

## 2.2 Bushy Park Management Plan Draft 2014-2024

Bushy Park is in south-west London, within the London Borough of Richmond and surrounded by the suburbs of Teddington, Hampton Wick and Hampton Hill / Hampton. To the south of the park is the palace and garden and parkland of Hampton Court, part of The Royal Palaces. Bushy Park covers 1099 acres of low lying clays and gravels, forming part of the Thames floodplain, and is enclosed within a loop of the river Thames.

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'

**Regional Context - 'The London Plan: Spatial Development Strategy for Greater London' relevant policies include:**

- 2.18 GREEN INFRASTRUCTURE: THE NETWORK OF OPEN AND GREEN SPACES,
- 3.6 CHILDREN AND YOUNG PEOPLE'S PLAY AND INFORMAL RECREATION FACILITIES,
- 3.19 SPORTS FACILITIES (Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation)
- 7.4 LOCAL CHARACTER (Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features),
- 7.19 BIODIVERSITY AND ACCESS TO NATURE (a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity etc).

**Key DMP Policies relating to Bushy Park:**

- DM OS2 Metropolitan Open Land
- DM HD 7 Views and vistas
- DMOS 6 Public Open Spaces
- DM SO6 The retention and improvement of public open space including increasing enjoyment of such spaces through provision of active and passive recreation...The policy also concerns the protection and enhancement of the visual quality of such public open space through high quality design.'
- DM OS 4 Historic parks, gardens and landscapes
- DM OS 5 Biodiversity and new development
- DM OD 7 Children's and Young People's Play facilities
- DM OS 8 Sports and Recreation Facilities
- DM OS 11 Thames Policy Area
- DM HD 1 Conservation areas – designation, protection and enhancement
- DM HD2 Conservation of Listed buildings & Scheduled ancient monuments
- DM HD4 Archaeological Sites

The Park is designated as a Site of Metropolitan Importance for Nature Conservation and borders the SSI status of the wider Bushy Park. There are no designated or protected views but there are a number of significant and representative views as seen on the map in the management plan.

The area in which HWRCC sits is Hare Warren, described as "The largest open parkland area in Bushy, Hare Warren is a flat landscape of acid grass land and bracken (with the latter relatively dominant) punctuated by mature parkland trees and clumps, giving long views towards boundaries.

