



The Boathouse, Ranelagh Drive

Statement of Community Involvement

June 2023



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CGi of the proposal for The Boathouse

Executive Summary

This Statement of Community Involvement has been prepared by Communications Potential in support of a planning application made to the London Borough of Richmond Upon Thames by The Boathouse Twickenham Limited (hereafter referred to as 'the Applicant'), for the redevelopment of the former boathouse on Ranelagh Drive to create three new homes and extensive public realm and landscaping improvements.

This Statement of Community Involvement (SCI) should be read in conjunction with other supporting documents submitted with the application including the Design and Access Statement which explains the Proposed Development in more detail.

This SCI provides details of the public consultation activities which were used to communicate the proposals and seek feedback prior to the submission of a planning application.

Prior to the preparation and submission of a planning application, the project team undertook a programme of consultation and engagement which included:

- Written communication with elected political representatives for the St Margaret's and North Twickenham ward at the London Borough of Richmond Upon Thames
- The creation of a dedicated project email address - theboathouse@communicationspotential.co.uk
- Provision of a dedicated contact telephone number for the project - [020 7397 5212](tel:02073975212)
- Creation of a dedicated project website - Ranelaghboathouse.co.uk
- The distribution of a community postcard to neighbouring residents to promote the proposals and invite people to view them on the project website. (The postcard can be seen in Appendix A, and the distribution scope can be seen in Appendix B).
- Written communication with local stakeholder groups including the St Margaret's Estate Residents' Association and The Richmond Society.

All feedback received was carefully assessed by the project team. The applicant, and the project team, remain committed to ongoing engagement with residents and stakeholders during the planning application process.



Introduction

1. Introduction

- 1.1 In Summer 2022, Silver Jetty consulted neighbours, stakeholders and statutory consultees on a proposal to redevelop The Boathouse site to provide three new homes, alongside considerable public realm improvements. A planning application was subsequently submitted to the London Borough of Richmond Upon Thames (LB Richmond). Following the submission of the planning application, the project team continued to review the proposal in light of comments received from neighbours and statutory stakeholders. The decision was taken to withdraw that application in order to respond positively to feedback.
- 1.2 During the first consultation, many acknowledged the need to redevelop the site to improve on what is currently an unattractive building that detracts from its setting. The proposal presented within this document represents a revised design approach, with considerable changes made to respond directly to comments raised on the previous application.
- 1.3 This Statement of Community Involvement (SCI) has been prepared on behalf of The Boathouse Twickenham Limited, in support of the revised planning application. The new proposal will see The Boathouse redeveloped to provide a new highly sustainable building, containing three new homes, alongside significant public realm improvements with much consideration given to comments received regarding the previous proposals.
- 1.4 The Boathouse Twickenham Limited is keen to continue engagement with elected representatives, local residents and community groups, to seek their views on the revised proposals. An updated consultation programme was therefore devised. This SCI provides details of the methods to be used to communicate the revised development proposals and seek feedback. The consultation exercise reflects The Boathouse Twickenham Limited's commitment to work closely with local residents in the vicinity of the site, with the aim of bringing forward proposals that are both appropriate for the site and represent a sensitive redevelopment.

The Site

- 1.5 Located on Ranelagh Drive, The Boathouse was built in the late 1960s on the site of a former boatyard. It enjoys a prominent riverside location, with its own jetty and mooring, within the St Margaret's Estate Conservation Area.
- 1.6 Originally used as a private recording studio, The Boathouse has been substantially altered over the years. It has been in residential use since 2009, with three dwellings within the building.
- 1.7 Today, The Boathouse is in a poor condition, both internally and externally. Its current state of repair is considered to detract from the conservation area and the nearby listed Richmond Lock Footbridge. The building also negatively impacts the riverside setting, particularly the environment of the riverside walk which runs directly in front of the site.
- 1.8 With the building in such a poor state, the submitted proposals for the site better reflect the site's surroundings and vastly improve this section of the riverside walk.



