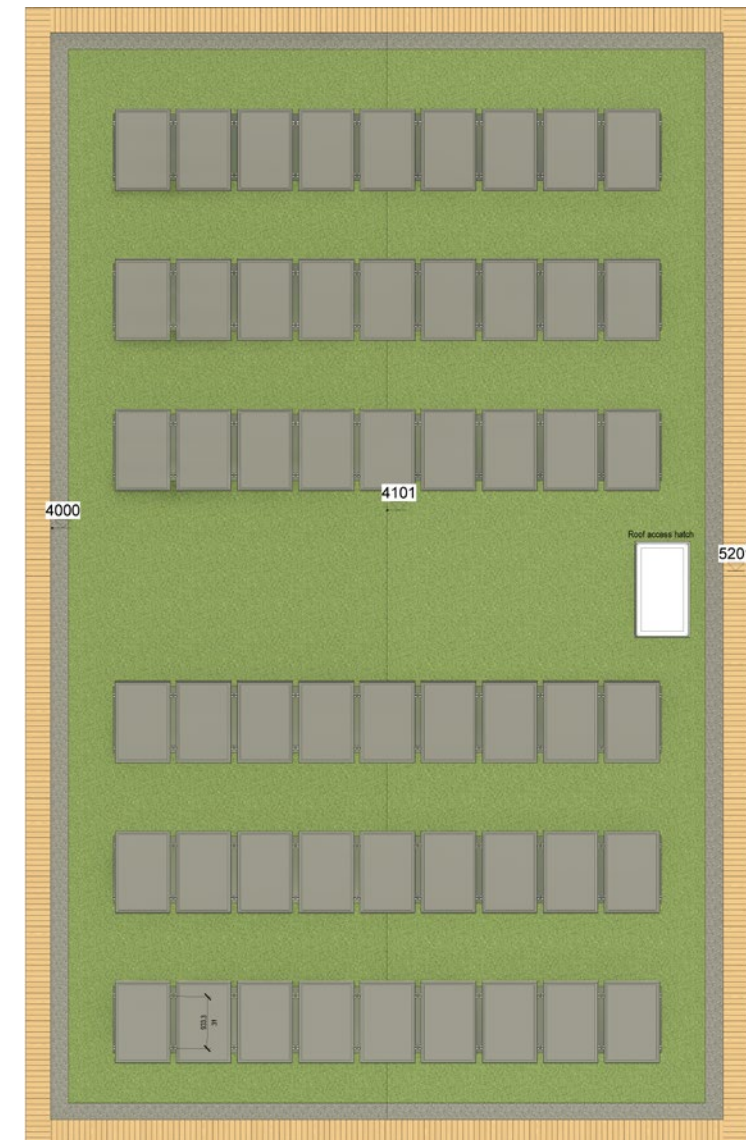
6.5 Proposed Drawings - Building 2

6.5.3 GA Sections



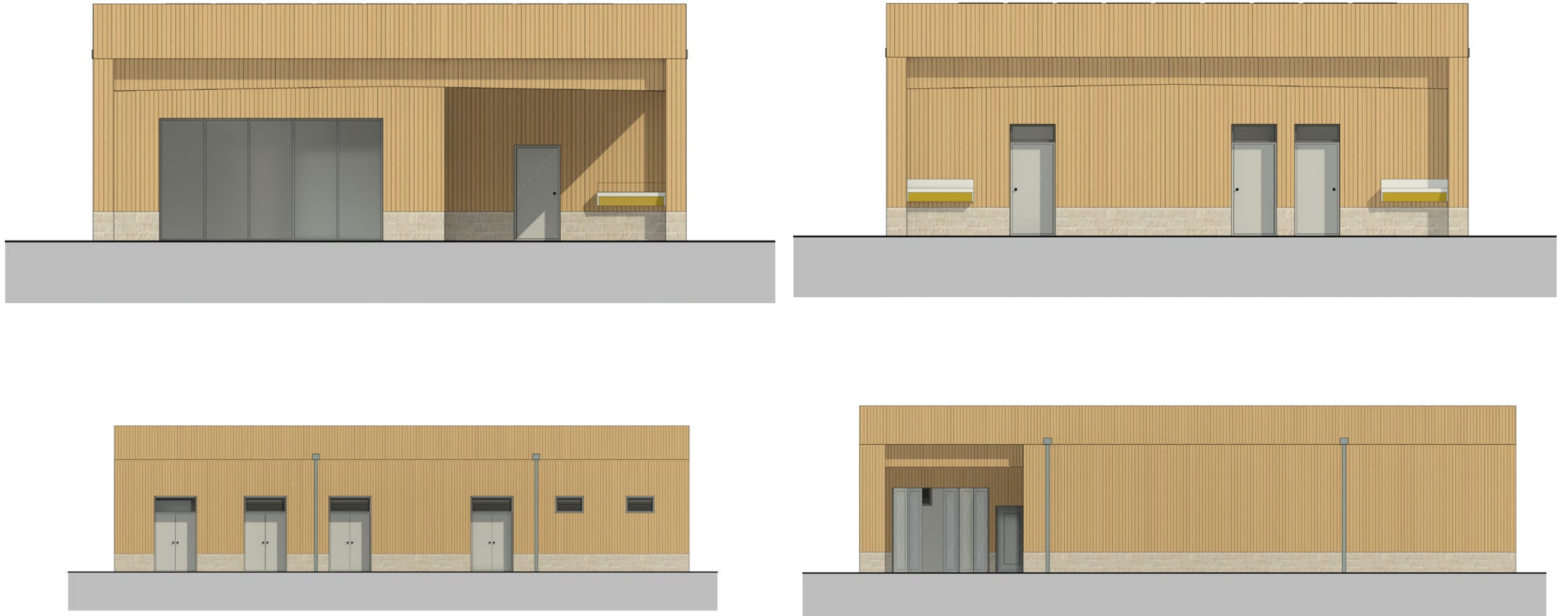
6.6 Proposed Drawings - Building 3

6.6.1 GA Plans



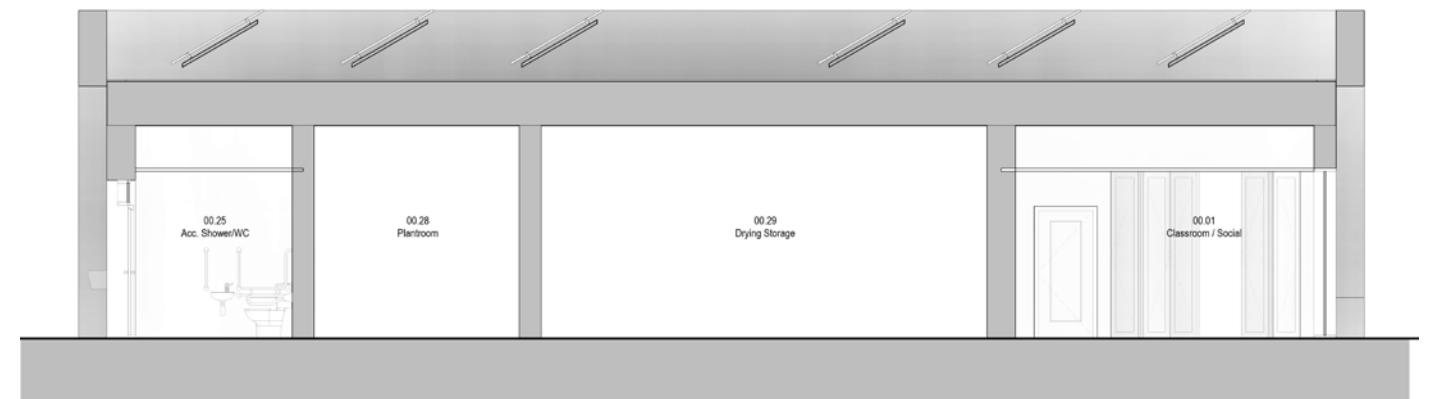
6.6 Proposed Drawings - Building 3

6.6.2 GA Elevations



6.6 Proposed Drawings - Building 3

6.6.3 GA Sections



Landscape Proposal



7.1 Local Site Block Plan Context



7.2 Precedents



7.3 Proposed Landscape Plan



7.4 Proposed Context Plan



7.5 Existing Schedule of External Areas



7.6 Existing & Proposed External Area Comparison



7.7 Proposed Schedule of External Areas



7.8 Proposed Landscape Vegetation Strategy



7.8 Proposed Landscape Vegetation Strategy



Drawing No. PR-200-PEV-XX-XX-DR-L-00200
Landscape Masterplan

7.9 Proposed Materials

The soft landscape planting strategy for Thames Young Mariners has been developed in collaboration with the project ecologist with the objective of developing a landscape scheme that respects existing habitats, the biodiversity of the site and the wider context.

Ham Lands Local Nature Reserve has been identified as a key natural asset that forms the immediate curtilage to the north and south of the site. Together with appraising the collective objectives of Ham Lands LNR and the Richmond upon Thames Biodiversity Action Plan, the landscape design for Thames Young Mariners will aim to become a key contributor to the environmental and ecological improvements of this region of the borough.