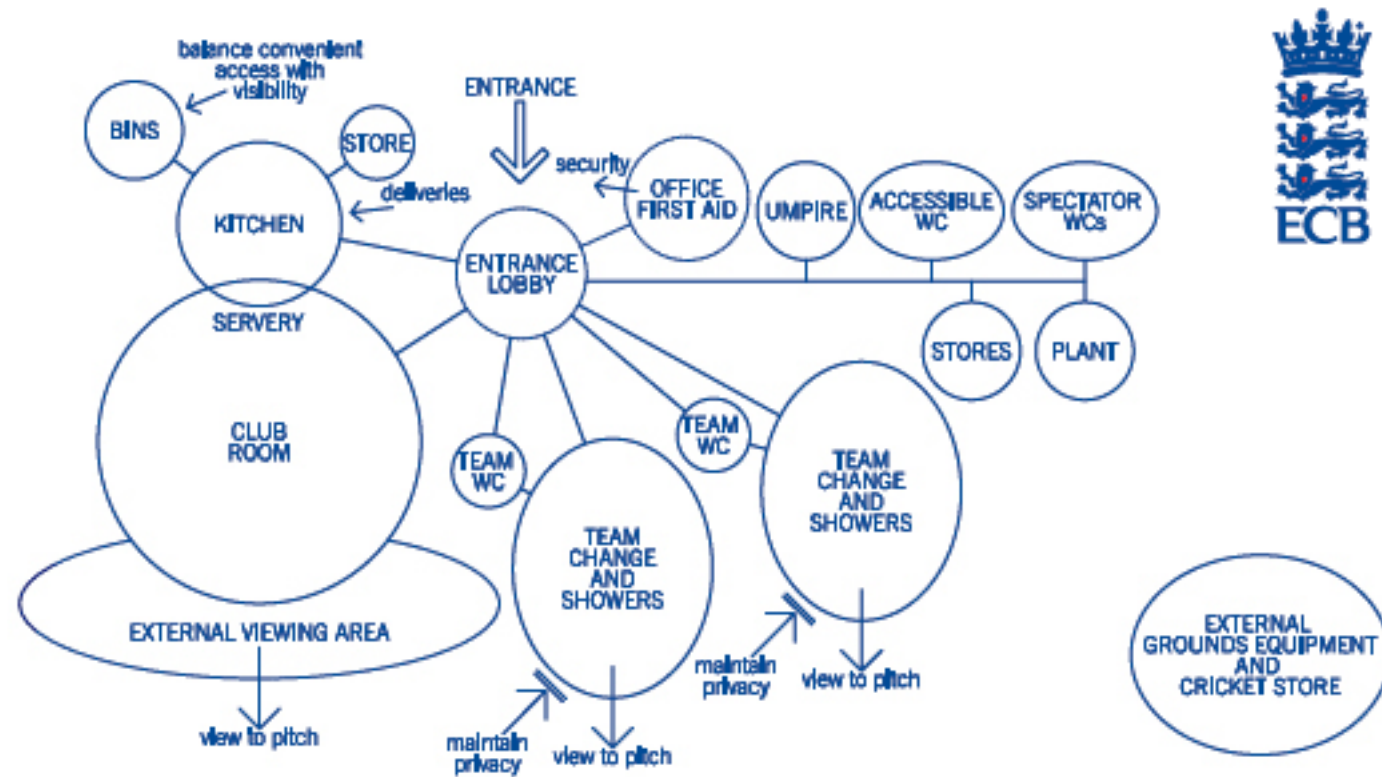




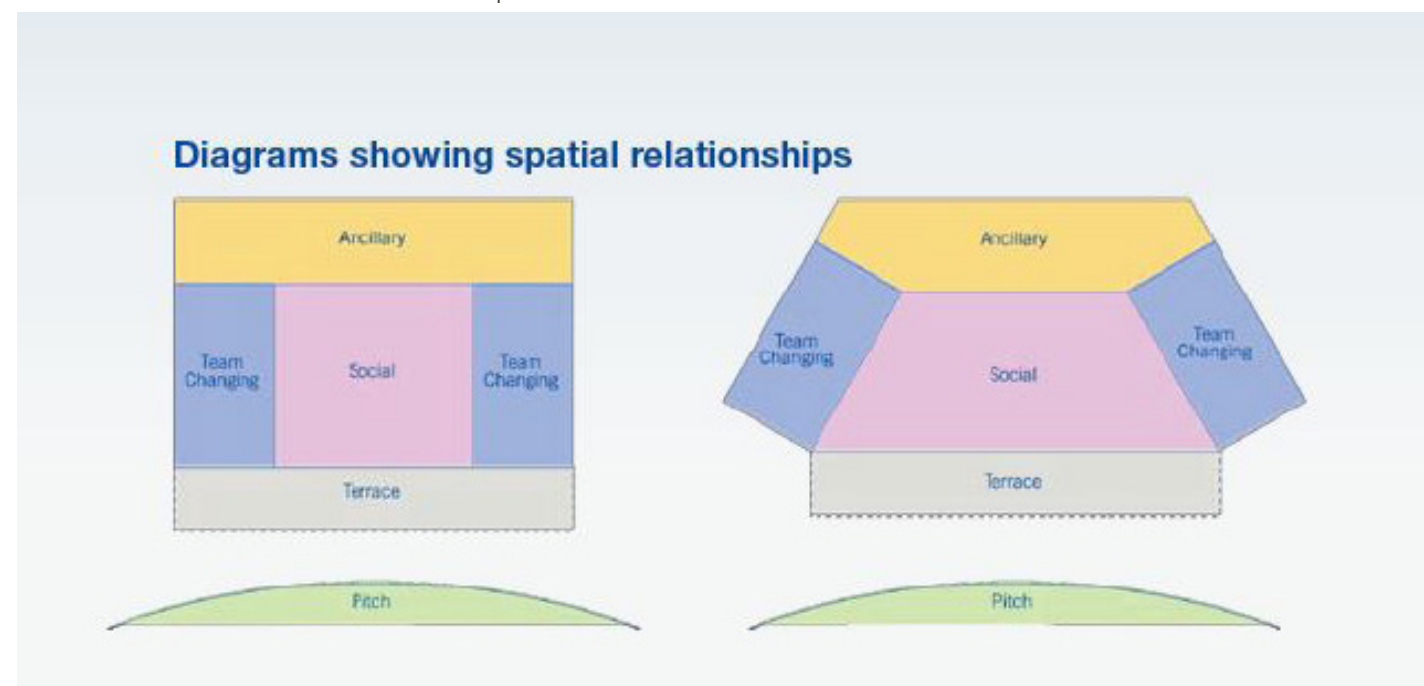
## 2.3 Design Development - ECB Clubhouses & Guidelines

The ECB has produced guidelines on how a modern Pavilion should be designed to meet current standards. This proposal has been designed to be compliant in all areas.

