

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

DESIGN & ACCESS STATEMENT

PART 2 - SITE ANALYSIS

ISSUE 02

October 2022

Contents

1 Introduction	05	3.6 Existing Landscape Analysis	30	6.2 Proposed Schedule of Areas	113	8 Proposed Visuals	143
1.1 Site Address	06	3.7 Existing Building Analysis	31	6.3 Existing & Proposed Area Compari	115	8.1 Key Views	144
1.2 Project Overview	06			6.4 Proposed Drawings Building 1	116		
1.3 Statement of Need	07	4 Planning	50	6.5 Proposed Drawings Building 2	120	9 Sustainability & Energy Strat	147
1.4 LBR & London Boroughs St Requirement Statement	08	4.1 Planning History	51	6.6 Proposed Drawings Building 3	123	9.1 BREEAM Pre-Assessment	148
1.5 Greenbelt Statement	09	4.2 Planning List	52			9.2 SuDs Strategy	150
		4.3 National Planning Policy	53	7 Proposed Landscape	126	9.3 Energy Strategy	151
2 The Project	10	4.4 London Planning Policy	54	7.1 Local Site Block Plan Conte:	127	9.4 Material Sourcing	153
2.1 Key Objectives	11	4.5 Local Planning Policy	55	7.2 Precedents	128		
2.2 Project Vision	12	4.6 Neighborhood Planning Policy	56	7.3 Proposed Landscape Plan	129	10 Strategic Informatio	154
2.3 Core Values	13	4.7 Metropolitan Open Land Designa	57	7.4 Proposed Context Plan	130	10.1 Accessibility & Inclusivity	155
2.4 Surrey Outdoor Learning Developr	14	4.8 Public Consultation & Communit Engagement & Feedback	58	7.5 Existing Schedule of External Area	131	10.2 Fire Strategy & Statemen	156
2.5 User Groups	15			7.6 Existing & Proposed External Area Comparison	132	10.3 Proposed Phasing Strate	157
2.6 Site Activities	16	5 Design Development	59	7.7 Proposed Schedule of External Are:	133	10.4 Construction Transport M Plan	158
2.7 Feasibility Study	17	5.0 Engagement Timeline	60	7.8 Proposed Landscape Vegetation Strategy	134	10.5 Outline Programme	159
2.8 Project Brief	19	5.1 Pre-App 01 Proposal	61	7.9 Proposed Materials	136		
		5.2 Pre-App 02 Proposal	66	7.10 Arboricultural Impact Assessment	137	11 Appendices	160
3 Site Analysis	20	5.3 Pre-App 03 Proposal	80	7.11 Biodiversity Net Gain	138	11.1 Planning Submission List	161
3.1 Site Location	21	5.4 Proposed Footprint, Massing & F Analysis	96	7.12 Urban Greening Factor	139		
3.2 Aerial Views	22			7.13 Site Access Strategy	140		
3.3 Local Context	23	6 Architectural Proposals	111	7.14 Proposed Transport & Highways Strategy	141		
3.4 Site Context	24	6.1 Proposed Demolition Pla	112	7.15 Delivery & Servicing Strategy	142		
3.5 Site Constraints	25						

Site Analysis

3

3.1 Site Location



3.2 Aerial Views



1 - Bird's Eye View North



2 - Bird's Eye View East



3 - Bird's Eye View South



4 - Bird's Eye View West

3.3 Local Context

Local Designations

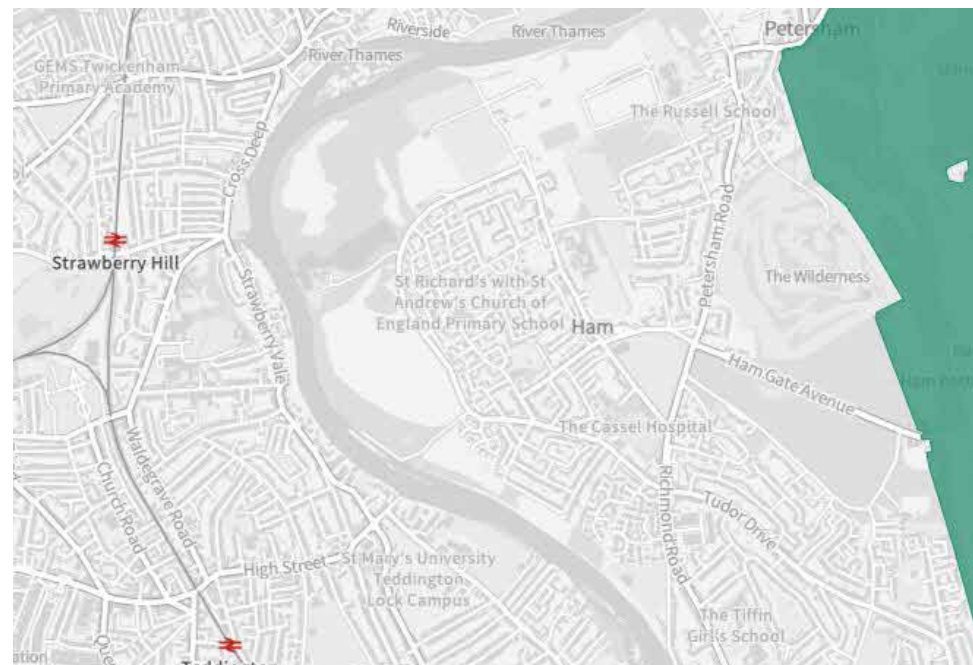
The adjacent diagrams identify the primary wider landscape designation found in the London Borough of Richmond Upon Thames and Ham and Petersham region.



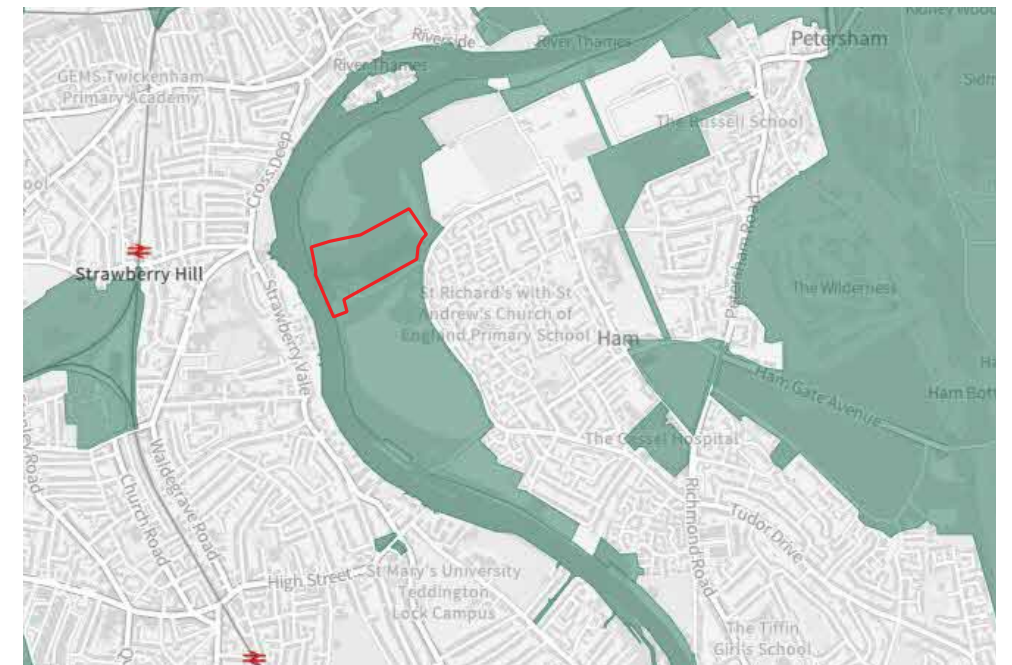
Metropolitan Open Land



Conservation Areas







Sites of Special Scientific Interest (SSSI)



