

**Design, Access,  
and Sustainability and Transport Statement**

**Park Lane Stables and Riding School  
TW11 0HY**

March 2023



*Park Lane Stables – Street View of Proposals*

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## Design, Access, and Sustainability and Transport Statement

### Park Lane Stables and Riding School TW11 0HY

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#### INTRODUCTION

This document supports a planning application being made to the London Borough of Richmond upon Thames relating to a proposal for the conversion of a residential unit ancillary to an existing Stables and Riding School on Park Lane in Teddington into use as reception and consultation space to augment the working of the facility, and the provision of new sections of street front boundary walls and new roof elements.

Park Lane Stables is an important place for local people and visitors both in Teddington and within the wider Richmond area, and is run by Natalie O'Rourke and a team of British Horse Society instructors and volunteers that operates as a registered charity, Park Lane Stables Charity No.116136, and is an award winning member of the Riding for the Disabled Association, the "RDA", with the charitable object:

*"... to promote the objects of the riding for the disabled association incorporating carriage driving a charity registered under charity number 244108 ("RDA") by providing disabled people with the opportunity to ride and/or to carriage drive to benefit their health and well being in the Richmond upon Thames area."*

A building to house a fire station was built on the Park Lane site in 1830. In 1901 the fire station transferred ownership to the local parish/authority and housed stables and an 'engine house'. In 1950, Keith Luxford started a Children's Riding School which was taken over in 1963 by John Quin and then run by Mr & Mrs Dailly from 1989. Natalie O'Rourke took over the stables in 2008 and has been running them since. In the same year, there was a fire gutting most of the roofs to the stables and the residential unit.

Natalie O'Rourke has rented the premises over a 12 year period before the charity acquired the freehold of the premises in 2021 following (a fully extraordinary and nationally recognised) local charitable fundraising endeavour. Natalie and the team of Trustees and Volunteers are now developing plans to protect and enhance the building and the available facilities after a period of relative neglect, and this application is an early step towards bringing the property back to its former use following use as a residential unit and up to date in terms of environmental and use criteria. The Charity's website notes;

*"... the stables...is being redeveloped...as a welcoming space where visitors will be able to relax and of course say hello to the day's "cuddle pony" if they wish. As well as offering riding and other interaction with horses for vulnerable visitors and those with disabilities, we'll be extending the counselling available."*

Towards the Charity's Objects the proposals will expand and upgrade the facilities for visitors and staff and upgrade the internal working spaces of the building. There will be no increase to the floor area across the site, but the proposed change of use will repurpose ancillary residential space to better serve the core stabling and riding

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school function of the adjacent stables while external upgrades give the buildings a much tidier and exciting appearance on the street and, at the same time, ensure better quality internal spaces with architecture much more purposefully related to the uses proposed.

The application follows a Pre-Application Consultation and issue of an advisory report by the council on 15/2/2023.

**Location**



*Aerial View with Site highlighted*

Park Lane Stables are located in central Teddington, about 200m south of the retail spine and bus services on Broad Street, Teddington, 400m from Teddington Mainline station, and a similar distance to the nearest entrance to Bushy Park on Dora Jordan Road.

Park Lane is a predominantly residential street running from southwest from the town centre towards Bushy Park, with the Stables found halfway down. The rear of the site is largely bounded by an old brick wall of varying height behind which is an access route serving back gardens to the attractive and cohesive group of neighbouring houses on St Mary's Avenue.

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**Planning History**

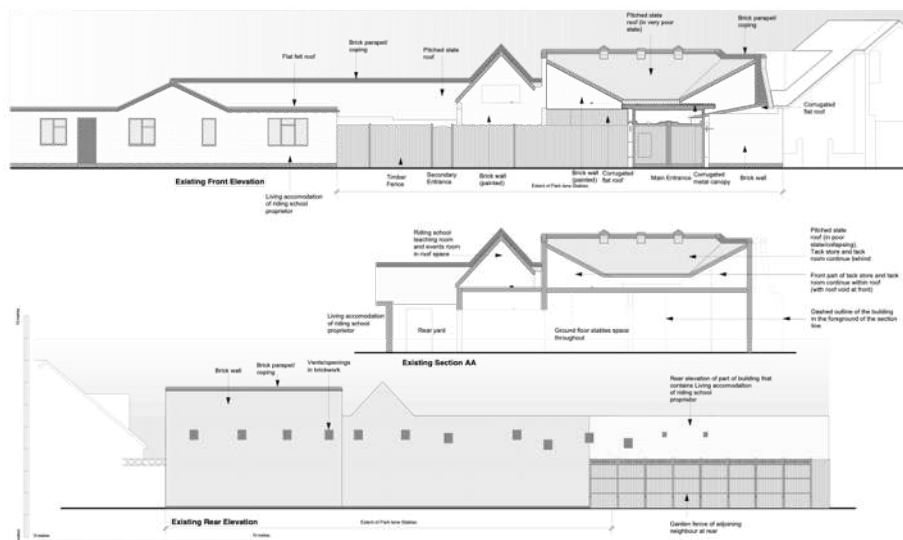
The residence has been out of use for two years up to which time it was used as a 2 bedroom residence providing ancillary accommodation to the adjacent stables and riding school. Key recent planning history relates to both the residential unit and the adjoining stables, and is as follows:

A consent was granted for the element of **residential use in 1989**, application ref **89/1050/FUL**, in the following terms "Extension of end stable and use of part of the premises as ancillary residential accommodation. Internal alterations and alteration to front elevation."