Design Recommendations taken from the ECB guidelines included within the design proposal:



ECB Guidance Notes - The Masterplan



ECB Guidance Notes - Diagrams showing potential spatial arrangements

- Pavilion should be raised above the pitch to offer advantageous views.
- Orientation -With a western outlook the Pavilion will allow for dynamic views and a projecting canopy will allow for sun & wind to give spectators protection.
- Players and spectators will be able to see the pitch from the internal social spaces.
- The scoreboards will be positioned at first floor to be visible to players, spectators, scorers and umpires.
- Parking, disabled parking and drop-off spaces will be considered and located as existing, to prevent glare from cars causing nuisance to players and prevent cars being damaged by cricket balls
- Spaces for bikes will be provided.
- Consideration of landscaping, including permeable surfaces for site drainage will be designed in to the scheme.
- A Master plan for the entire site to set the design in context, its flexibility and adaptability will be developed.
- The pavilion will be a good design in terms of its context, spatial requirements and relationship to sport.
- Due to the pace of cricket as a game, there will be strong visual connections between the changing rooms and the fields of play, whilst also maintaining privacy. Entrances to the changing rooms will be easily accessible to the pitch whilst also having security surveillance.
- The proposed scheme will adopt a traditional pavilion layout, with a central entrance to a lower level arrival space leading to a larger social space at the upper level.
- Two changing rooms will be positioned off either side of the main entrance (all with views to the pitch) and the ancillary spaces at the back, which as stated by the ECB, functions well spatially.
- Team changing rooms will accommodate the anticipated number of players, substitutes and coaching staff.
- Everyday use will be supported by social and administrative spaces, robustly demonstrating they are essential to the club, appropriately sized and sensitively designed for the context.
- The pavilion will be welcoming and accessible with a well defined entrance, considering the approach to the building and the sense of arrival.
- Match officials will have separate changing and showering facilities to the players.
- There will be flexible facilities for different cultures, genders and junior players.
- There will be provisions for first aid, social and dining room, club room, meeting room, kitchen and servery with relevant storage.
- Storage, plant room and refuse areas will be carefully considered.
- Due to the remote location and unfortunate history of past pavilions, preventative measures against arson, graffiti, vandalism and theft will be indefinitely included on a site-specific basis.
- Materials and finishes have been picked based on robustness, appearance, sustainability, cost, ease of maintenance, and local setting.
- The building envelope must also withstand the impact of a cricket ball. Glazing should be clear and in hardwood or pre-finished aluminium frames. Doors should be solid-core construction and fitted with ironmongery and kickplates. Floors where players walk are expected to be suitable for spiked-shoes.
- The design will take every opportunity to do more with less and to reduce construction and running costs to help meet sustainability requirements.
- Passive design, sustainable material choices and green roofs are to be considered.



## 2.4 Pre - Application Consultation February 2024



A Pre Application submission for the scheme was made 22nd December 2023 to invite feedback and advice from the Planning Officers at London Borough of Richmond Upon Thames (LBRuT). Formal feedback was received on the 14th of February 2024 for the construction of a new Pavilion.

The feedback received was extensive and invaluable to the ongoing design development and refinement of the scheme. Key considerations are listed below along:

- Impact on Metropolitan Land** - The feedback stated that there is no definition of what constitutes a 'materially larger' building. What is material is a more nuanced question and the impact of a larger building on the openness of the site will depend on its design, including its form, siting and materials. To help provide detail of the changes in scale and volume, scaled drawings and a schedule of areas were requested and are provided within this report. An Open Space Assessment has also been carried out to demonstrate the mitigation against the loss of any green space. The report produced by Turleys should be read in conjunction with this report.
- Design, local character and impact on Heritage assets** - The Officers noted the proposed design was a blend of traditional and contemporary influences, which was thought to be an acceptable approach, the gables at first floor making reference historical cricket pavilions. The Officer stated the roof forms would make an eye-catching feature but would also make the pavilion quite prominent. The Officers encouraged the forms to be reviewed and to consider the historical form of the pavilion with the gable and scoreboard in the central position. In terms of materials, it was thought that natural timber cladding to the exterior would be suitable for the context, similar to the Teddington Cricket Club Pavilion. Other materials such as metal roofing would be acceptable.
- Sports facilities**- The Officers recommended, as part of a future application, reference should be made both to the ECB and Sport England guidance to ensure that the relevant standards for such facilities have been met and best practice followed where possible.
- Community Use** - A co-location would be encouraged by policy. The Officers requested statistics on the numbers of community users and the number of hours or days per year that the site is in use by community groups or open for such use. It was strongly recommended that it would be beneficial to enter into a Community Use agreement.
- Impact on neighbouring amenity** - The Officers stated that the two neighbouring sites are Bushy Park proper, managed by Royal Parks, and the Royal Paddock allotments. Royal Parks have been consulted on the proposals and have not raised any objections to the scheme in principle, while recommending some revisions. They stated that given the proposed Pavilion was smaller than the previous there had been no objections. It would be important that the times and patterns of use are considered and agreed, whether by the cricket club, or by community groups. It was recommended the position of external vents be sensitively considered to avoid any unwanted odours or noise for the allotment holders nearby.
- Transport, Access, Servicing and Construction Management.** - The Officers advised consideration should be given to the transport and parking arrangements and whether they are sufficient. If these arrangements are to change significantly, a Transport Statement would be required. This has been since drafted and should be read in conjunction with this report. Provision should be made for both vehicle and cycle parking according to the standards set out in the London and Local plans.