Proposed Development

2. Proposed Development

- 2.1 Full details of the proposals are set out in the Planning Statement and the Design and Access Statement submitted with the planning application. Planning permission is sought for a sensitive redevelopment of the site to provide a new sustainable building containing three homes, alongside significant public realm improvements.
- 2.2 The proposal to provide three new homes will not only transform The Boathouse, it also presents the opportunity to widen the footpath and improve the overall experience for local residents and users of the river walk.

Design Evolution

- 2.3 The design of the proposal has evolved considerably throughout the evolution of the project. The Boathouse project team has worked hard to ensure that the resulting design solution for The Boathouse site is high-quality, sensitive to its surroundings, and deliverable. Among many factors, the following are the key considerations that have driven the design evolution: pre-application discussions with LB Richmond, minimising the impact on the Metropolitan Open Land, requirements of the Environment Agency, engaging with Historic England, and comments from local residents.
- 2.4 Consequently, a considerable number of amendments have been made to the revised proposals:
 - Width of the building at the first and second floors reduced by 5.35m (approximately one standard house width).
 - Width of the ground floor reduced by 2.4m.
 - Depth of the building (north-south) reduced by 1m, moving the building further away from existing properties on Martineau Drive.
 - Windows on the side facing Martineau Drive are screened or opaque.
 - New perimeter wall reduced in height from 2.1m to 1.7m, improving the sense of openness along the river walk.
 - Removal of the proposed 1m high perimeter metal railing at the first floor, replaced with a smaller glass balustrade set back 3m from the building edge, thereby reducing the massing along the riverside.
 - Enhanced design with introduction of stone, bronze coated metal gable ends, and timber louvres.
 - Replacing the originally proposed Gabion wall along the river walk with a traditional brick wall.





3. Consultation Policy Context

The Localism Act 2011

- 3.1 The role of local communities in planning was strengthened by the Localism Act 2011. The Act introduced a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

The National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development – meeting the needs of the present without compromising the ability to future generations to meet their own needs.
- 3.3 The current NPPF, updated in July 2021, encourages positive community engagement between all parties involved and affected by development proposals. Specifically, paragraph 39 states that:
- “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*
- 3.4 The NPPF also recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities.

LB Richmond Statement of Community Involvement

- 3.5 The London Borough of Richmond Upon Thames encourage thorough public consultation. Their Statement of Community Involvement, the latest version of which was adopted on 3rd December 2019, sets out how the Council will consult the local community on planning matters, and provides advice for applicants for pre-application consultation:

“...the Council strongly encourages applicants of all other schemes to engage with the local community prior to submission. Developers will then be able to submit a consultation statement with the application, setting out who has been consulted and how, responses that were received and changes to the scheme that were made as a result.”

- 3.6 As encouraged in both national and local planning policy, the applicant sought to engage comprehensively with the local community in advance of submitting its application.

Consultation Draft Statement of Community Involvement (Planning matters)

Environment

2 December 2019

Consultation Objectives



4. Consultation Objectives

- 4.1 The consultation programme was designed to:
- Ensure that all those who were likely to have an interest in the proposals were given an opportunity to put forward their ideas and felt confident that there was a process for considering these.
 - Maximise the availability of information about the proposed scheme and present this information to residents as clearly and as accurately as possible.
 - Use a variety of communication channels and engagement methods to maximise consultee participation and encourage meaningful feedback.
 - Identify issues of particular interest or concern to ensure that these were addressed at an early stage.
- 4.2 At all stages in the process, the applicant and project team has been, and will continue to be, open to responding to ideas and comments from the local community.

Key Public Consultation Activity



5. Key Public Consultation Activity

Engagement with Elected Representatives

- 5.1 The project team are keen to ensure that local representatives and community leaders are aware of the proposals and the project team's consultation plan. The three councillors for the St Margaret's & North Twickenham ward; the councillors representing the site, were therefore sent an email introducing the proposals, the consultation, and sharing a copy of the proposal document that is available on the project website.
- 5.2 The project team has offered to meet with the councillors to explain the proposals in more detail and answer any questions that they may have. To date (26th June 2023) no meeting has been requested, but the offer remains open.