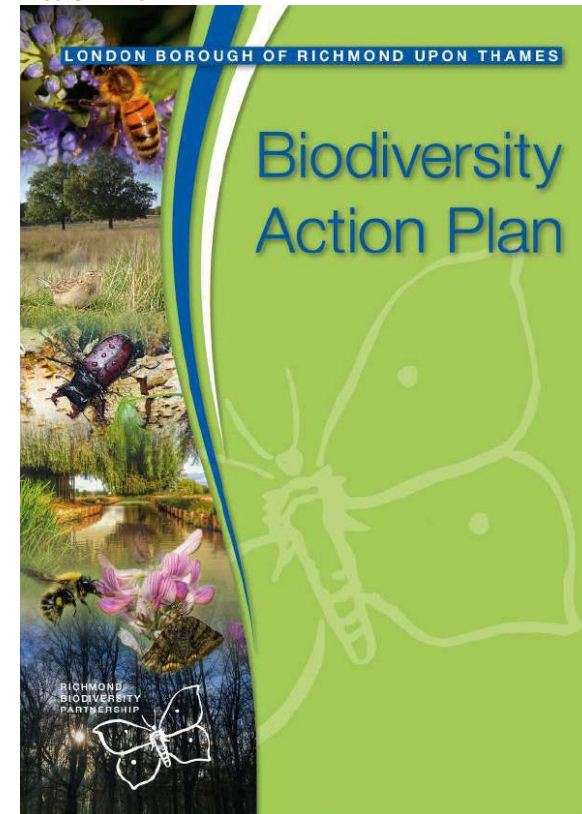
A primary aim of the Richmond upon Thames Biodiversity Action Plan is:

‘To conserve and enhance the variety of habitats and species in the London Borough of Richmond upon Thames, in particular those which are of international or national importance, are in decline locally, are characteristic to the borough and/or have particular public appeal, which can raise the profile of biodiversity.’

From this understanding our landscape design has been formulated to protect, conserve, and enhance the natural assets of the site to achieve a Biodiversity Net Gain, as summarised in section 2.4: Summary of Ecology and Biodiversity Net Gain Strategy.

A recommended species list has been developed with the project ecologist that considers the sensitivity of the site, and a broader ecology strategy plan has been developed identifying areas of structural planting to support the Biodiversity Net Gain. Native and wildlife attracting species are proposed in key locations on site, such as the southern boundary grassland to the south of the access road, to serve as an extension of the Ham Lands meadow, boundary conditions enhanced with additional native, species-rich hedgerow planting and scattered tree planting within areas of existing grassland. The focus will be on habitat creation and improving connections to the wider Ham Lands and regional green infrastructure.

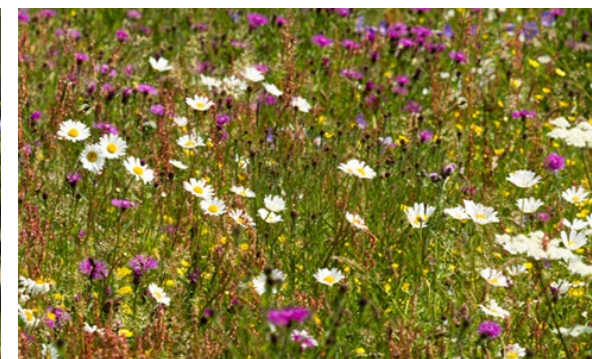
Richmond Upon Thames Biodiversity Action Plan



Native Hedgerows



Mixed Meadows



Native Trees



7.10 Arboricultural Impact Assessment

Middlemarch Environmental Ltd were commissioned to undertake an Arboricultural Impact Assessment as part of a planning application for redevelopment at Thames Young Mariners.

Full report: RT-MME-157100-02

Thirty-six individual trees, nineteen groups of trees and two hedgerows were surveyed as part of the Preliminary Arboricultural Assessment. The site supported a diverse range of planted tree specimens as well as self-seeded and closed-canopy tree cover which offered a range of arboricultural and conservation value to the site. The site contained three high value English Oak trees located on the southern site boundary. These specimens (T21, T22, T24) were considered noteworthy and as such, Retention Category A trees. All three trees presented good structure and vigour, with only a small number of noted defects which include – minor deadwood, pruning wounds and historic branch stubs.

Fifteen individual trees and seven groups of trees assessed on site exhibited moderate value and were categorised as 'Retention Category B'. These trees presented good retention value due to their arboricultural and landscape qualities which are likely to continue for at least 20 years. Tree groups G7 and G10 were particularly prominent as together they provide tangible arboricultural and cultural value which is clearly visible through the presence of a sustainable and well-managed forest school located within these areas. Another stand-out specimen which delivered high amenity value to the site was a mature Lombardy Poplar (*Populus nigra 'italica'*) which was visible from almost any part of the site.