## 2.4 Pre - Application Consultation February 2024

- **Ecology** – The Council's Ecology officer was consulted and raised no objections in principle. They noted that an ecologically sensitive lighting scheme in accordance with BCT/ILP Guidance Note 08/18 and lux contour plans to show the levels of light spill onto surrounding areas, including the allotment, has to be submitted as part of any future application. Submission of a Preliminary Ecological Assessment and a Construction Environmental/Ecological Management Plan will also be required. This has been since drafted and should be read in conjunction with this report.
- **Trees**– The Tree Officer consulted with on the scheme made the following comments:

"Conservation Area CA61 Bushy Park provides statutory protection to trees at the site. There are a number of significant trees on the site that are likely to be affected by construction works. LP16 in the local plan requires the protection of existing trees during development. I would expect to see an Arboricultural Impact Assessment with site access considered in relation to trees. This would consider ground compaction and direct damage from vehicles. The proposed works appear to be acceptable provided appropriate tree protection is feasible for the site. Consequently, an Arboricultural Impact Assessment has to be undertaken and submitted with any future application."

This has been since drafted and should be read in conjunction with this report.

- **Flood Risk and Sustainable drainage**– The officer stated that the site is in Flood Zone 1. The proposals would not increase the vulnerability of the site in terms of use and extend on areas already paved or developed. While the site is at some risk of flooding, it is not at high risk. Flood proofing and drainage measures proportionate to the risk should be incorporated into the scheme. Opportunities to attenuate water and implement rainwater capture systems simultaneously should be considered. Any new areas of paving would need to be clearly marked in proposed drawings and justified both in terms of the impact on the open land and drainage.
- **Sustainable construction** – The officer stated that the proposed new pavilion would be less than 100sqm larger than the existing pavilion, therefore the requirements in relation to Policy LP22 above would not apply. Achieving a BREEAM Excellent rating, submission of a Sustainable Construction Checklist, reducing carbon emissions and incorporation of sustainability measures would be encouraged by the above policy. The Officer requested any Information on water saving, compliance with the energy hierarchy, and consideration of sustainable forms of energy generation to be submitted as part of a future application together with any other sustainability measures to be incorporated.
- **Fire Safety**– The officer stated A Fire Safety Strategy, which addresses each point of Policy D12A should be drawn up and submitted with the future application. Any work carried out will need to fully comply with Building Regulations. this has been since carried out.



## 2.5 Consultation with Sport England - 28.03.2024

The Pre App. proposal was issued to Sport England for comments and feedback. Reference has been made both to the ECB and Sport England guidance to ensure that the relevant standards have been met and best practice followed where possible, within the constraints of the site.