Engagement with stakeholder groups

- 5.3 The team also continued communications with the St Margaret's Estate Residents' Association (SMERA), sharing the proposals and offering to meet to discuss in more detail. The project team has been engaging with SMERA throughout the development of the project, particularly in relation to how the site's musical history can be incorporated into the proposal. More information on this can be found in the following pages.
- 5.4 In addition, the project team shared the proposals with The Richmond Society, again offering to meet.

Engagement with Local Residents

Consultation Postcard

- 5.5 In June 2023 we sent out a consultation postcard to neighbouring residents to invite them to view the revised proposals on our dedicated consultation website and provide feedback. (A copy of the consultation postcard can be found in Appendix A).
- 5.6 The consultation postcard also included information on how residents could provide feedback, via:
- A dedicated email address – theboathouse@communicationspotential.co.uk
 - A dedicated telephone number – 020 7397 5212
- 5.7 The consultation postcard was distributed to 75 neighbouring properties. A map showing the distribution area can be seen in Appendix B.

Consultation Website - Ranelaghboathouse.co.uk

- 5.8 The dedicated website that was created to present the original proposals was updated to present the revised proposals and provide residents with the opportunity to provide feedback. The website (a screenshot of which can be found in Appendix C) consists of a homepage which sets out the progress of the project so far and provides a PDF download of a presentation setting out

the revised proposals in more detail. In addition, an online feedback form was provided along with the dedicated contact details for the project team.

- 5.9 The PDF presentation of the revised proposals, a copy of which can be found in Appendix D, included details on the following:
- The site location, history and state today
 - Silver Jetty's (on behalf of The Boathouse Twickenham Limited) vision for the site
 - An overview of the proposals and the previous feedback received
 - Design approach and how it has evolved
 - The proposed enhancement to the River Walk and the newly created public space
- 5.10 The website, including feedback form, remain live. It will be updated to acknowledge that a planning application has been submitted, and any comments received via the online

Review of Feedback Provided

6. Review of Feedback Provided

Feedback From Neighbouring Residents

- 6.1 To date, 26th June 2023, we have yet to receive any feedback from local residents either via email or the feedback form.
- 6.2 The methods of communication remain open and the team continues to monitor for feedback. An addendum to this SCI will be provided to detail any feedback received.

Feedback From SMERA

- 6.3 As noted, the project team has been engaging with SMERA on the proposals overall, and more specifically how the proposals can incorporate the musical history of the site.
- 6.4 Overall, SMERA has noted in correspondence with Communications Potential how they feel the proposals have evolved positively, and present a good opportunity to improve the river walk and aesthetics of the existing site. In relation to the river walk the team responded to a query of SMERA to confirm that the newly widened river walk will be wide enough to allow two wheelchairs to pass.
- 6.5 In relation to incorporating the musical history of the site, the Applicant has agreed to:
 - Provide a financial contribution to SMERA to allow them to create a display of memorabilia from the days the site was used as a recording studio. We understand that SMERA has already agreed in principle with the landlord of a local pub to create a permanent display.
 - Reflecting the musical history through an on-site piece of public art. The Applicant is willing to incorporate a piece of public art into the newly created piece of public realm at the eastern entrance to the river walk next to the site. It is proposed to use the circular space to create an artistic vinyl inspired artwork in the ground which will provide information on the site's history.
- 6.6 We understand that SMERA would like to see an art installation that incorporates music through augmented reality. However, it is important that any piece of artwork respects the residential nature of the site, and introducing the ability for members of the public to listen to music is likely to impact existing and future residents. There is an important balance to be struck between reflecting the site's history - both as a boathouse and a recording studio - and creating a pleasant environment for residents and users of the river walk. For this reason the team has opted for aforementioned artwork approach.