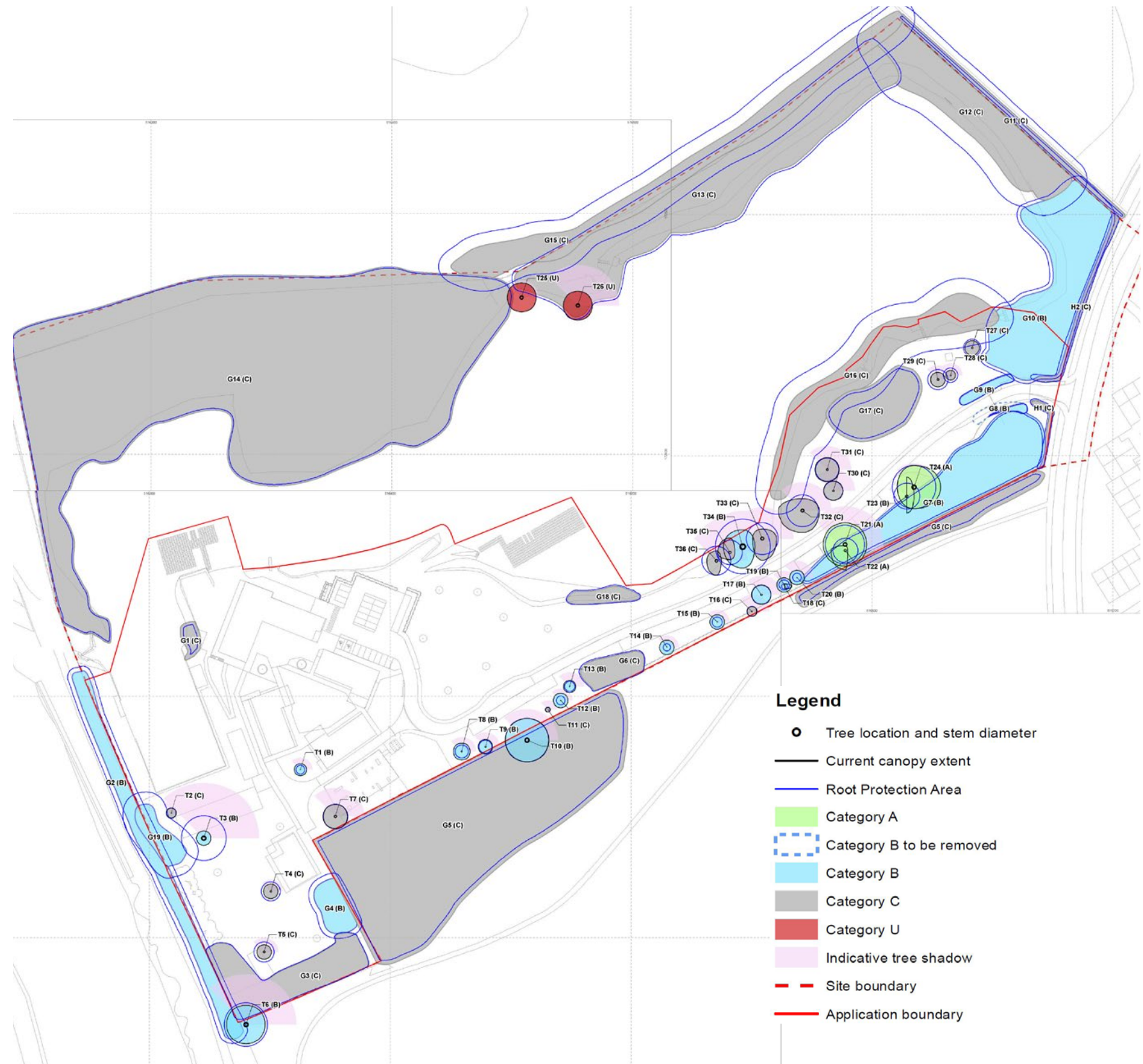
Two trees (T25, T26) identified during the survey were considered to be unsuitable to retain and were categorised as 'U'.

The remaining trees, groups of trees and hedgerows that were identified within the survey were all considered to present a low retention value and designated Retention Category C. These trees were broadly spread across the site and either exhibited low quality due to a combination of defects or their juvenility.

The proposed development has been designed so that, where possible, existing trees are retained, however, to accommodate the proposed development, it will be necessary to partially remove one group. The trees to be removed are detailed within the table below and are identified on the Tree Retention Plan.

Group Reference	Species	Retention Category	Reason for Removal
G8*	Bird cherry Wild cherry	B	Entrance widening.

The partial removal of one group (G8) is to facilitate the widening of the existing entrance, this group was located behind an outgrown hedgerow and its loss is unlikely to result in an impact to the visual amenity of Richmond Drive. The partial loss of tree group G8 should not cause objection as new planting and management of the site can provide suitable mitigation.



Tree Retention Plan

7.11 Biodiversity Net Gain

Middlemarch Environmental Ltd were commissioned to undertake an Biodiversity Net Gain Assessment as part of a planning application for redevelopment at Thames Young Mariners.

Full report: RT-MME-157100-06 (BNG)

The table below details the headline results.

	Habitat units	Hedgerow units
On-site baseline	25.48	0.14
On-site post-intervention	29.65	1.15
Off-site baseline	48.55	0.07
Off-site post-intervention	48.55	0.07
Total net unit change	4.17	1.02
Total net % change	16.37%	>100%

The existing value of the habitats on-site is 25.48 Biodiversity Units (BU).