Site of Importance for Nature Conservation (SINC)

3.4 Site Context

Site Specific Context

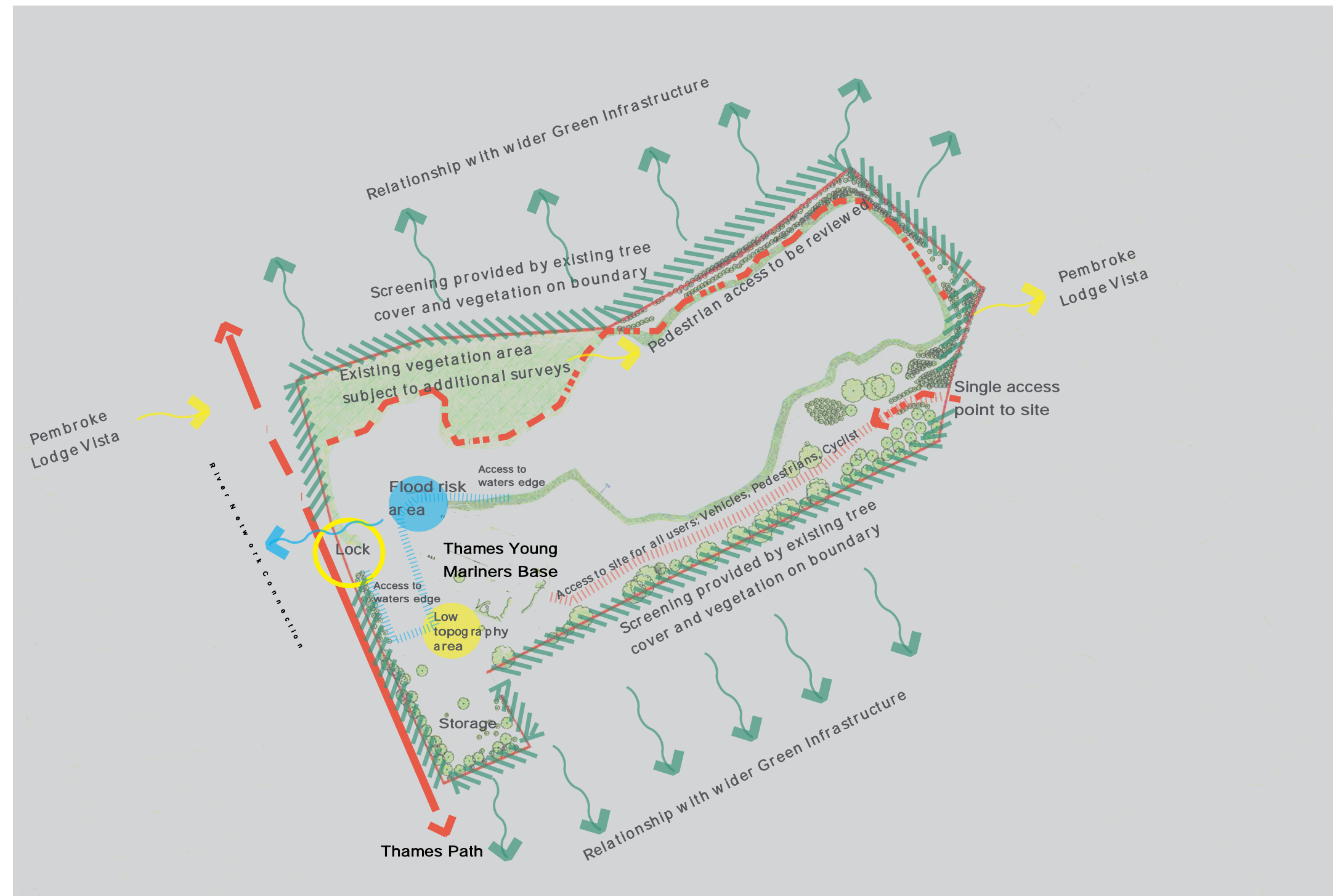
-  Thames Path National Trail
-  Ham Lands Local Nature Reserve
-  Flood Zone 3
-  Thames Policy Area



3.5 Site Constraints

Site Constraints

Understanding the existing site conditions will be important for design development and working within, and with, the existing parameters of the site this will ensure that the right measure of design response is achieved. The adjacent diagram identifies some of the primary landscape conditions that form part of the existing site constraints that will require particular attention as part of the design development.








3.5 Site Constraints

Existing Ecology

The adjacent diagram summarises the primary ecological constraints and findings identified in the Preliminary Ecological Appraisal: Biodiversity Impact Assessment, Preliminary Roost, Assessment and Preliminary Ground Level Roost, Assessment for Trees carried out by Surrey Wildlife Trust (SWT) Ecology Services on 26th October 2020 and by Surrey County Council (SCC).

Key

-  Thames Path
-  Flood Zone 3
-  Invasive Species
-  Badger
-  Bats
-  Nature Reserve



3.5 Site Constraints

3.5.1 UXO Risk Assessment

First Line Defence were commissioned to undertake a Detailed Unexploded Ordnance (UXO) Survey. Their findings are provided in report DA15987-00 titled Detailed UXO Risk Assessment. A summary of these findings are provided below for reference:

1st Line Defence has assessed that there is an overall Medium Risk from German and anti-aircraft unexploded ordnance at the site of proposed works. There is also an assessed Low - Medium Risk from Allied unexploded ordnance.

In summary, the on-site Ham River Grit Company was noted to have been struck by incendiary bombs on two occasions, while a large number of HE bombs were recorded throughout the wider vicinity which included two 'sticks' of bombs, one of which contained a UXB. While no HE bombs were recorded on-site, it is of concern that this scale of bombing was occurring over a site which was predominately occupied by a body of water. Open bodies of water are concerning because it is generally very unlikely that unexploded bombs falling within such areas would have been recorded or dealt with; they would have left little to no little evidence of their presence, and unless UXO was spotted entering the water it is likely to have been noticed during a raid. Much of the remainder of the site was occupied by open marshy land, which is also considered uncondusive towards the observation of UXO given the increased potential for UXB entry holes to be obscured by mud/overgrowth. Therefore, the potential for further incidents to have fallen on/around the site unreported cannot be reduced. For this reason, proactive risk mitigations measures are considered necessary. As such, the site has been assessed as Medium Risk from German air delivered ordnance.