Conclusion

7. Conclusion

- 7.1 This Statement of Community Involvement demonstrates that the Applicant has conducted a considered programme of pre-application consultation aimed at raising awareness of its proposals and inviting feedback from interested parties.
- 7.2 The Boathouse Twickenham Limited and the project team are grateful for all those who took the time to participate in the consultation process and provide feedback.
- 7.3 Engagement is an ongoing process, and the project team are committed to continuing dialogue with stakeholders and the local community. To this end, Communications Potential will continue to maintain open lines of communication for local stakeholders throughout the duration of the planning application.
- 7.4 All those who participated in the consultation exercise will be notified that the application has been submitted and how they can view the submitted plans.

Appendices



A. Resident Postcard

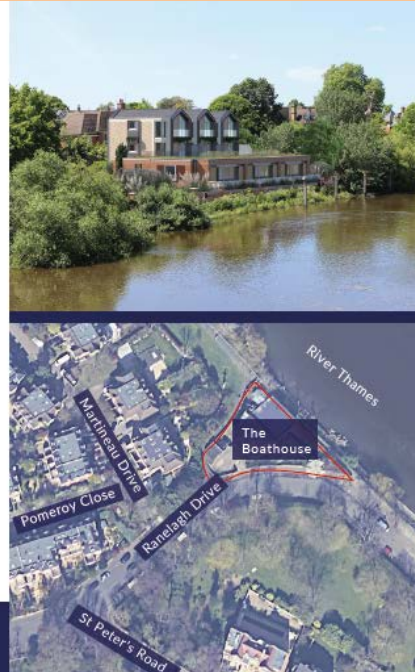
THE BOATHOUSE REVISED PROPOSAL

In Summer 2022, we wrote to our neighbours inviting them to provide feedback on proposals to redevelop The Boathouse, on Ranelagh Drive, to provide three new homes, alongside considerable improvements to the stretch of River Walk.

Following the submission of a planning application to the London Borough of Richmond Upon Thames, we continued to review the proposal in light of comments received from neighbours and statutory stakeholders. The decision was taken to withdraw that application in order to respond positively to feedback.

We would now like to share the revised proposals for The Boathouse, and once again invite you to provide your feedback, as we prepare to submit a new planning application.

PLEASE TURN OVER TO FIND OUT HOW TO VIEW THE REVISED PROPOSALS.



YOU SAID, WE LISTENED...

We have prepared a document which shows the revised proposals and sets out the considerable changes we have made to the proposals to reflect comments we received on the last planning application.

VISIT OUR WEBSITE

You can view the document on the revised proposals, and provide feedback, by visiting our website:

www.ranelaghboathouse.co.uk

CONTACT US

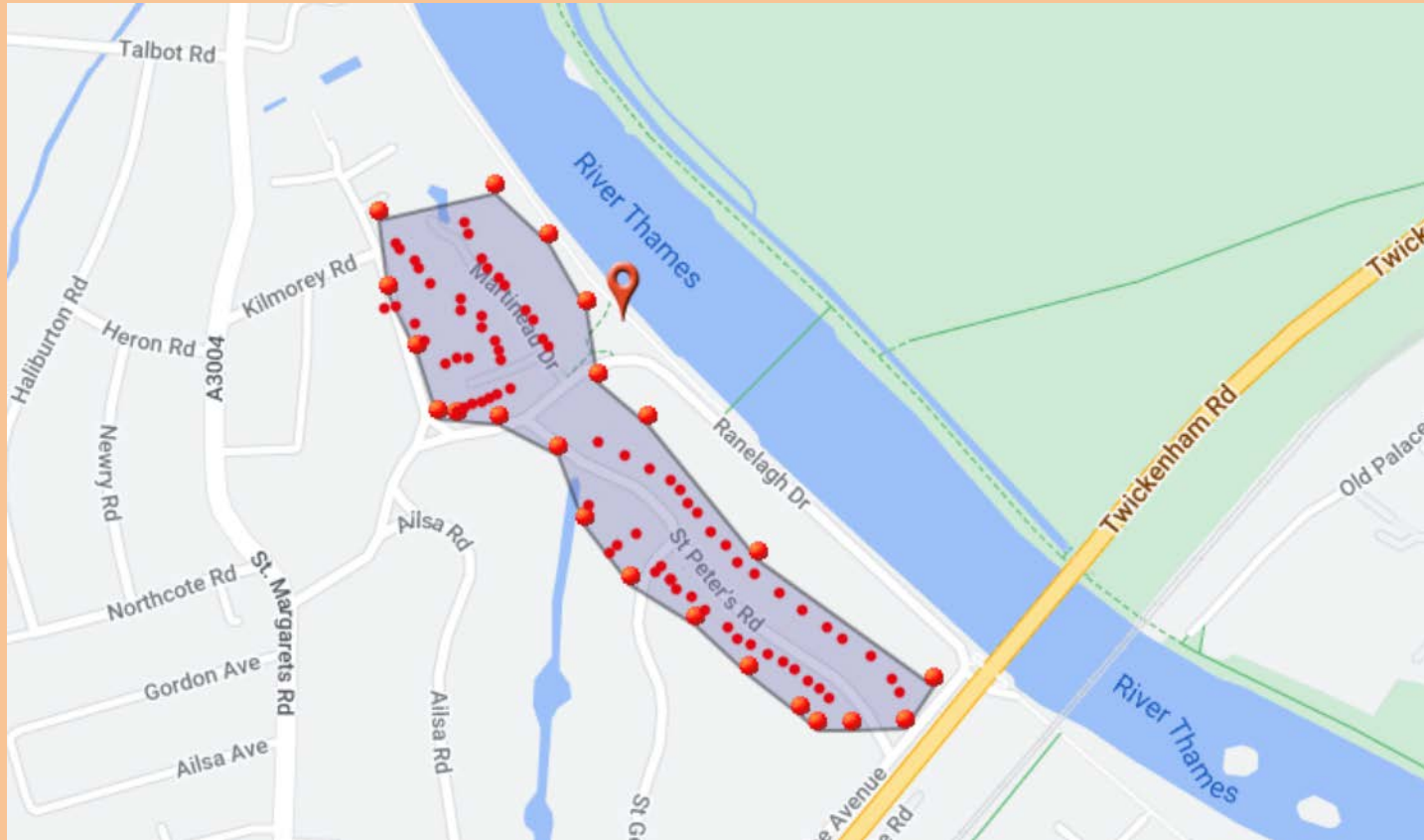
If you have any questions about the proposals, please contact us at:

020 7397 5212

theboathouse@communicationspotential.co.uk

Return address: Communications Potential, 136-148 Tooley Street,
London SE1 2TU

B. Resident Postcard Distribution Scope



C. Screenshot of the Consultation Website

THE BOATHOUSE Contact Us

JUNE 2023 NEW CONSULTATION: We are preparing to submit a revised planning application for The Boathouse, Ranelagh Drive and have launched a new consultation.

Welcome to the website for Silver Jetty's proposed redevelopment of The Boathouse, Ranelagh Drive.

In summer 2022, we submitted a planning application for the redevelopment of The Boathouse on Ranelagh Drive to create three new homes. However, following the submission of the planning application, the project team took the decision to withdraw the application in order to respond positively to feedback.

We have since revisited the proposals and developed a revised design approach. To view these revised proposals, and how they compare to the previous plans, please download the document using the link below.

We very much welcome your feedback on the revised proposals, please complete the feedback form using the link below, or contact us using the details below.

[Click here to complete a feedback form](#)


Background

The Boathouse was originally constructed as a recording studio but has been in residential use since 2009.

The form of construction was inexpensive, and the Boathouse now looks unattractive and does not contribute positively to the conservation area and setting. The building also negatively impacts the Riverside setting, particularly the environment of the river walk which runs directly in front of the site.

View the REVISED proposal

[Click here to view the revised proposal](#)




Our Proposal

Our proposal seeks to redevelop the site as a fully Environment Agency compliant scheme (meeting their new more stringent development criteria) of 3 sustainable family houses.

The submitted plans have gone through a thorough, considered, design process to ensure that the proposed plans are sensitive to the site and its neighbours.