A consent was granted for **an extension to the element in residential use in 1993**, application ref **93/0993/FUL** in the following terms "Extension of existing dwelling attached to stables to form two bedrooms and a dining room".

The existing stables area was **re-roofed in 2015/2016** following application ref **15/2248/FUL**, "Renewal and reconfiguration of existing room over existing riding school and stables. Improvement of existing tack room, meetings and teaching facilities within the new roof space, and improving access to these facilities for disabled people, with new stair and disabled wc." The internal works granted consent in the application were not carried out.

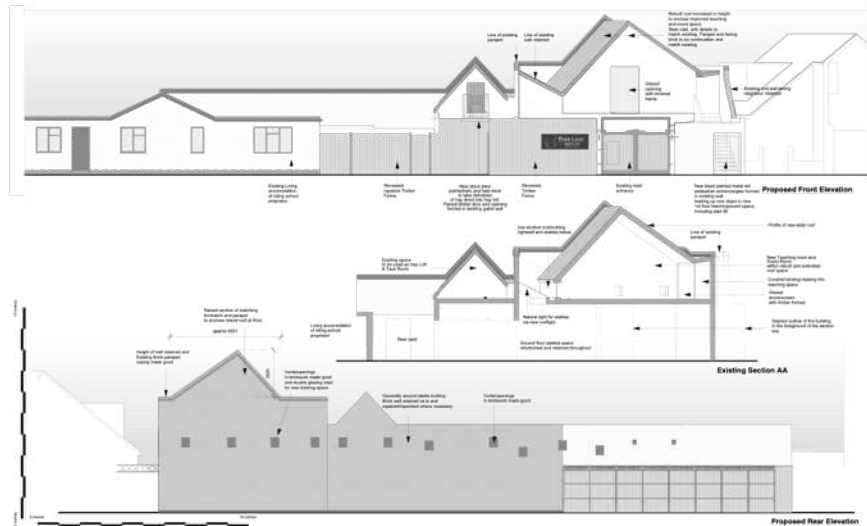
This application relates to the change of use of the accommodation annex and changes to external fabric of both the adjacent stables, but no changes requiring planning approval are proposed to accommodation within the stables.



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*Planning application drawings for the 2015/16 changes to the roof form over the original stables – existing and proposed. Courtesy of Richmond Planning website – copyright retained by original architects (Astronaut Kawada Architecture)*

## Key Planning Policy

### National Planning Policy Framework 2021

#### Section 4 - Decision Making

**38.** The local planning authority should approach decisions on proposed development in a positive and creative way.... to secure developments that will improve the economic, social and environmental conditions of the area.

**39.** Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

**43.** The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and Flood Risk Assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

**44.** Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

### **Section 8 – Promoting Healthy and Safe Communities**

**92.** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

**c)** enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

### **Section 12 – Achieving Well-Designed Places**

**126.** The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this

### **London Plan 2021**

#### **GG1 – Building Strong and Inclusive Communities**

**C.** provide access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation

#### **GG3 – Creating a Healthy City**

To improve Londoners' health and reduce health inequalities, those involved in planning and development must:

**A.** ensure that the wider determinants of health are addressed in an integrated and coordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities

**G.** plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports

#### **D4 - Delivering Good Design**

##### **Design analysis and development certainty**

**B.** Where appropriate, visual, environmental and movement modelling/ assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

#### **D5 – Inclusive Design**

**B.** Development proposal should achieve the highest standards of accessible and inclusive design. They should:

- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion

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#### D12 – Fire Safety

**A.** In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

#### London Borough of Richmond Upon Thames Local Plan 2018

##### Policies Map & Designations Applying

The council's Policies Map indicates that Heritage assets may be affected. that the site maybe at Risk of Flood, was subject to superseded Policy DM HD4 relating to Archaeology.

##### Non Designated Heritage Assets – Policy LP4

Building on the site was locally listed as a Building of Townscape Merit in 2021 with a council reference number 21/00002/BTM, but is not on the Statutory List and there are no Nationally Listed Buildings within view of the site as evidenced in the Heritage Statement.