3.5.2 Flood Risk Assessment

Soils Limited were commissioned to undertake a Flood Risk assessment survey. Their findings are provided in report 20295/FRA REV 1.0 titled Flood Risk Assessment. A summary of these findings are provided below for reference:

Most of the new development, including the more vulnerable guest/ staff accommodation buildings were to be emplaced within Flood Zone 1, with a low probability of flooding from fluvial and tidal sources. The risk from surface water flooding was very low risk and negligible to low risk from both groundwater and sewer flooding. The site was in an area where flooding could occur due to reservoir failure, when there is also flooding from rivers. The reservoir breach models are based on a worst-case scenario and the probability of failure occurring was considered low. However, the northwest side of the main building would be in Flood Zone 2 and the peripheral of the building within Flood Zone 3, corresponding to a medium and high probability of flooding. The JBA flood maps model for a 1000-year return showed a flood depth of 0.1 to 0.3m covering the corner of the proposed main building.

3.5.3 Archaeological Assessment

Compass Archaeology were commissioned to undertake an Archaeological Assessment. Their findings are provided in the report titled: An Archaeological Desk-Based Assessment. A summary of these findings are provided below for reference:

There is considered to be a low potential for exposing finds of a prehistoric date, and these may well be unstratified and residual. There is considered to be a low to negligible potential for finds and features of Roman to post-medieval date, due both to the site existing as open fields and farmland for much of its history and given the subsequent history of gravel extraction. There is considered a higher potential for exposing features relating to the 1950s/60s buildings presently occupying the site during the proposed renovation / extension works, but of no real archaeological significance.



3.5 Site Constraints

3.5.4 Arboricultural Impact Assessment

Middlemarch were commissioned to undertake an Arboricultural Impact Assessment. Their findings are provided in report RT-MME-157100-02 titled Arboricultural Impact Assessment. A summary of these findings are provided below for reference:

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 proposed development of the site is unlikely to significantly impact the visual amenity of the local area as a result of the proposed tree removal adjacent to the main entrance are unlikely to impact significantly upon the long-term health of retained trees.

Whilst some works are to be undertaken within the RPAs of retained trees, the nature of those works are such that they can be completed without impacting significantly upon the trees subject to the adoption of appropriate working practices as detailed in a future Arboricultural Method Statement following approval of the current planning application.

3.5.5 Arboricultural Method Statement

Middlemarch were also commissioned to undertake an Arboricultural Method Statement. Their findings are provided in report RT-MME-158839-01 titled Arboricultural Method Statement. A summary of the scope is provided below for reference:

To determine the status of the trees and hedgerows within the site, a full arboricultural survey has been undertaken, assessing the species and status of all trees and hedgerows present. This survey has been carried out in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.



3.5 Site Constraints

3.5.6 Noise

Acoustic Design Technology were commissioned to undertake an environmental noise survey. Their findings are provided in report ADT 3371/ENIA titled Environmental Noise Impact Assessment. A summary of these findings are provided below for reference:

An assessment of the potential noise breakout from the new activities has been undertaken. Predicted noise levels at the nearby houses were found to be well below the noise levels recommended in WHO for indoor areas and outdoor amenity areas. Also, when viewed in the context of the surrounding area, the noise generated was found to be low in level and not out of character, given the party boat businesses operating in the area and the close vicinity of the site to several sports pitches and a gun range.

Fixed plant installations have not been finalised at this stage, so BS 4142:2014 rating levels are proposed, on a par with the otherwise prevailing background noise levels designed to result in a 'low impact' on the closest noise sensitive properties as defined in the standard.

3.5.7 Ecology

Ecological surveys have been undertaken to assess the potential of the site, with detailed habitat and emergence surveys following to inspect individual species, such as bats.

Based on the outcome of these surveys we have advised the client to exclude the dense woodland to the northern bank from the scheme. An existing access around the lake will be retained but no new works are proposed. The redline boundary defining the development area has been changed to the southern bank of the lake to clarify this approach.

The ecologist has assessed the proposed scheme against the formal process for improving the Biodiversity Net Gain (BNG). This is a process that compares the ecology present on an existing site with the proposed intervention. The calculation demonstrates the scale of improvements included within the proposals on enhancing ecological features and habitats. The BNG for this scheme exceeds the 10% threshold recommended for applications. Details can be found in the Middlemarch Ecological Assessment Report RT-MME-157100-03 titled Ecological Walkover.



3.6 Existing Landscape Analysis

1. Access point
2. Parking, drop off & delivery
3. Accommodation
4. Slipway / Lake access
5. Camping Area
6. Vegetation area; subject to further investigation
7. Pontoon
8. Assault Course
9. Lock
10. Path around lake
11. Path in overgrown area
12. Little Squirrels & Outdoor Learning Zones



3.7 Existing Building Analysis

3.7.1 Existing Building Analysis

The Thames Young Mariners buildings were constructed in 1957 as a complex arranged around the lake, with additions added over time to meet the growing requirements. All buildings are single storey except the main block that includes garages and workshop at lower ground level below the hall to the west of the complex.

These buildings have been well maintained and the functional design have generally met the requirements to support the ongoing operations. The challenge has been the poor thermal performance of the construction and low storey height does not enable modernisation with low carbon technology.

External activities comprise a diverse range of water based options via the two slipways from the southern bank. Land based activities include a low ropes adventure course and previous examples of coasteering over the dock, which will be reinstated in the new proposals. Little Squirrels and other trials through the woodland areas will continue unaffected by the proposed development.

Over the following pages the configuration of the existing buildings are shown in plan, coloured to distinguish the various space types, elevations and sections highlight the scale and massing of the buildings, and photographs give a sense of the visual appearance externally with a selection of internal spaces included.

Areas of existing spaces are summarised on the schedule opposite, for comparison against the proposed details in Section 6.

The existing spaces restrict how SOLD can operate the site for multiple groups and adhere to modern safeguarding principles. Changing areas limit group sizes and gender segregation. This is one of the major objectives for the new proposals, to create diversity in the way changing rooms can be used with a variety of group types, age groups, gender mix, and concurrent outdoor activities requiring high density of use at peak times. The current facilities cannot meet these needs.

Whilst the buildings are generally single storey, access into buildings does not meet current requirements for level thresholds, which prevents disabled groups or visitors enjoying the facilities.

The area schedules provide details of each area type and should be read in conjunction with the existing plans that follow.

3.7.2 Existing Schedule of Areas

Room Number	E1 Existing Room Areas Schedule Room Name	Area
Utilities		
B1.01	Store	44.54 m ²
B1.02	Store	125.80 m ²
00.04	Store	5.00 m ²
00.05	Store	5.09 m ²
00.15	Wet Store	13.54 m ²
		193.96 m²
Learning		
00.16	Classroom	31.70 m ²
		31.70 m²
Main Hall		
00.06	Main Hall	86.50 m ²
		86.50 m²
Office / Meeting		
00.02	Office	12.47 m ²
00.03	General Office	26.50 m ²
		38.97 m²
		Total Net Area
		351.13 m²
Circulation		
00.01	Circulation	38.28 m ²
		38.28 m²
Kitchen		
00.09	Kitchen	27.96 m ²
00.10	Kitchen	8.30 m ²
00.11	Kitchen Lobby	7.77 m ²
00.12	Kitchen Store	7.21 m ²
00.13	Kitchen Store	4.86 m ²
		56.09 m²
Plant		
00.07	Plant	3.58 m ²
00.08	Plant	12.38 m ²
01.01	Plant	16.96 m ²
		32.92 m²
Sanitary		
00.14	WC	3.68 m ²
		3.68 m²
Internal Walls		
N/A	B1 Internal Walls	1.39 m ²
	00 Internal Walls	19.28 m ²
		20.67 m²
		Total Non-Net Area
		151.64 m²
		Total Net Area
		351.13 m²
		Total Non-Net Area
		151.64 m²
		Total Gross Internal Area
		502.77 m²