Importantly, the final plans maximise the benefits for the local community through creating a physically, and visually improved open space along the Thames Path. Through gifting part of the existing site to allow the widening of the River Walk along the front of the site, it will not only make it more pleasurable for users, but also safer.

Archive: previous consultation material below (Summer 2022)



View the Previous proposal

[Click here to view the pre-submission consultation material](#)

THE BOATHOUSE

REVISED PROPOSED REDEVELOPMENT



JUNE 2023



1 THE SITE

Located on Ranelagh Drive, The Boathouse was built in the late 1960s on the site of a former boatyard. It enjoys a prominent riverside location, with its own jetty and mooring, within the St Margaret's Estate Conservation Area.



Site boundary roughly indicated in red

2 INTRODUCTION

In Summer 2022, Silver Jetty consulted neighbours, stakeholders and statutory consultees on a proposal to redevelop the site to provide three new homes, alongside considerable public realm improvements. A planning application was subsequently submitted to the London Borough of Richmond Upon Thames (LB Richmond).

Following the submission of the planning application, the project team continued to review the proposal in light of comments received from neighbours and statutory stakeholders. The decision was taken to withdraw that application in order to respond positively to feedback.

During the first consultation, many acknowledged the need to redevelop the site to improve on what is currently an unattractive building that detracts from its setting.

The proposal presented within this document represents a revised design approach, with considerable changes made to respond directly to comments raised on the previous application, including:

- Perceived over-development of the site and potential impact on the Metropolitan Open Land; the building could be reduced in width and depth
- Flood mitigation
- Although an improvement on the existing, the design could be more in-keeping with the area and setting
- Impact on the Conservation Area, Grade II* Listed Richmond Lock and Footbridge
- Perceived over-statement of the proposed improvements to the public realm and how the sense of openness could be improved further
- Potential impact on residents in Martineau Drive
- The need for sustainability measures

A NEW DEVELOPMENT PARTNER

NOMAD DEVELOPMENTS

Silver Jetty has partnered with experienced London-based developer Nomad Developments, who, if granted planning consent, will deliver the redevelopment of The Boathouse.

Nomad is experienced in creating high-quality, elegant, new homes. They particularly understand how to deliver bespoke, small-scale, developments in a riverside setting, having recently completed the award winning project of two new homes on Richmond Riverside - located just down the river from The Boathouse (pictured below).

nomaddevelopments.com/richmond-riverside



3 DESIGN EVOLUTION

The design of the proposal has evolved considerably throughout the evolution of the project. The Boathouse project team has worked hard to ensure that the resulting design solution for The Boathouse site is high-quality, sensitive to its surroundings, and deliverable. Among many factors, the following are the key considerations that have driven the design evolution.

PRE-APPLICATION DISCUSSIONS WITH LB RICHMOND

Formal pre-application discussions with LB Richmond began in 2020. The feedback received from the Council was constructive, resulting in considerable changes to the initial proposal, including:

- Designing the building so that it reads as three separate homes - a direct response to LB Richmond not wanting a building that reads as one
- The use of traditional and robust materials such as brick and stone in reference to the Conservation Area setting and the nearby Richmond Lock and Footbridge

MINIMISING IMPACT ON THE METROPOLITAN OPEN LAND (MOL)

The previous and revised proposals correspond directly to the existing build line within the MOL.

From the outset, to further minimise the impact on the MOL, we ensured that the first and second floors were set back. Along with removing the existing overbearing canopy along the river walk, and widening the footpath, this approach greatly reduces the existing visual and physical impact on the MOL, making the proposed development a marked improvement on the existing situation.

FLOODING - ENVIRONMENT AGENCY

One of the most significant influences on the evolution of the design has been the requirements of the Environment Agency. Importantly, the existing building itself is the flood defence and it currently does not meet new development requirements for its location. A strong, robust design is therefore crucial.

The requirement for a new building to have a ground floor level that meets the criteria for a 1:100 year flood, meant that the ground floor of the proposed development had to be raised by 1.6m. A considerable difference to the existing. The proposed scheme meets this requirement, but through careful design, the overall height increase from the existing to proposed is less than 1.5m.