The proposals (habitat loss, creation and enhancement), will deliver a net gain of +4.17 Habitat BU, a +16.37% increase relative to baseline habitat value.

The existing value of the hedgerows on site is 0.14 BU.

The proposals (habitat loss and retention), will deliver a net gain of +1.02 Hedgerow BU, a >100% increase in the baseline hedgerow value.

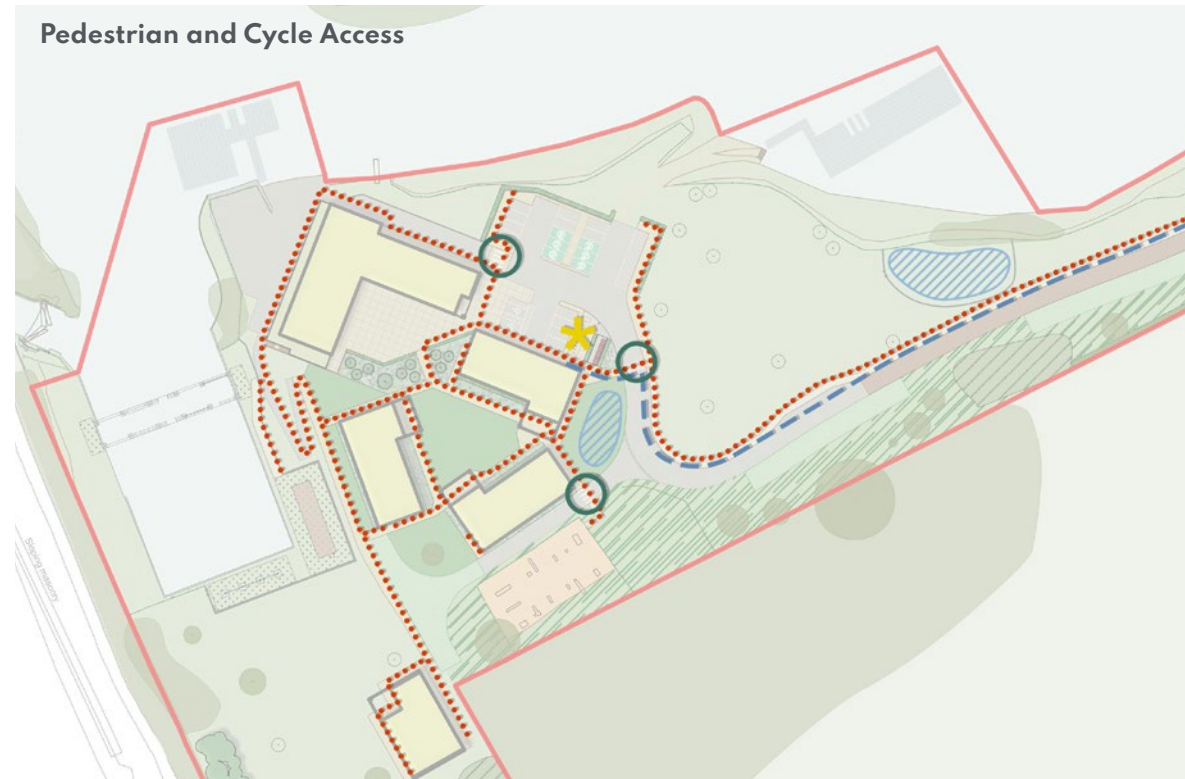


7.12 Urban Greening Factor



Urban Greening Factor Calculator			
Surface Cover Type	Factor	Area (m ²)	Contribution
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	9305.23	9305.23
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	4571.45	4571.45
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	412.1	329.68
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	427.97	342.376
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0
Flower-rich perennial planting.	0.7	350.56	245.392
Rain gardens and other vegetated sustainable drainage elements.	0.7	110.47	77.329
Hedges (line of mature shrubs one or two shrubs wide).	0.6	197.68	118.608
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	54.64	32.784
Green wall –modular system or climbers rooted in soil.	0.6		0
Groundcover planting.	0.5		0
Amenity grassland (species-poor, regularly mown lawn).	0.4	15271.81	6108.724
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0
Water features (chlorinated) or unplanted detention basins.	0.2		0
Permeable paving.	0.1	699.14	69.914
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	5304.88	0
Total contribution			21201.487
Total site area (m²)			37527.74
Urban Greening Factor			0.564955071

7.13 Site Access Strategy



- KEY**
- - - Vehicular Movement
 - - - Service Movement
 - . . . Pedestrian Movement
 - - - Cycle Movement
 - Main Pedestrian Crossing Points
 - ▭ Coach Drop Off Access Points to Main Building
 - ➔ Refuse Location
 - ▭ Cycle Storage Location
 - ✱