The council does not publish a central register showing the rationale for local listings generally or as pertains to the application site, and London's HER register does not reference the Stables building. Richmond's Assessment for Proposed designation for Park Lane Stables states the following;

##### Directory of Buildings of Townscape Merit (BTMs) and Listed Buildings in Teddington

*Road: Park Lane, Teddington*

*Property: Park Lane Stables*

*" Description: Architecturally, the stables are of vernacular design, brick built, now painted white. The angular multi pitched slate roof forms a distinctive roofscape. The ground floor elevation is largely obscured by closed boarded fencing. The stables were extended in the late 80's and early 90's to form living accommodation for the riding school proprietor. More recently, the main stable building was altered with the introduction of the black metal balcony, an upward extension of the central section of roof and addition of large plain glazed window."*

##### Under Assessment against criteria it states:

*...."The stables retain much of their original rural charm despite the various extensions and alterations over the years. This is primarily due to the key features of the building being sensitively dealt with during said alterations. As a result, they still serve as a good example of vernacular architecture."*

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#### LBRuT's SPD on Buildings of Townscape Merit 2015

documents LBRuT's approach to buildings designated

**4.2** Consent for demolition will only be granted when the Council is assured that retention and adaptation is not possible and where the proposed replacement is consistent with other policies and exhibits a high standard of design that would complement the surrounding area. Indeed the Council will endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

#### Conservation Officer Pre-Application Advice set out the following:

*A detailed assessment of the significance of the building was undertaken as part of the assessment for BTM designation which is summarised as follows:*

*Historic interest as an important part of the architectural historic of Park Lane and Teddington, with a stables existing on site since the 1830s. These form a tangible connection to Teddington's rural past.*

- *Continuous use as a stables since at least the 1950s.*
- *Architecturally of an interesting vernacular design with a distinctive roofscape. Retains its original rural charm despite various extensions. The form of the original building remains very much appreciable with the single storey sloping roof north-eastern range which forms an L shape, attached to the main stable block, only featuring modest flat roof extensions.*
- *Stables have played a central role in the community providing horse riding lessons to disabled children. The importance to the local community was demonstrated at the beginning of 2021 when a significant amount of monies were raised to buy the stables from the freeholder.*

In summary the building is of significance architecturally, serving as a good example of vernacular architecture, despite much alteration over the years. The building also provides considerable social significance, serving as a hub of the local community for many decades. The design of the building also demonstrates historic significance as a tangible link to the history of Teddington.

#### Heritage Statements

LP4 seeks the preservation and, where possible, enhancement of the significance, character and setting of BTMs, requires applicants to submit a Heritage Statement, and there is a presumption against their demolition.

Historic England recommends assessing heritage assets by reference to evidential, historical, aesthetic and communal values.

The council's document on Heritage Statements requires the statement

- describes how development protects/ enhances the heritage asset and should



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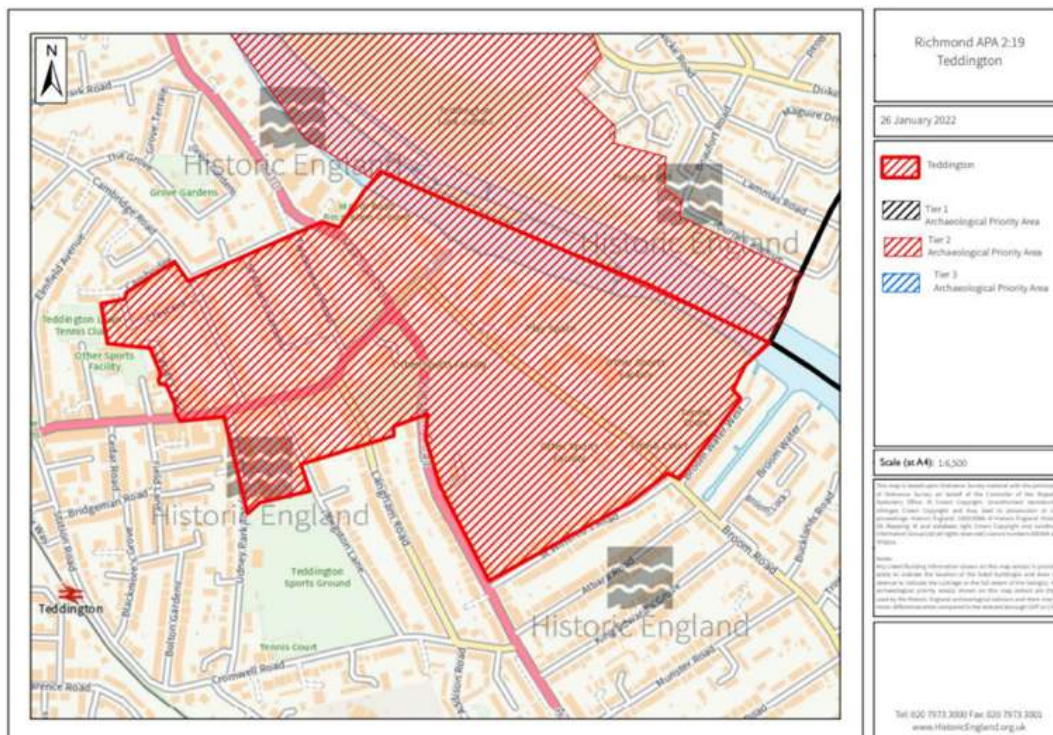
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- 2. Demonstrate how the proposed development responds to the scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials of the heritage asset.
- describes any impact the development will have on the heritage asset
- 3. The Statement should evaluate the potential impact of the development on the historic asset. The level of detail in the Heritage Statement is dependent and should be proportion to the assets importance.