E2 Existing Room Areas Schedule

Room Number	Room Name	Area
Bedroom		
0.21	Bed 01	12.03 m ²
0.23	Bed 02	8.96 m ²
0.24	Bed 03	9.50 m ²
0.28	Overnight Staff Bed	5.81 m ²
0.29	Staff Bed	5.96 m ²
0.3	Staff Bed	5.91 m ²
0.31	Staff Bed	5.90 m ²
		54.07 m²
Living Area / Kitchen		
0.18	Staff Kitchen	8.97 m ²
0.2	Staff Living	23.15 m ²
		32.11 m²
Office / Meeting		
0.45	Meeting	33.13 m ²
		33.13 m²
Social		
0.17	Lobby	10.07 m ²
		10.07 m²
Staff Facilities		
0.32	Staff Restroom	32.95 m ²
		32.95 m²
Utilities		
0.19	Room	3.73 m ²
0.26	Storage	16.26 m ²
0.44	Store	6.12 m ²
0.47	Store	6.52 m ²
0.52	Store	10.37 m ²
		43.00 m²
Total Net Area		205.33 m²
Changing		
0.37	Changing	22.60 m ²
0.38	Changing	30.46 m ²
0.42	Changing	33.06 m ²
0.46	Changing	30.78 m ²
0.51	Changing	28.59 m ²
		145.50 m²

Circulation		
0.22	Circulation	6.64 m ²
0.27	Circulation	7.04 m ²
0.33	Lobby	5.68 m ²
0.39	Lobby	7.50 m ²
		26.87 m²
Plant		
0.4	Plant	3.38 m ²
0.41	Electrical	0.67 m ²
		4.05 m²
Sanitary		
0.25	WC	4.95 m ²
0.34	Acc. WC & Shower	5.14 m ²
0.35	WC	1.32 m ²
0.36	WC	2.57 m ²
0.43	Acc WC and Shower	9.73 m ²
0.48	WC	1.21 m ²
0.49	WC	1.43 m ²
0.5	WC	1.30 m ²
		27.64 m²
Internal Walls		
N/A	Internal Walls	25.18 m ²
		25.18 m²
Total Non-Net Area		229.24 m²
Total Net Area		205.33 m²
Total Non-Net Area		229.24 m²
Total Gross Internal Area		434.56 m²

E3 Existing Room Areas Schedule		
Room Number	Room Name	Area
Bedroom		
00.53	Staff Bed	11.53 m ²
00.59	Staff Bed	9.26 m ²
00.60	Staff Bed	13.22 m ²
		34.01 m²
Living Area / Kitchen		
00.56	Staff Living	18.02 m ²
00.58	Kitchen	7.16 m ²
		25.18 m²
Social		
00.54	Lobby	6.39 m ²
		6.39 m²
	Total Net Area	65.58 m²
Circulation		
00.57	Circulation	6.65 m ²
		6.65 m²
Sanitary		
00.55	WC	4.77 m ²
		4.77 m²
Internal Walls		
N/A	Internal Walls	5.23 m ²
		5.23 m²
	Total Non-Net Area	16.65 m²
	Total Net Area	65.58 m²
	Total Non-Net Area	16.65 m²
	Total Gross Internal Area	82.23 m²

E4 Existing Room Areas Schedule		
Room Number	Room Name	Area
Bedroom		
00.61	Staff Bed	7.90 m ²
00.67	Staff Bed	11.42 m ²
00.70	Staff Bed	8.38 m ²
		27.70 m²
Living Area / Kitchen		
00.62	Kitchen/Living	29.67 m ²
		29.67 m²
Utilities		
00.63	Store	0.63 m ²
00.64	Store	0.44 m ²
00.68	Store	1.06 m ²
00.69	Store	0.92 m ²
00.71	Store	0.48 m ²
		3.53 m²
	Total Net Area	60.90 m²
Circulation		
00.66	Circulation	5.91 m ²
		5.91 m²
Sanitary		
00.65	WC	3.95 m ²
		3.95 m²
Internal Walls		
N/A	Internal Walls	2.90 m ²
		2.90 m²
	Total Non-Net Area	12.76 m²
	Total Net Area	60.90 m²
	Total Non-Net Area	12.76 m²
	Total Gross Internal Area	73.67 m²

A1 Existing Room Areas Schedule		
Room Number	Room Name	Area
Ancillary Store/Services		
A1.02	Fuel Tank	0.89 m ²
A1.03	Canoe Storage	22.49 m ²
A1.04	Room	4.00 m ²
A1.05	Room	9.77 m ²
A1.06	Storage Container	29.62 m ²
A1.07	Oil Tank	1.52 m ²
A1.08	Room	2.75 m ²
A1.09	Oil Tank	2.49 m ²
A1.10	Shed	3.26 m ²
A1.11	Shed	7.62 m ²
A1.12	Shed	8.35 m ²
A1.13	Shed	8.77 m ²
A1.14	Shed	8.76 m ²
A1.15	Room	12.97 m ²
A1.16	BBQ	15.61 m ²
A1.17	Power Station	18.95 m ²
A1.18	Room	99.75 m ²
A1.19	Room	92.92 m ²
A1.20	Room	14.85 m ²
A1.21	Archery Range	75.45 m ²
Total Net Area		440.79 m²
Exterior Circulation		
A1.01	Exterior Circulation	73.58 m ²
Total Non-Net Area		73.58 m²
Total Net Area		440.79 m²
Total Non-Net Area		73.58 m²
Total Gross Internal Area		514.37 m²