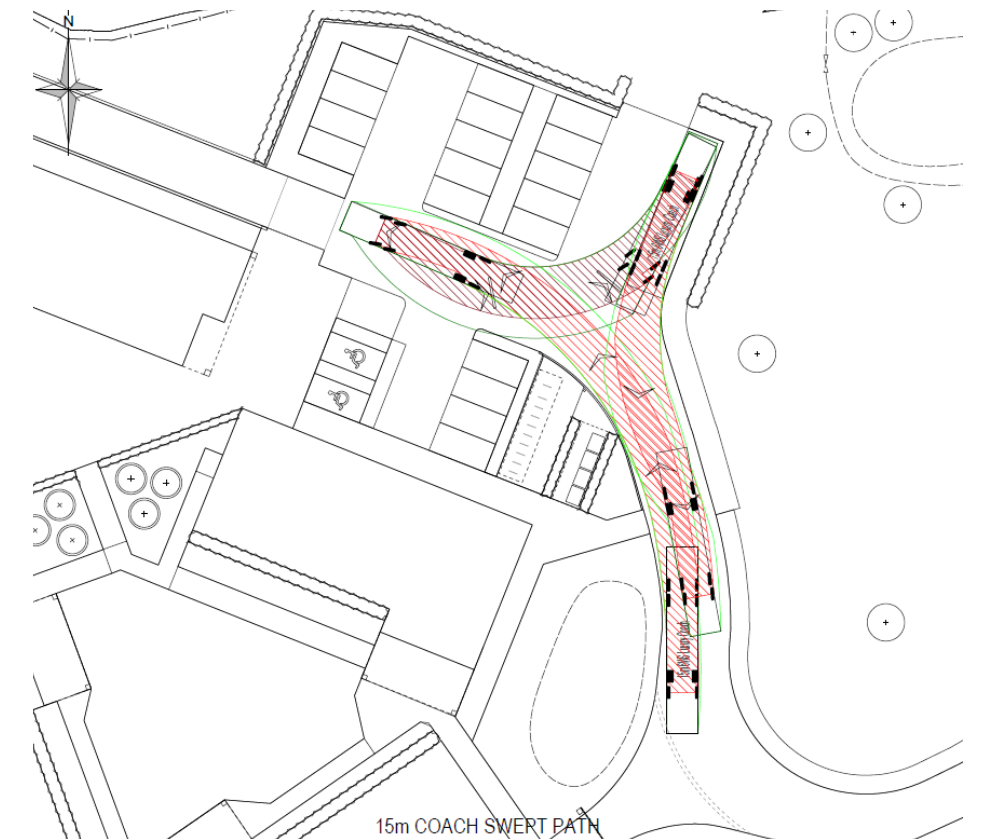
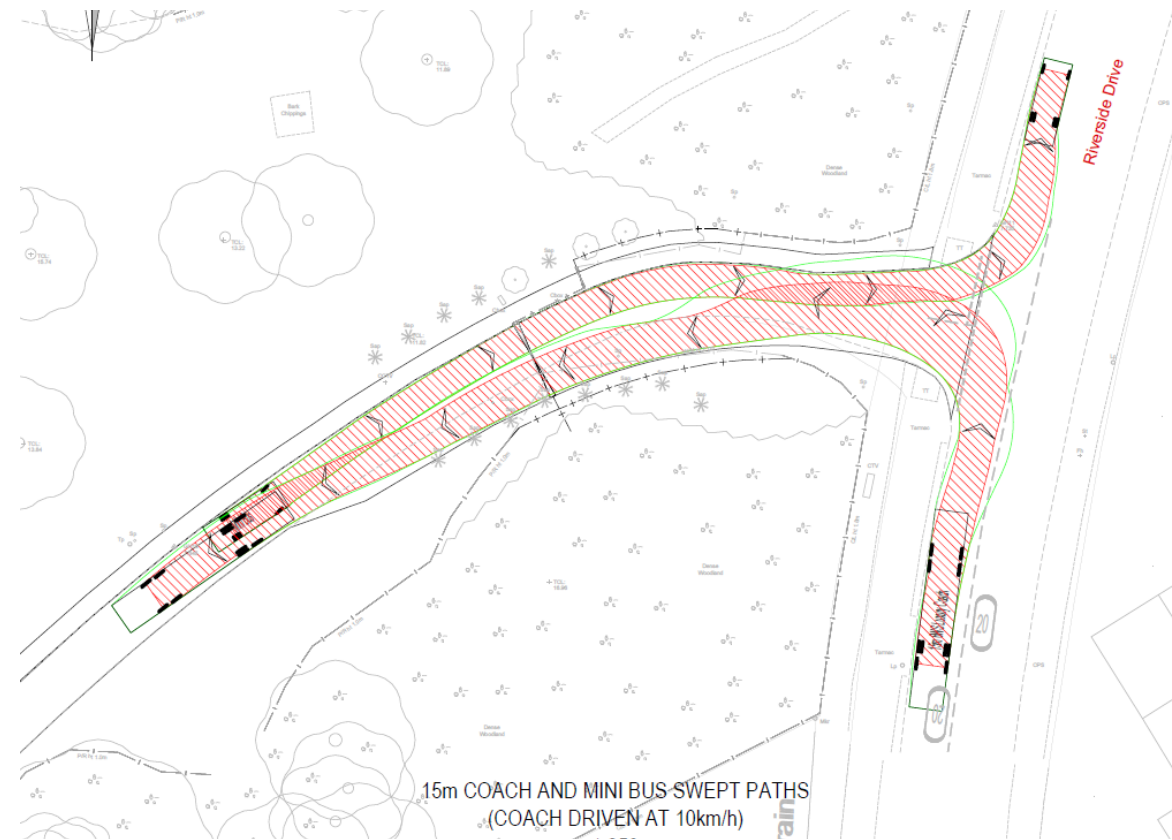
7.14 Proposed Transport & Highways Strategy