Please also refer to the separate Heritage Statement submitted as part of this application.

**Archaeology – Policy LP7**

Policy DM HD4 has been superseded by Policy LP7 of the Local Plan, and upon review the applicant has referred to GLAAS's APA mapping and descriptions of the area and notes that the site is outside the mapped area of Archaeological Interest in Teddington (see below) and is not referenced in descriptions of the area.



**Flood Risk – Policy LP21**

The site is at Medium Risk of Flood from Surface Water flooding, and Very Low Risk of Flood from Rivers and the Sea. Please refer to the separate FRA document.

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#### Other Local Policies & Designations

##### Local Character and Design Quality – LP1

- A. All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

#### Village Planning Guidance – Hampton Wick and Teddington

##### Planning Policy Aims – Teddington

This SPD reinforces the existing planning policy aims for Hampton Wick and Teddington, and draws on the Local Plan. Planning policy seeks to achieve the following:

- The distinctive local character of the area will be maintained and enhanced, including Teddington's listed buildings and Conservation Areas. New development, including associated green space and planting, will be of high quality design which respects and enhances the distinctive local character.
- Facilities to meet community and social infrastructure needs will be sought, to help reduce inequality and support the local economy.
- The loss of housing generally, and that which meets specific community needs, will be resisted, and new housing to meet local needs will be provided on appropriate sites.

##### Spatial Context

This section covers transport, green spaces, shops and services which are an essential part of the villages' character. These are detailed below and, together with their historic assets, are mapped on the following pages.

##### Facilities in ...Teddington

- Teddington is home to Park Lane Stables.

##### Green Infrastructure

- The whole area benefits from access to Bushy Park, and within the Park The King's Field provides sporting facilities and a skate park on Church Grove, managed by London Borough of Richmond. There are also allotments within the park available to local residents.

##### Character Area 15 – Broad Street and Queen's Road

The area is summarized as belonging to a network of wide streets characterized by busy traffic with Park Lane Stables being identified as being on the east of the area by text and map references.

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- The main threat to the area is considered to be traffic, and improving pavements is considered as opportunity,
- Dominant materials and features include red brick/ pebble dash/ hung tile/ timber casement windows with upper leaded lights/ gables/ planted front gardens with brick walls or timber fences or privet hedges .

#### Climate Change Adaptation – LP20

**C.** Opportunities to adapt existing buildings, places and spaces to the likely effects of climate change should be maximised and will be supported.

#### Sustainable Design and Construction – LP22

**A.** Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change. Applicants will be required to complete the following:

1. Development of 1 dwelling unit or more, or 100sqm or more of non-residential floor space (including extensions) will be required to complete the Sustainable Construction Checklist SPD.

**E. (Retrofitting)** High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Householder extensions and other development proposals that do not meet the thresholds set out in this policy are encouraged to complete and submit the Sustainable Construction Checklist SPD as far as possible, and opportunities for micro-generation of renewable energy will be supported in line with other policies in this Plan.

#### Community Facilities – Policy LP28

In January 2021 the Stables were added to the listing of Assets of Community Value by the council.

Policy LP 28 sets out that proposals for new or extensions to existing social and community infrastructure will be supported where:

- it provides for an identified need
- is of high quality and inclusive design providing access for all; and
- where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.

#### Loss of Housing – Policy LP38

Policy LP38 requires the retention of existing housing units where:

- these can be improved or converted to a satisfactory standard to provide an equivalent scheme and,
- their loss does not impact local character and,
- the (new) proposal provides a reasonable standard of accommodation as set out in policy relating to Housing Mix and Standards (LP37).

#### Minor Development

The proposals fall under the category of “Minor Development” for the purposes of Planning.

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**The Existing Ancillary Residence**



Residential building (left) with L shaped roof (centre) leaning on the top of the rear wall of the site.

Use of part of the site as a residence was consented in 1989 with the building extended to the northern boundary of the site by the flat roofed space seen to the LHS of the above photo, and to the LHS of an existing gable. A further extension consented in 1993 enabled the construction of the flat roofed space to the RHS of the gable.