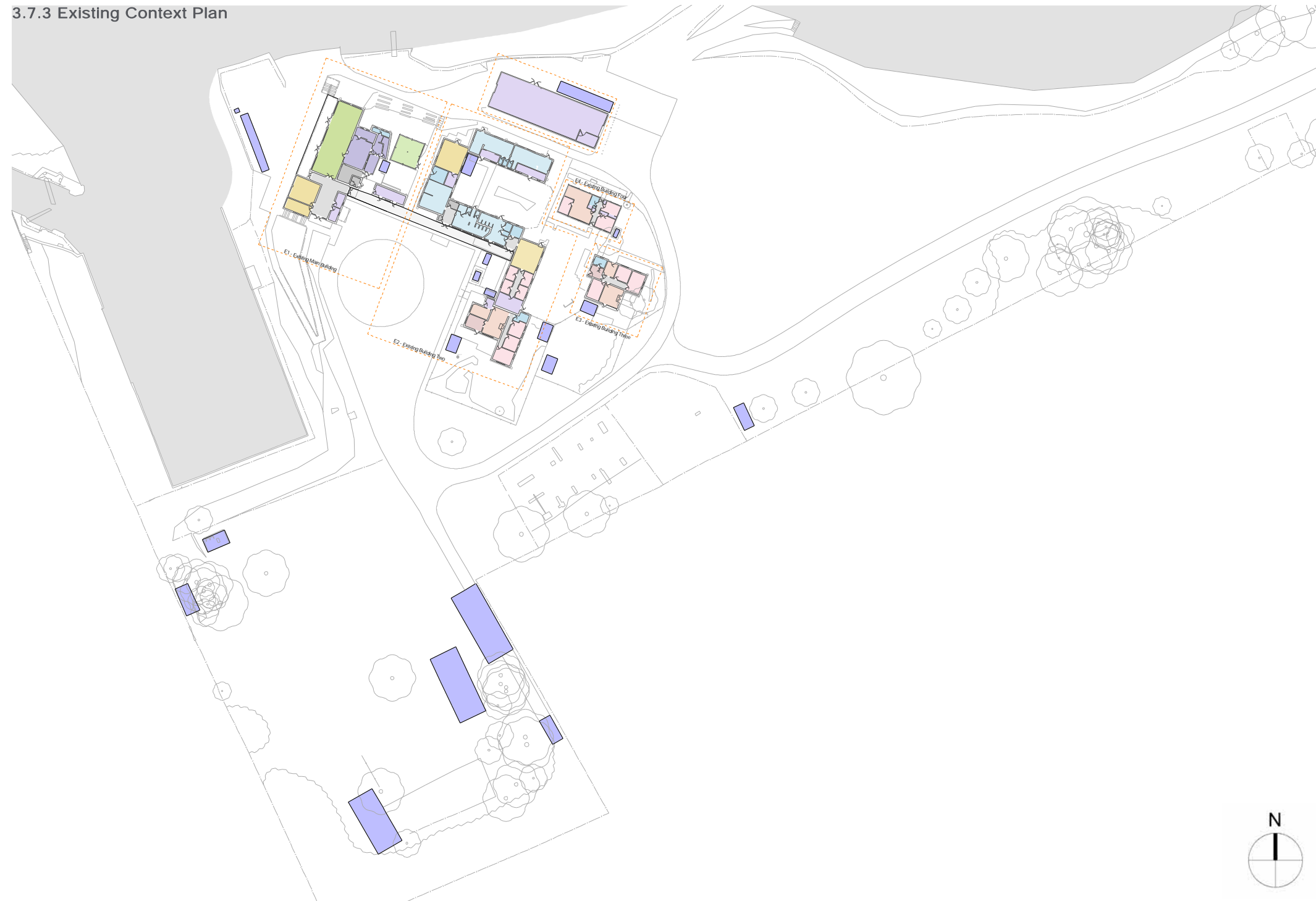
E5 Existing Room Areas Schedule		
Room Number	Room Name	Area
Utilities		
00.72	Boat Storage	177.26 m ²
00.73	Drying Store	9.99 m ²
		187.25 m²
Total Net Area		187.25 m²
Internal Walls		
N/A	Internal Walls	1.01 m ²
		1.01 m²
Total Non-Net Area		1.01 m²
Total Net Area		187.25 m²
Total Non-Net Area		1.01 m²
Total Gross Internal Area		188.26 m²

Schedule	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

Total Gross Internal Area		1795.95 m²
----------------------------------	--	------------------------------

3.7 Existing Building Analysis

3.7.3 Existing Context Plan

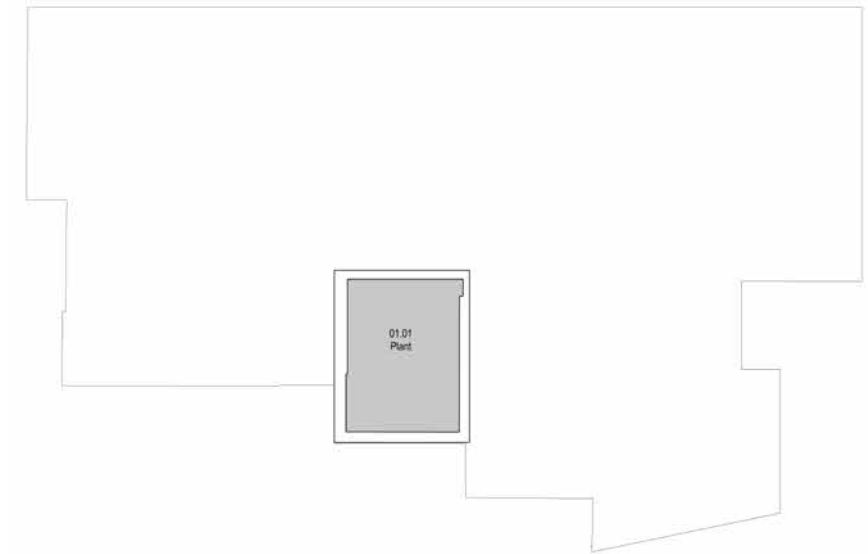
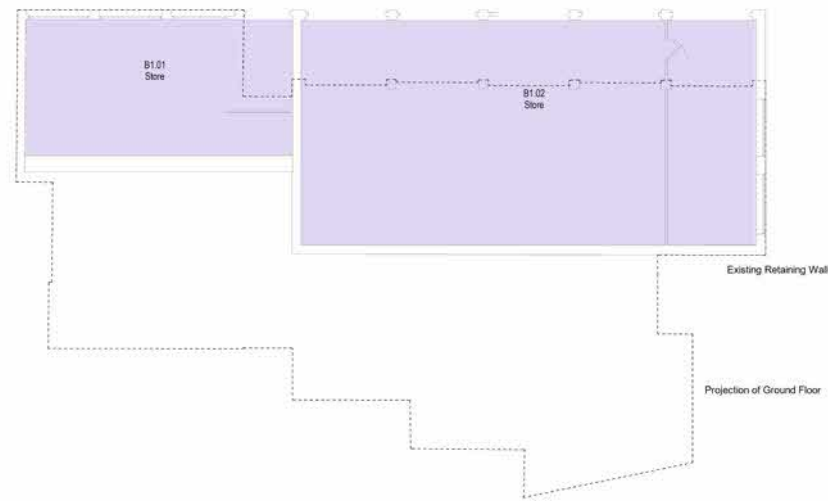


By Department Legend
















- Ancillary Store/Services
- Bedroom
- Changing
- Circulation
- Exterior Circulation
- Kitchen
- Learning
- Living Area / Kitchen
- Main Hall
- Office / Meeting
- Plant
- Sanitary
- Social
- Staff Facilities
- Utilities

