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Project Ref: **13729**

Planning Portal Ref: **PP-12982635**

London Borough of Richmond Upon Thames
Planning Enquiries (Development Control)
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TW1 3BZ

25th April 2024

To whom it may concern,

RE: Grey Court School, Ham House, Ham Street, Richmond, Surrey TW10 7HN

I am writing to present the following Design & Access Statement relating to our application. I trust that the content will meet with your satisfaction.

Kind Regards,

Stephen I. Muggridge

Stephen Muggridge
Architectural Technologist

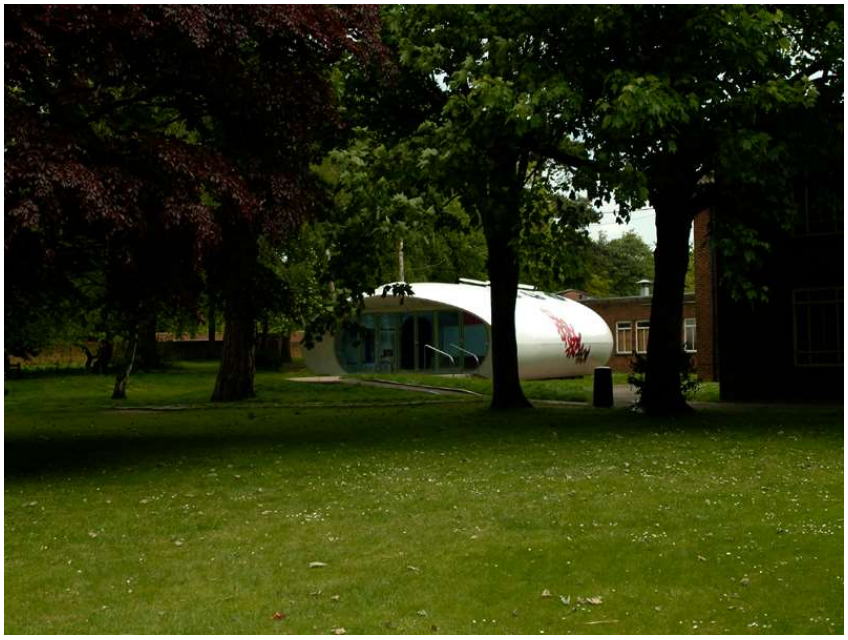
Design & Access Statement

On Behalf of

The School Governors

at

Grey Court School



Application for Prior Approval: Demolition of Building

Grey Court School

Ham House

Ham Street

Richmond

Surrey

TW10 7HN

Design & Access Statement

This design and access statement will seek to set out the principles and concepts that have been applied to the development and how issues relating to access have been resolved in accordance with the Town & Country (Development Management Procedure) (England) Order 2015 (as amended) otherwise referred to as DMPO regulations.

Part 3 of statutory instrument 2015 No. 595, section 9, page 10 outlines a requirement for a design and access statement to be produced where an application for planning permission to which paragraph (2) applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about:

a) The design principles and concepts that have been applied to the development; and

b) How issues relating to access to the development have been dealt with.

Further to these considerations it is understood from paragraph (3), that a design and access statement must:

a) Explain the design principles and concepts that have been applied to the development.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been considered.

d) State what, if any, consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation; and

e) Explain how any specific issues which might affect access to the development have been addressed.

Existing Structure

The Ingenium building is essentially a single classroom comprised of two shells of prefabricated GRP fixed to a steel frame. The gap between the two layers accommodates a loom, which supports a network of wires as well as insulation material. The building can be categorised as one of 'modular' construction.

The build was ultimately completed using a contractor who specialized in boat construction, but has subsequently fallen into a state of disrepair with feasibility assessments for refurbishment conducted by the school concluding that such works are neither practical nor cost effective.

Statement on Site Access

All access onto the site will be via Ham Street only. No alterations are proposed with respect to the general site access and or egress arrangements. Nevertheless, a fenced off corridor leading from the gates facing Ham

Street will be created within the boundaries of the school site. This will comprise of either plastic (orange) mesh fencing or covered heras fencing (subject to specification) and will provide access to the designated area or contractors involved with the demolition work.

Root protection matting will be provided where there are existing trees immediately within the curtilage of the Ingenium building. Due to the nature of the building being allocated for demolition, it is not believed that any heavy goods vehicles or heavy items of machinery will be necessary to complete the works.

The ground protection shall comprise either of Euromat heavy duty trackway mats 2.4m x 1.2m x 12mm (8' x 4') or single thickness of scaffold boards, or standard 2.4m x 1.2m (8' x 4') sheets of 15mm exterior grade plywood.

The works are proposed to take place between the 29th of July 2024 and the 9th of August 2024, which falls within the school holiday period. Subsequently, the risk to pupils/students and staff will be greatly reduced if not completely eliminated.

Consultation Undertaken

Due to the age of the building no asbestos containing products or materials are presumed to have been used in the construction of the building. Asbestos surveys have previously been carried out and have not identified any areas of concern with specific reference to the Ingenium building. Furthermore, no hazardous substances are known to present a risk to those who may ultimately be employed to complete the demolition works.

Disposal of Items

The GRP will be cut into smaller sized sections for ease of movement and sent to landfill. The metal frame will be taken apart and sent for recycling and the insulation type will be assessed and disposed of appropriately post investigation. Interior elements will also be assessed for composition prior to being disposed of appropriately. Upon completion of the demolition of the superstructure, the raft foundation presumed to sit beneath the structure, will be broken up with a view to reuse as hardcore elsewhere. The estimated time required to demolish the building is approximately one week.

Completion of Works

Upon completion of the works, the site will be infilled as necessary to provide a suitable sub-base for new turf and or seeded to encourage the growth of new grass.