The interior of the residence has been since been stripped out leaving uninsulated brick thick walls enclosing the space, with a timber rafter construction of mixed age under a recently roofed (or re-roofed) slate roof.



Old purlins supporting the pitched roof.



Construction dividing stables from the ancillary residence includes a change in level resulting from provision of a concrete floor

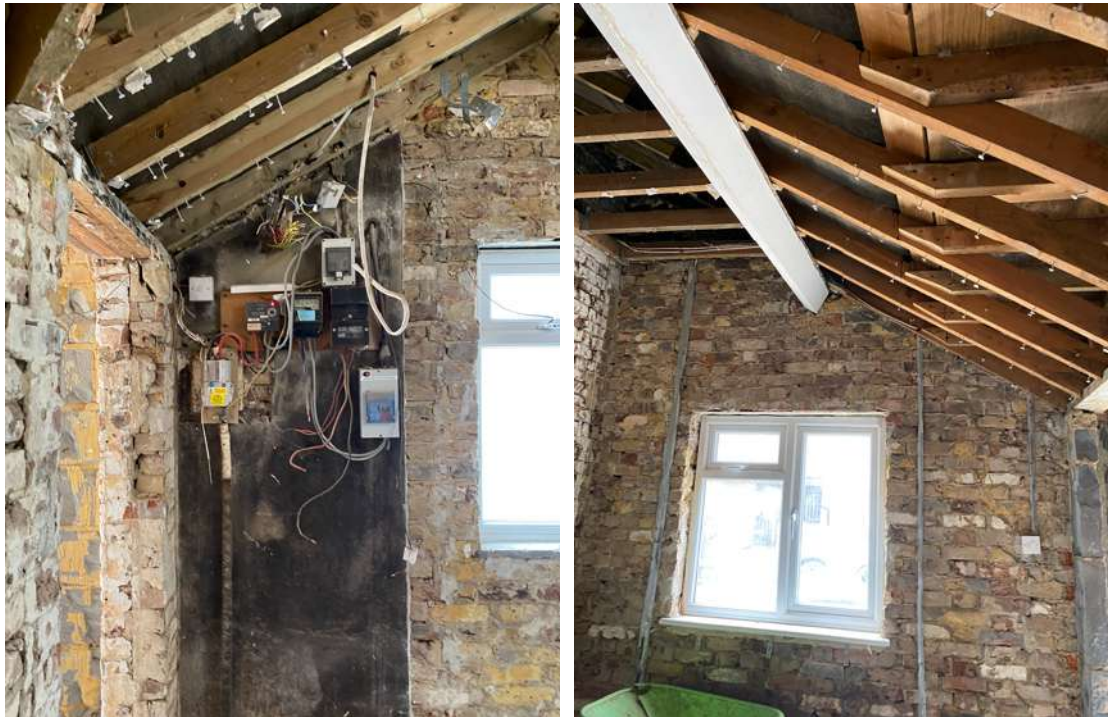
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Without application of internal or external insulation to the external walls the GIA of the residence is 59m<sup>2</sup>, as against a Nationally Prescribed Standards of 63m<sup>3</sup>. With internal insulation applied the GIA would be 54m<sup>2</sup>.

Internal heights within the space drop down to as low as 1930mm from top of concrete floor to the underside of the valley plate, without either floor finish or internal ceiling finish.



*The internal faces of the front gable wall, with modern eaves rafters installed after the fire of 2008.*