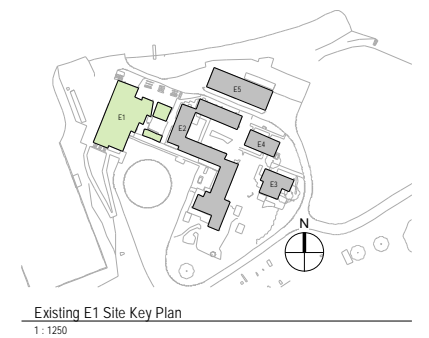
3.7 Existing Building Analysis

3.7.4 Existing Building GA Plans



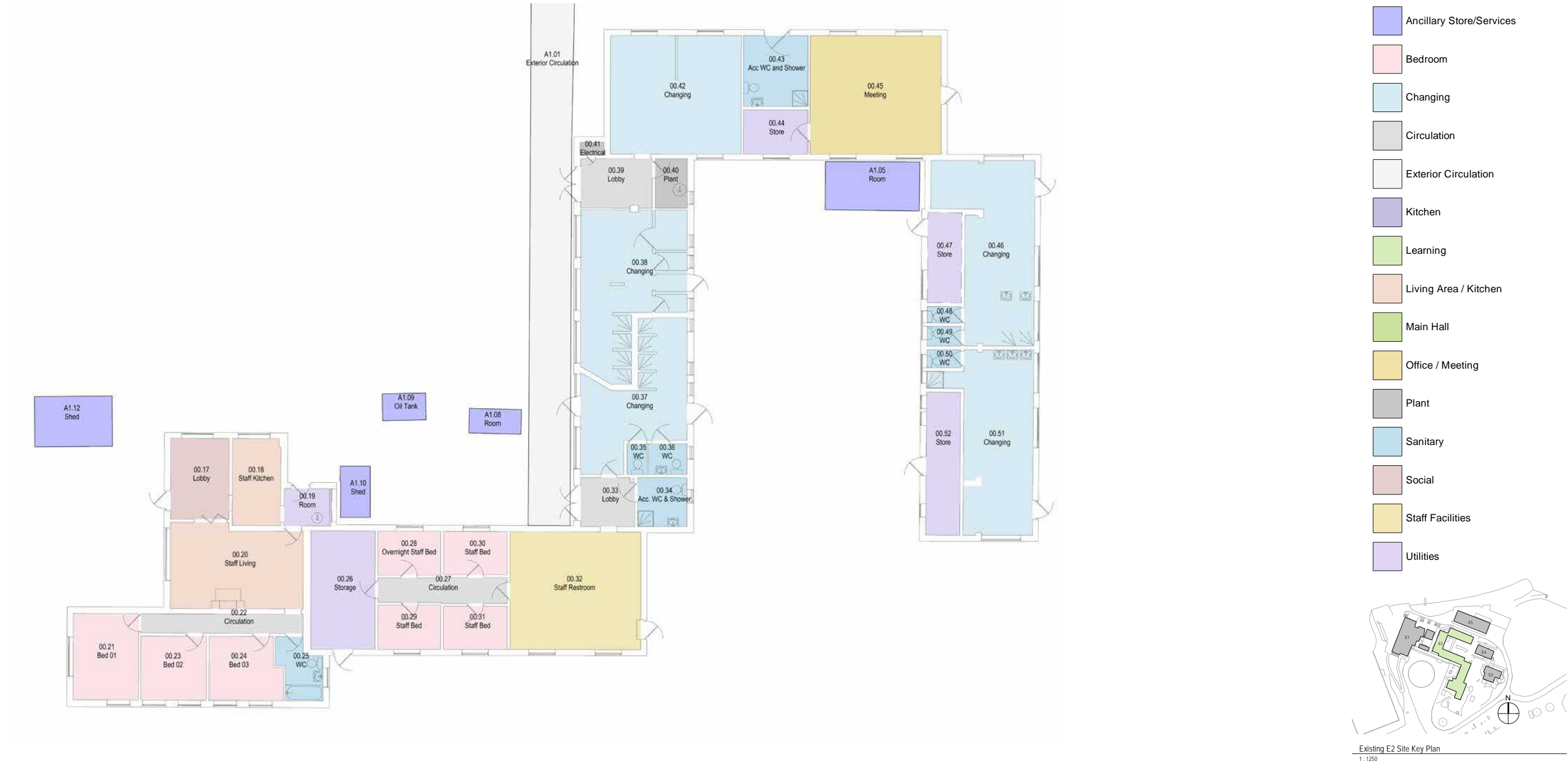
By Department Legend

 Ancillary Store/Services	 Living Area / Kitchen
 Bedroom	 Main Hall
 Changing	 Office / Meeting
 Circulation	 Plant
 Exterior Circulation	 Sanitary
 Kitchen	 Social
 Learning	 Staff Facilities
	 Utilities



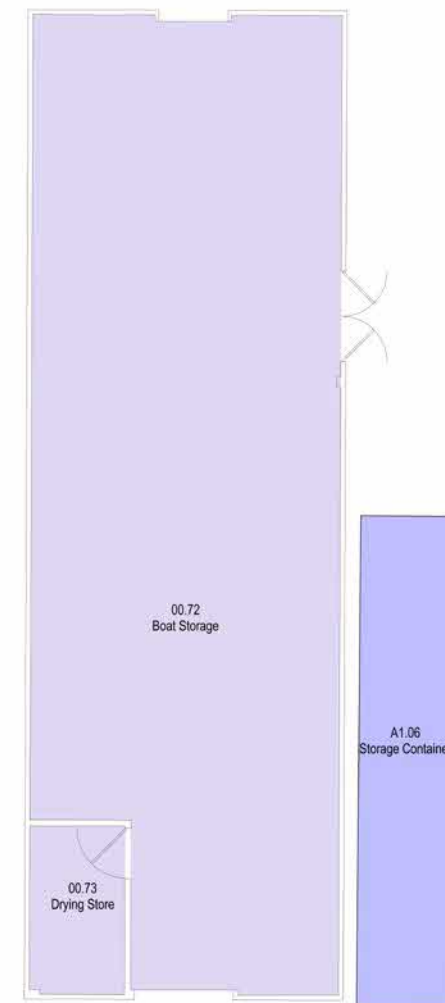
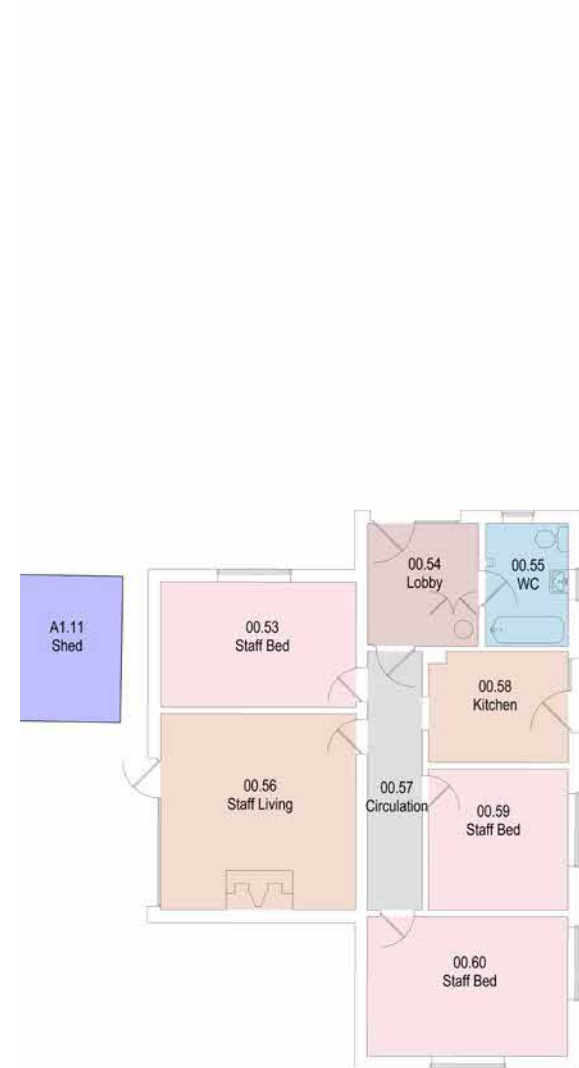
3.7 Existing Building Analysis