This will ensure that the building is significantly safer and sustainable for many years to come, as well as providing a robust flood defence.

ENGAGING WITH HISTORIC ENGLAND

Historic England is another key stakeholder in helping steer the evolution of the proposal. A number of changes made in the revised proposal are a direct result of discussions with Historic England, designed to minimise the impact on the conservation area setting, and ultimately provide a betterment.

4 THE REVISED PROPOSAL

The proposal still includes **three new homes**, but a considerable number of changes have been made to address the points raised by residents and stakeholders such as Historic England.

- **Width of the building at the first and second floors reduced by 5.35m** (approximately one standard house width).
- **Width of the ground floor reduced by 2.4m.**
- **Depth of the building (north-south) reduced by 1m**, moving the building further away from existing properties on Martineau Drive.
- **Windows on the side facing Martineau Drive are screened or opaque.**
- **New perimeter wall reduced in height from 2.1m to 1.7m**, improving the sense of openness along the river walk.
- **Removal of the proposed 1m high perimeter metal railing at the first floor**, replaced with a smaller glass balustrade set back 3m from the building edge, thereby reducing the massing along the riverside.
- **Enhanced design with introduction of stone, bronze coated metal gable ends, and timber louvres.**
- **Replacing the originally proposed Gabion wall along the river walk with a traditional brick wall.**

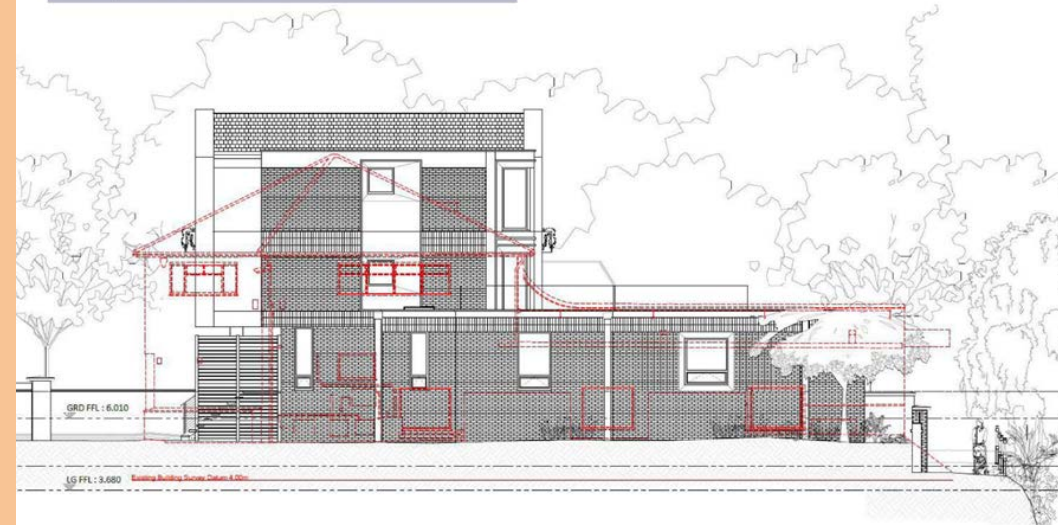
- Built form removed
- Solid form wall reduced and replaced with railings
- Balustrade built form removed



Drawing of the proposal viewed from the river, showing reduction of built form from previous application

4 REVISED PROPOSAL

East elevation of the proposed new building with the existing building shown with the red dotted outline. Drawing shows how the new building has been pulled back on both the north and south boundaries.





CGI showing the previously submitted proposal as viewed from Richmond Lock and Footbridge (Summer 2022)



CGI showing the revised proposal (June 2023)

5 HERITAGE

RESPECTING THE HERITAGE CONTEXT

The form of construction for the existing Boathouse was inexpensive, now looks unattractive and does not contribute positively to the Conservation Area and setting. The building also negatively impacts the Riverside setting, particularly the environment of the river walk which runs directly in front of the site.

It was important for the team that the design of the new building reflects its heritage setting, whilst also delivering a crisp, modern aesthetic. The result, we believe, is a strong design with direct nods to the Richmond Lock and Footbridge, and a significant improvement on the existing building.