7.14.1 Transport Statement

The findings of the Transport Statement are provided in the report PR-200-PEV-XX-XX-RP-D-00003. A summary of these findings are provided below for reference:

The submitted Travel Plan aims to put in place items to inform staff, visitors and associations attending the site to consider travelling sustainably by public bus services or in an organised bus/coach, to reduce the number of single occupancy car travel where possible and therefore increase the number of sustainable trips to site.

The planned changes on the TYM site are proposed to not only increase the viability of residential stays to all year round but mainly to improve the site as it currently functions, with improved vehicle parking, accessibility, designated delivery vehicle and waste collection locations, cycle parking and to modernise the site as a whole to continue running as an important teaching hub and educational site, whilst adhering to MOL to retain as much existing green area as possible.



7.14.2 Travel Plan

The findings of the Travel Plan are provided in the report PR-200-PEV-XX-XX-RP-D-00002. A summary of these findings are provided below for reference:

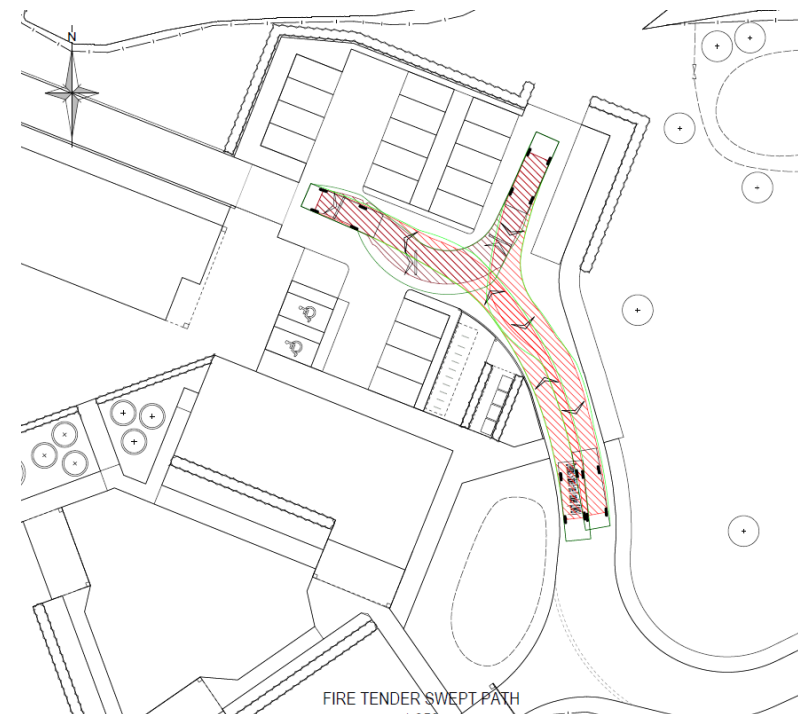
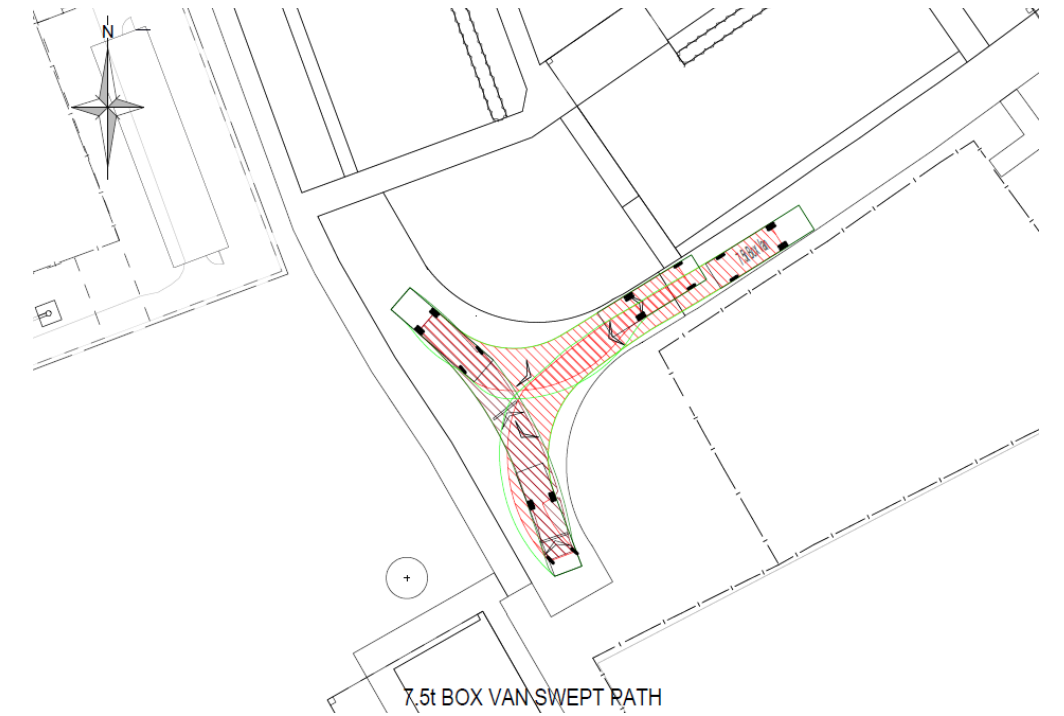
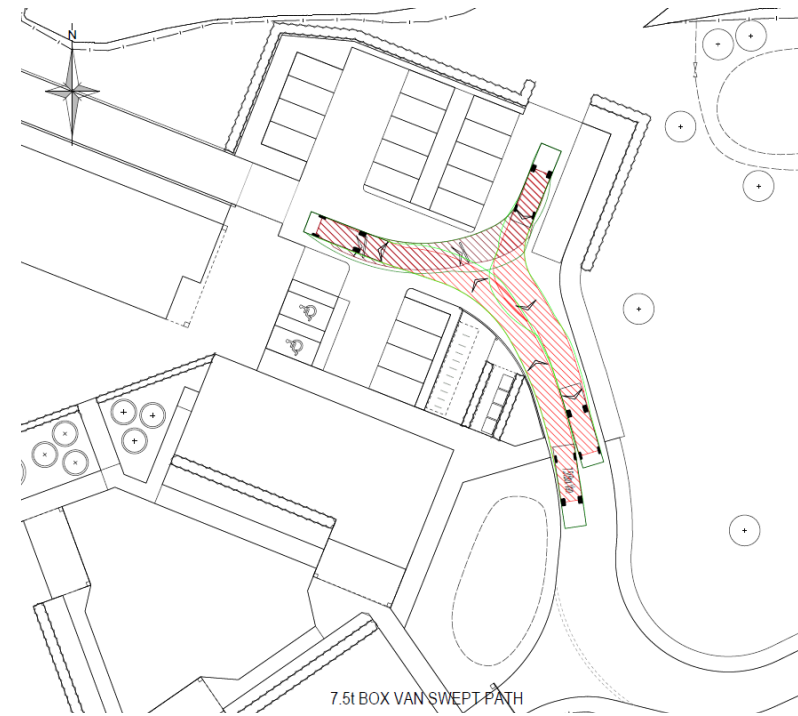