3.7.4 Existing Building GA Plans



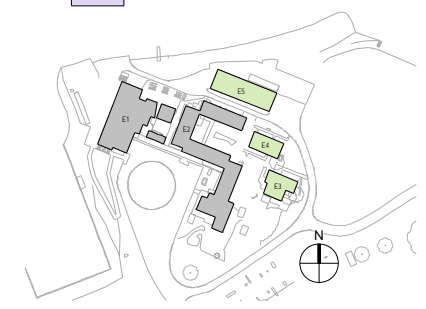
3.7 Existing Building Analysis

3.7.4 Existing Building GA Plans



By Department Legend

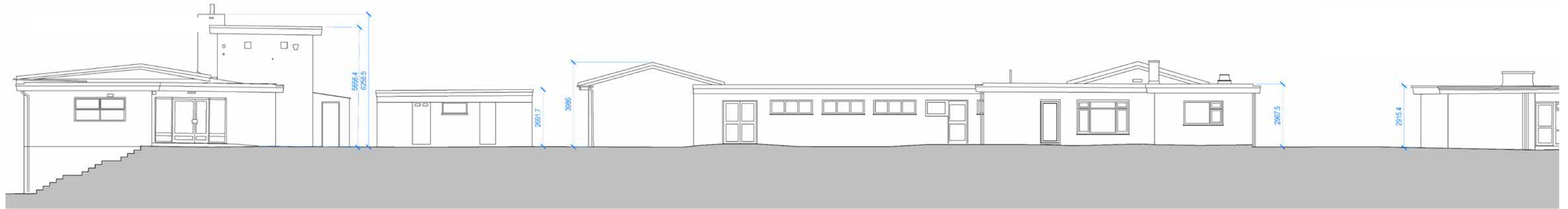
- Ancillary Store/Services
- Bedroom
- Changing
- Circulation
- Exterior Circulation
- Kitchen
- Learning
- Living Area / Kitchen
- Main Hall
- Office / Meeting
- Plant
- Sanitary
- Social
- Staff Facilities
- Utilities