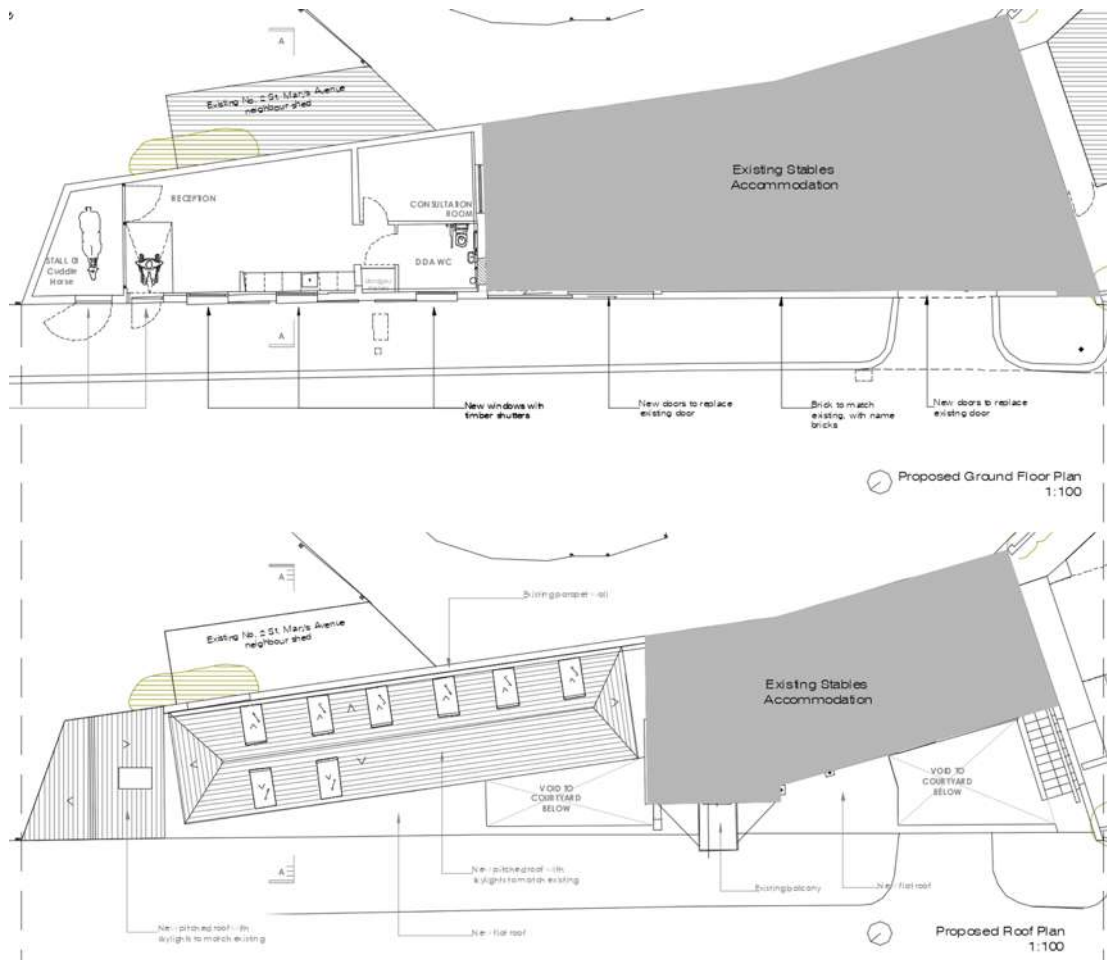
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DESIGN

Layout & Use



Proposed Floor Plans

The proposal is to convert the 59m<sup>2</sup> 2 bedroom residential unit to form a new suite of reception spaces to serve the adjacent stables. The following would be housed:

- the reception area which would include a kitchenette, space to sit and a cuddle pony stall and which would be partially conditioned,
- a conventionally heated and insulated small scale counselling room would be provided featuring an internal window onto a further horse stall in the main stabling element of the building,
- a new conventionally heated and insulated DDA compliant wc.
- together these spaces would be provided with an independent fully accessible entrance from the street.

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### Design, Scale and Appearance



*Proposed birds eye view from the west*

The proposals are primarily aimed at change to the northern part of the site and include works to its front boundary walling of 4.5m<sup>2</sup> footprint.

The following are proposed:

- a new pitched roof form on the northern edge of the site to bookend the northern limit of the building, with steeper pitch than the existing gable to the residential unit in order to better reverberate with the pitches of the pitched roofs to the southern part of the site, and to animate the internal space above the entrance and the cuddle pony stall,
- retention of the bulk of existing stripped brickwork along the front boundary, the removal of the top of the existing gable top to brickwork on this boundary, the removal of mixed timber fencing and gates on the front boundary line, and the removal of existing UPVC windows, and the construction of new brickwork front walling reusing bricks from internal walls within the residence where these are to be taken down, and to include mixed reclaimed London Stock bricks as necessary to make up any shortfall, and to include a rhythmmed pattern of openings and timber "shutters", and the construction of new gates to the courtyards. The above all to:
  - o provide a unifying frontage to the site behind which unplanned form is visually contained,
  - o reflect the continuing function of the site as a stables,
  - o retain natural unpainted finish to brickwork to allow a reading of historic change,
  - o include bricks to carry names of donors who have and/ or who continue to support the retention of the stables and riding school on site, as permanent reflection of the community support shown to the institution during his period,

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- the removal of the L shaped low-mono pitched roof element of roof, and the provision of a new pitched roof over the bulk of the reception and counselling spaces, with slate roofing to match the existing and reusing stored slate from the demolition where possible, and incorporating conservation rooflights, and with flat roof connecting constructions between the front boundary walling and pitched roof elements all at the level of the front boundary wall. All the above to enhance architectural quality through
  - o increase floor to ceiling heights internally both to make the space more useable and ensure all escape routes are safe whilst avoiding the need to raise the rear parapet wall brickwork to enable such a roof lift, and
  - o through the new roof form proposed, visually centre internal reception and counselling spaces to create a sense of purposed place
  - o bring light into internal spaces which are otherwise single aspect.



*Proposed internal view of the reception space looking towards the cuddle pony stall*

- all new windows to be in black painted FSC timber frame with the objective of being visually recessive.