50% of staff travel alone by car to and from the site, with also a high proportion of staff cycling at 19%. The same proportion of staff also state that cycling is their preferred mode of travel. Of the 16 staff, 2 walk to and from the site yet 3 (19%) members of staff would prefer to walk. It can be seen that 13% of staff travel by bus however no staff would prefer to travel by this mode.

A number of facilities, initiatives and measures that will help to achieve these objectives and generally improve travel and transport conditions and options at the SOLD site will already be in place at the site following the implementation of the improvements

7.15 Delivery & Servicing Strategy

Section 4.0 of report PR-200-PEV-XX-XX-RP-D-00003, titled Transport Statement, sets out the Proposed Development, including the delivery and servicing strategy. An extract of this is located below for reference:

The refuse locations are proposed to be stationed at the north of the site, close to the staff parking. The proposed location allows for the refuse vehicle to park immediately next to the bins for removal. The waste and recycling procedure will continue to operate as it does currently, which are twice a week, collecting recycling on one of these days and main rubbish on the other. This can be any day or time throughout the week. The daily postal deliveries plus other general deliveries if there are any ordered items, and food deliveries every 2 to 3 days, as needed, will continue to operate as they currently do.



Proposed Visuals



8.1 Key Views

8.1.1 Bird's Eye View



8.1 Key Views

8.1.2 Thames Path Lock View



8.1 Key Views

8.1.3 Main Approach View