Existing E3 E4 E5 Site Key Plan
1:1250

3.7 Existing Building Analysis

3.7.5 Existing Elevations



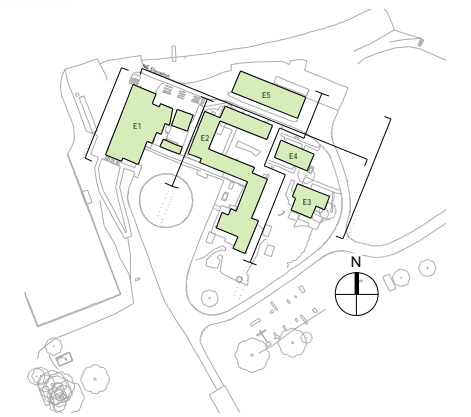
South-West Elevation



North-East Elevation



North-East Elevation Two



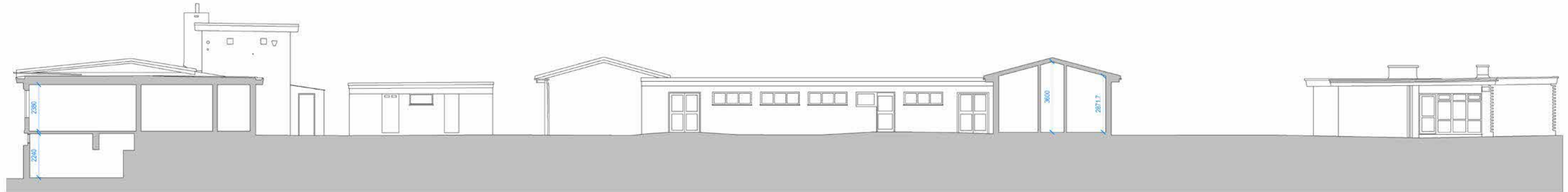
3.7 Existing Building Analysis

3.7.5 Existing Elevations



3.7 Existing Building Analysis

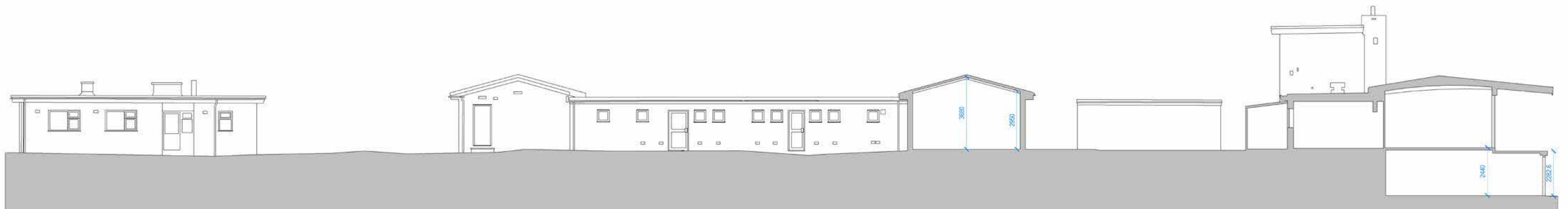
3.7.6 Existing Building Sections



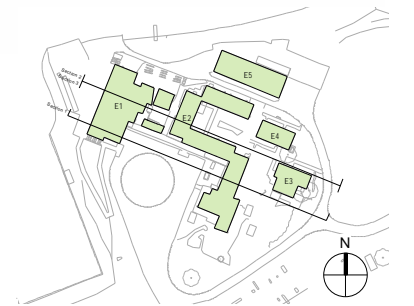
Section One



Section Two



Section Three



3.7 Existing Building Analysis

3.7.7 Zone 1 - Arrival



Key Plan



2



3



4



5



1



6



7

3.7 Existing Building Analysis

3.7.8 Zone 2 - Main Slipway



Key Plan



2



3



4



5



1



6



7

3.7 Existing Building Analysis

3.7.9 Zone 3 - Changing & Storage



Key Plan



2



3



4



5



1



6



7

3.7 Existing Building Analysis

3.7.10 Zone 4 - Changing & Storage



Key Plan



2



3



4



5



1



6



7

3.7 Existing Building Analysis

3.7.11 Zone 5 - Zone 5 Camping



Key Plan



2



3



4



5



1



6



7

3.7 Existing Building Analysis

3.7.12 Existing Building Photos



Catering & Dining Provision

1



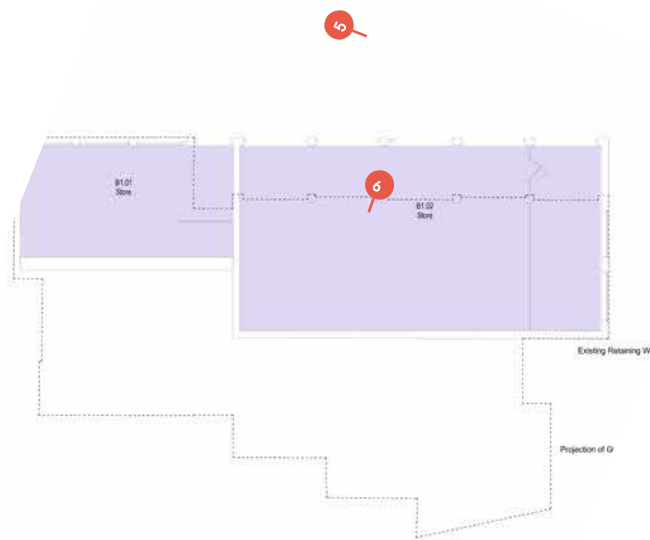
2



3

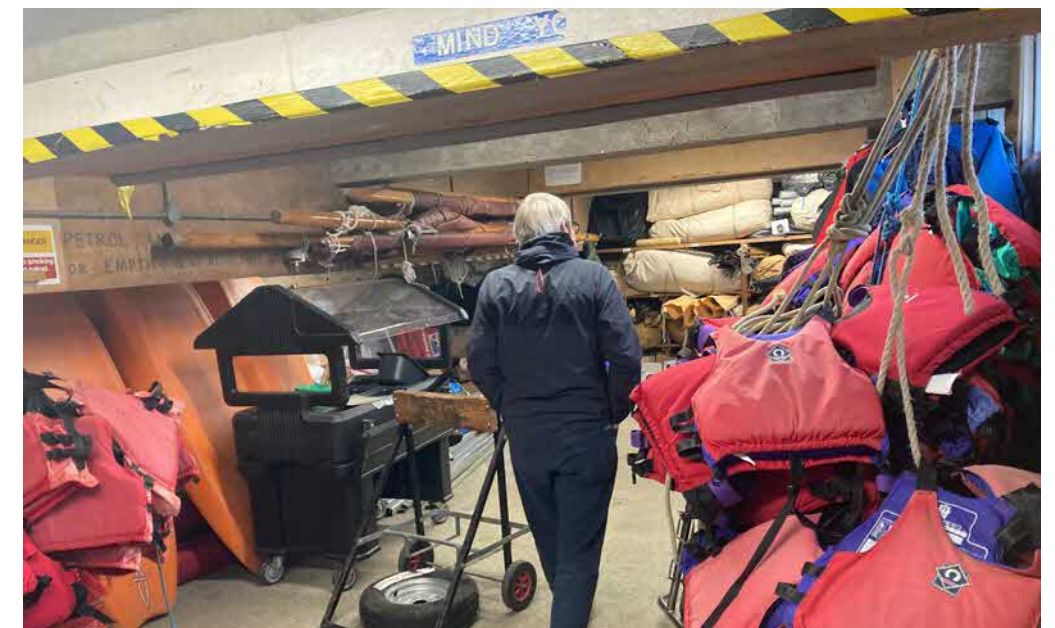


4



Drying & Storage Provision

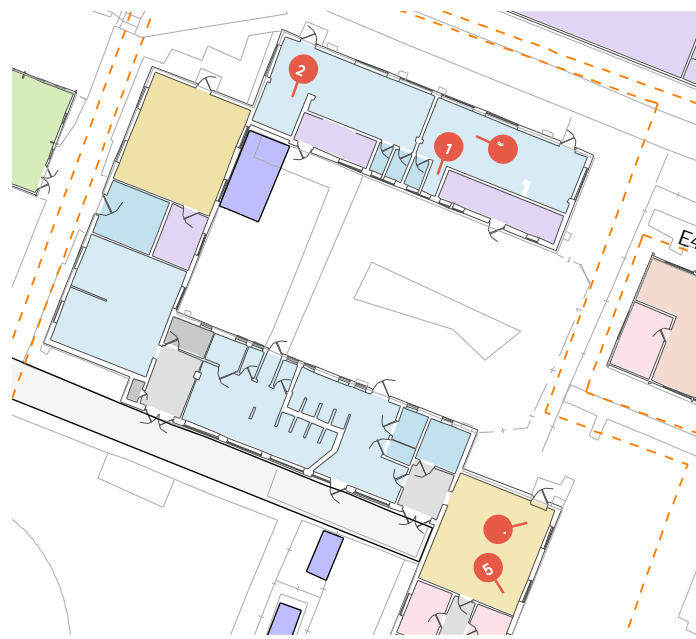
5



6

3.7 Existing Building Analysis

3.7.12 Existing Building Photos



Changing Provision 1



2



3



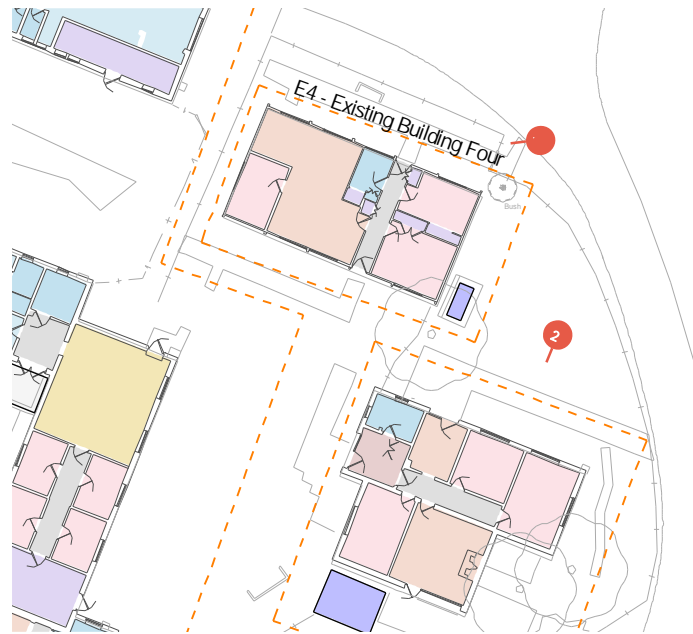
Staff Welfare Provision 4



5

3.7 Existing Building Analysis

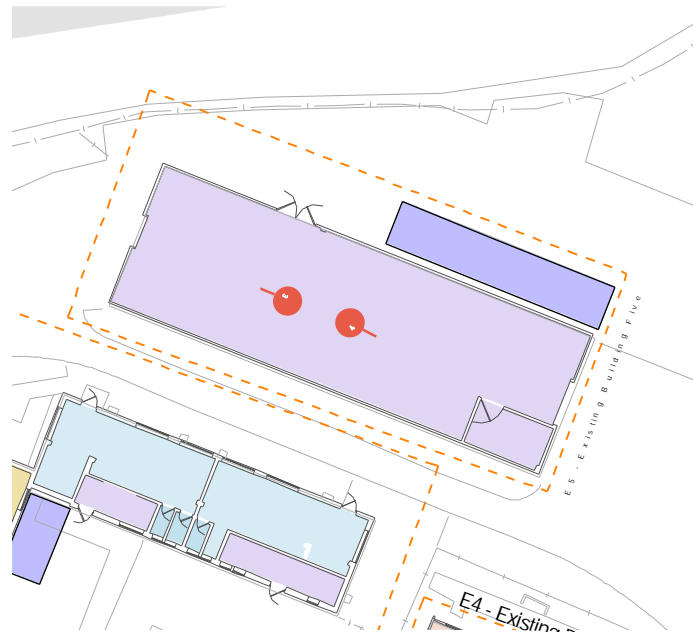
3.7.12 Existing Building Photos



Staff Accommodation Provision 1



2



PPE & Storage Provision 3



4