*Proposed street elevation*

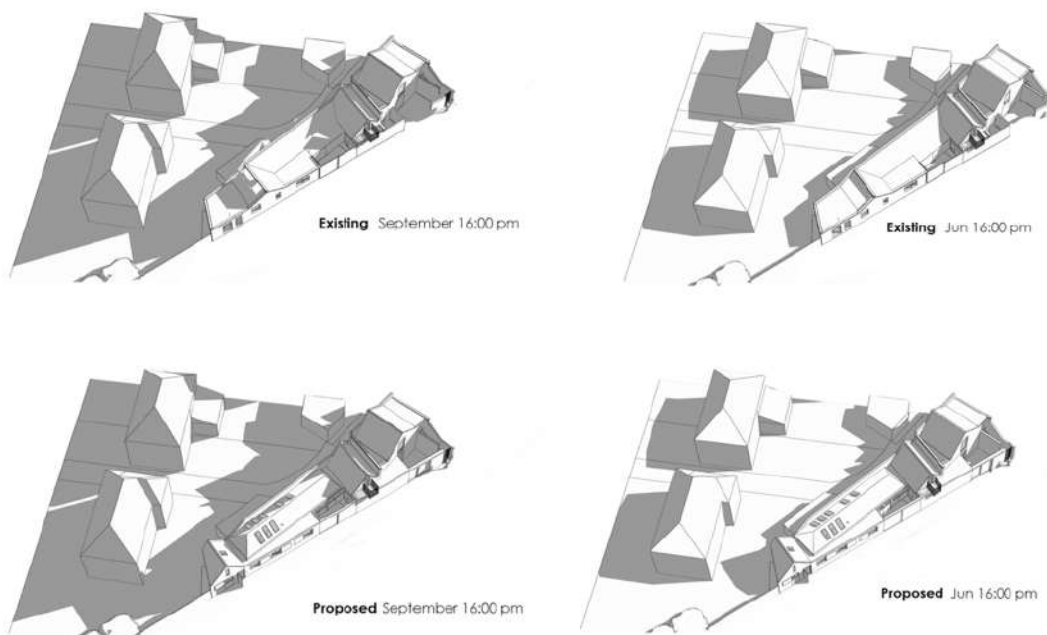


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A shadow study using a geo-located 3d model has been carried out to assess the impact on neighbouring properties on St Mary's Avenue and it is noted that there will be no adverse impact due to the orientation of the Stables as well as the adjacent properties.



**Sustainability**

The proposed change of use requires that a new non residential space of 100m<sup>2</sup> and over meets the requirements of Part L Volume 2 of the Building Regulations in addition to the planning requirements listed above, and a performance threshold as set out in the Sustainable Construction SPD.

In this case 8.2m<sup>2</sup> of the space being converted will be used as a stall for the cuddle pony with the rest of the space being converted to provide a reception space, counselling room and wc and amounting to a further 49.5m<sup>2</sup> GIA once insulated internally. These new spaces will be accessed from the street separately to the main stables spaces to which they abut.

The applicant notes the following:

- the spaces to be converted from residential will be below GIA thresholds requiring the Sustainable Construction Checklist be completed and an Energy Report be provided,

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- a completed Sustainable Construction Checklist has been submitted as part of the application on a voluntary basis,
- it is expected that where this application may be consented, both the repurposed residence and the adjoining stables much of which will be unheated and uninsulated will be categorised as buildings with “Low Energy Demand” per the Building Regulations Part L. In such buildings fabric must be insulated only as reasonable and locally depending on how different parts of the building are to be used and heated or unheated,
- the thermal envelope of the proposed reception and counselling spaces and the wc space would be updated to building regulations standards under normal Building Regulations procedures. This will include substantial provision of new floor/ wall and roof insulation internally, but, if acceptable through Building Control, excluding insulation to the internal face of the Victorian rear wall of the building which would be left exposed to evidence heritage and the present day functioning, and for aesthetic colour. It is noted that Building Regulations dispensations relating to performance of heritage assets include those in conservation areas and on the statutory list but not BTMs and that the above rear wall may have to be insulated internally.

The cuddle pony stall would not be insulated and would be separated from the reception space by a screen of mixed double glazing and timber construction and will have a stable door the upper section of which will typically be left open onto the street during the day.



*Proposed internal view of the reception space – centred, lit, animated and given spaciousness by the proposed new roof volume.*

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The applicant notes that:

- generically, of the 39% of global CO2 emissions for which Building and Construction are responsible (*UN Environment Program "World Global Status Report" 2017*), 28% relate to energy in use while 11% relate to embodied energy in construction. In the case of unheated / "open to the wind" development, an optimal approach to energy conservation is not to insulate the space since this wastes the energy embodied in the construction,
- materials proposed are focused on reuse of existing brick, with new windows pursuant both to heritage value and the minimisation of embodied carbon in the build,
- where radiant heat emitters are provided locally they will all be electric,
- water butts will be provided within the adjoining Stables to which run off rainwater from the proposed new roofs will be run, and which will be used for cleaning Stable floors.