- Gable ends break up the massing and are a direct nod to the original boathouse building that stood in the 1920s, linking the new building to its former use and providing a strong connection to the former silhouette on the river front.
- Feature 'picture' windows on either end of the new building at the ground floor level, have been designed to be set back with thick stone frames, a reference to the Richmond Lock Lodges.
- The colour of brickwork for the single storey section will match the lock lodges, with more stone introduced on the second and third storey element.
- The use of brick and stone detailing within the design, we believe, ensures high quality design and that the building sits comfortably within its Conservation Area surroundings, without being pastiche.



CGI of the proposal viewed from the river

5 HERITAGE

The materials pallet has been carefully selected to reflect the stone and brick colour on the Richmond Lock Lodge.



Richmond Lock Lodge with feature stone framed windows

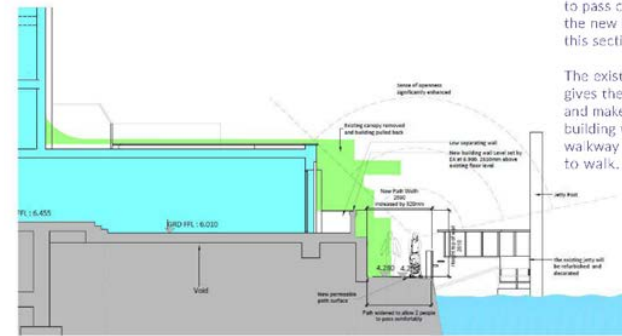
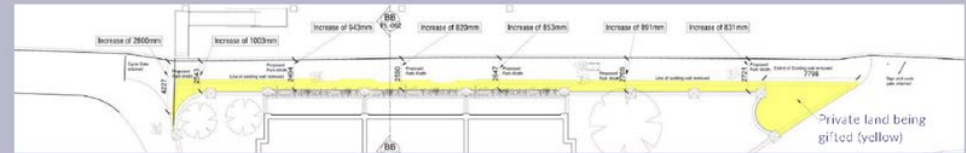


Drawing of the proposal from Ranelagh Drive, showing the feature picture windows and stone detailing reflecting the Richmond Lock Lodge.

6 PUBLIC REALM IMPROVEMENTS

The revised proposal continues to maximise the benefits for the local community through creating a physically, and visually improved open space along the Thames Path. The **Applicant is offering to gift a considerable piece of the privately owned land** from The Boathouse site to allow the widening of the river walk.

The benefit of this additional land should not be underestimated. The proposals will widen the river walk path by an average of 890mm, making the path on average 2.7m wide.



In addition to widening the path, which will allow two people to pass comfortably, including the use of prams, the design of the new building will greatly improve the user experience on this section of the river path.

The existing building has a considerable overhang which gives the effect of narrowing the existing pathway further and makes it feel less open, uninviting and unsafe. The new building will remove this completely, therefore opening the wayway up and making it safer and a more attractive place to walk.

NB: Path widening increases the width by 820mm minimum - 2800mm maximum

6 PUBLIC REALM IMPROVEMENTS

The revised proposal for the new perimeter wall includes terracing along the section adjacent to the path. This allows us to introduce additional planting which helps soften and enhance the sense of openness as you progress along the walk. All this serves to enhance the aesthetics of this section of the walk, making it more complimentary to the conservation area setting.



Existing photo of the Boathouse and river walk showing the narrow footpath and overhang from the building



CGI of the proposed enhancements, showing the proposed new building with considerably wider footpath.

6 PUBLIC REALM IMPROVEMENTS



Existing photo of the unwelecoming environment of the footpath, showing the area which currently attracts anti-social behaviour.



CGI of the same view, showing the vastly improved environment and user experience.



Existing photo of the river walk viewed from the east (the Richmond Lock Footbridge side)



CGI of the same view showing the new area of public realm gifted as part of the proposal and the improved widened path.

7 LANDSCAPING & SUSTAINABILITY



8 NEXT STEPS