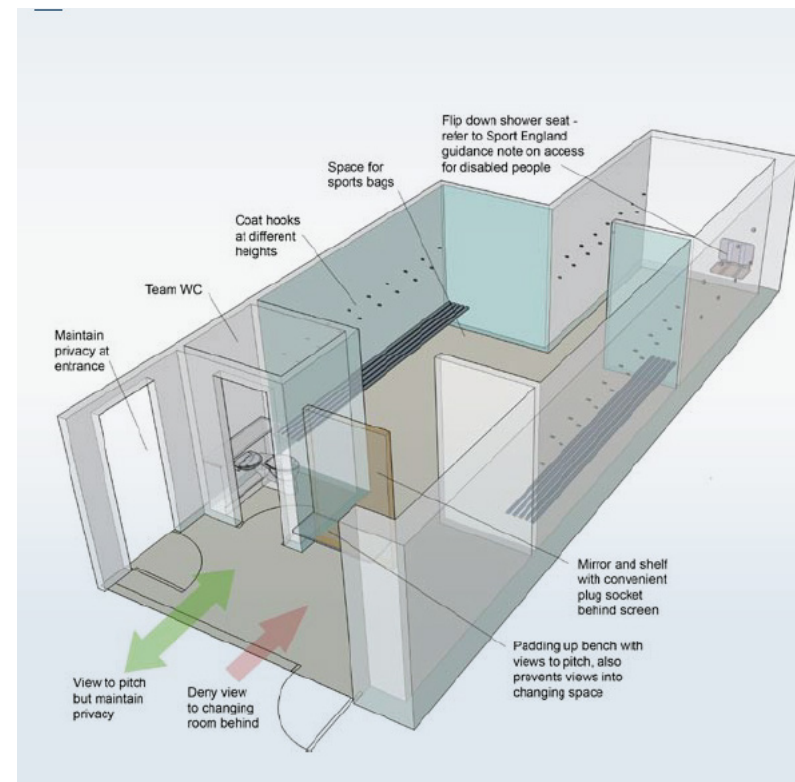
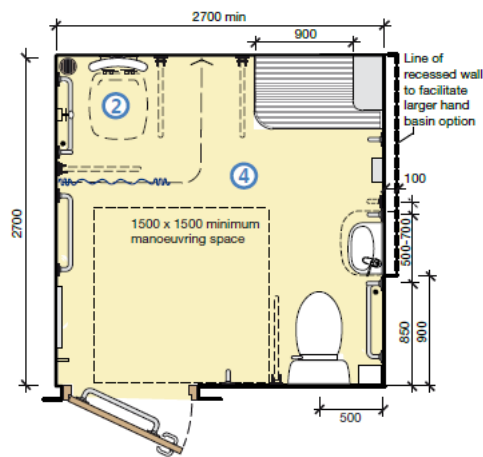
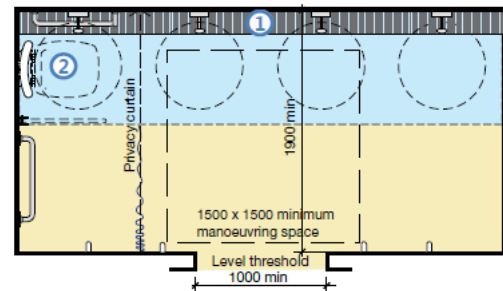
The points raised are listed below in response to the consultation process with Sport England:

- Sport England acknowledged that the proposed Pavilion would be sited on the footprint of the former Pavilion and the much-needed replacement would meet the needs of the local sports community, meeting exception 2 of Sport England Playing fields policy.
- A site plan was produced post consultation to demonstrate no impact on the pitches adjacent to the Pavilion, no loss to the outfield over the existing, which has concrete hardstanding at present to the front of it. The footprint will not and does not move forward onto any area of the pitch. The present pitch boundary is limited, so the footprint would not come any further forward from the existing area of hard standing. The site plan is shown throughout the report.
- Sport England recommended attention be given to the glass windows of the players' changing rooms. These will be treated with privacy glass to maintain the privacy of all players using the facility.
- The minimum size of the changing rooms was stated as 20sqm. All changing rooms have been designed and sized accordingly to meet governing body standards as shown on the Ground Floor plan shared later in the report.
- A private shower cubicle was recommended to be included in all officials changing rooms, (2 x 1m), this has been addressed.
- For every 3-4 changing spaces, a shower point needs to be provided. The Proposed scheme provides these facilities.
- Sport England raised the need for access to the First floor for DDA users, a requirement the scheme already addresses. A lift has been located in close proximity to the gathering space at the main entrance of the building allowing access for all abilities to the social area at first Floor.
- For club houses that serve more than one pitch it is recommended that a unisex accessible/ assisted change Room be provided with a shower, WC and change bench. Post consultation was located off the main entrance. An accessible change shower seat has been positioned in the shower areas as shown in the image opposite, taken from the ECB design guidance for club houses.

The plans were fully reviewed alongside all the design guidance provided and the proposed scheme now demonstrated in this report reflects this. Given the constraints of the footprint, the restriction to build like for like area/ scale/ volume of the former Pavilion, the design works hard to address all the needs of the club to ensure a future proof scheme, aligned to design guidance and governing bodies requirements.



Proposed Pre App scheme submitted to Sport England for comment.



Design standards/ guidance taken from Sport England and the ECB design guides