### Transport Statement

The proposals are below the scale requiring a Travel Statement but the applicant notes that, defacto, the Stables as a whole operate to a travel plan as follows:

- most of the Trustees, Staff and Volunteers of the Park Lane Stables Charity are local residents,
- cycle storage is provided within the southern of the two courtyards within the adjoining the Stables and there will be no change to this arrangement.
- visitors often need specialised private transport to reach the stables and, where this is so, each visit is pre-booked to ensure that no effort be wasted.

### ACCESS

#### Vehicular & Inclusive Access

This proposal is very much about providing access to disabled visitors and their carers. Level access will continue to be available from the street to the stables' entrances, and using the proposed new DDA compliant internal ramping, into the proposed new reception and ground floor spaces.

A new DDA compliant wc will be provided within the reception suite, and this will be provided with a hoist to help ensure that the widest range of visitors can be accommodated. The consultation room will provide carers with respite. Equine therapy has been shown to be beneficial to both disabled children and adults and able bodied ones alike.

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## CONCLUSIONS

### Policy LP38

The applicant recognizes that the proposals will result in the loss of a residential unit and that this is contrary to the particular policy / ambition set out in the local plan under Policy LP38, notes the policy conditions subject to which such loss may be acceptable, and notes that:

- as regards the possibility of improvement or conversion of that residence,
  - the existing 2 bedroom flat does not meet the Nationally Proscribed Space Standard of 63m<sup>2</sup> (inc storage) and, in order to meet current building regulations would need to be provided with a comprehensive scheme of internal wall, roof and floor insulation. The impact of the provision of such internal wall insulation would be the reduction of GIA from 59m<sup>2</sup> to 54m<sup>2</sup>, which renders the prospect of its satisfactory re-provision impossible,
  - the impact of internal insulation to the underside of ceilings and to the top of the ground floor, and the provision of door linings under the existing roof form would reduce floor to ceiling heights further,
- the residence is
  - single aspect and has no external space,
  - was formed as an “ancillary residence” serving the stables,
  - is not of architectural merit save as regards its evidential heritage value.

### Policy LP 28

Notwithstanding that the loss of the residential unit is justifiable by reference to the provisos set out in LP38, in this instance the proposals also represent a community benefit and it is noted that:

- the charity applicant has identified that the provision of better conditioned and accessible reception, consulting, cuddle stall and wc spaces will widen its capacity to help meet demand within the community for the provision of the charity's services to vulnerable people and those with disabilities. At the charity's temporary home, the number of users of its services has grown over the years and there continues to be growing demand
- taken together with the existing 1<sup>st</sup> floor event space, will increase the range and flexibility of the accommodation provided on site and,

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- provides fully accessible new spaces and,
- will help the charity meet the rising demand for its services.

#### Heritage and Design

Having regard to the fact that BTMs have been listed since the 1980s, but that the Park Lane Stables was only listed in 2021, (at the time it was being threatened by possible closure upon a prospective site sale and potential re-development), the applicant considers both the Heritage Statement and evaluation submitted are proportionate, and that an appropriate balance between the bettering of the working of the proposed stables, the requirement for design of high standard, and the need to protect and enhance heritage evidential value has been found and represents an optimization of heritage and community values as a whole.

The applicant suggests that the enhancement of the heritage values taken as a whole would be best served by returning the space to its core/ original function, respecting the buildings' evidential value through fabric retention where possible whilst improving the working life of the stables and enhancing heritage communal and historic values through the measured and carefully designed proposals set out.

#### Sustainability

The proposals represent an optimal approach to sustainability having regard both to the nature of the use to which the converted residential unit and the building as a whole are to be put, and to the enhancement of heritage values.

#### Policies relating to Community Health, Wellbeing and Inclusivity

*(Policies as referenced above and including LBRUT's LP30, and as regards access not just to the building, but to the inclusivity of access to Green Spaces and Nature),*

#### and, Planning Weight.

The applicant notes that Chapter 5 of a report by Public Health England "Improving Access to Greenspace – a New Review for 2020" identifies that "a lack of key facilities ... presents a major barrier to ... those living with disability who wish to use green space, and that improving the quality and accessibility of green spaces can have significant benefits in promoting good health...in particular mental health and wellbeing outcomes ... of both children and adults".

While the stables might not in the ordinary run of things crop up on a list of "key" facilities for improving the quality and accessibility of green spaces, that this community asset enables inclusive access of rare quality will probably not be much in dispute, not least given the multi award validations, the community support evidenced, and the local listing of the building to help resist the threat of redevelopment in 2020-2021 and, in considering the planning merits and demerits of the proposals, the applicant encourages the council to give appropriate weight both to the unique community benefits these proposals will help the applicant charity continue to deliver, and to the quality of the design proposals.

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