

**DESIGN & ACCESS STATEMENT**

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**Proposed Riverside Restaurant Pavilion  
THE LENSBURY, TEDDINGTON**

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*Cover illustration shows the tree plantation concealing the proposed riverside restaurant pavilion*

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## 1.0 Introduction

This Design and Accessibility Statement has been prepared to accompany an application for planning permission for the proposed Riverside Restaurant pavilion designed specifically to meet the needs of club members with young families to be accommodated in an accessible, purpose-designed building.

The proposals arise from a need to ensure that the accommodation and facilities meet the expectations and demands of clients of the Lensbury, as part of a policy of continual improvement. Please refer the Planning Statement regarding the need for development.

This document has been prepared from a number of sources including the relevant design guidance provided by the London Borough of Richmond, as well as guidelines produced by CABE.



*Existing buildings to be removed: top: the old wine bar, redundant cricket score board/planroom & golf pavilion beyond; below, marquee*

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## 2.0 Site Appraisal

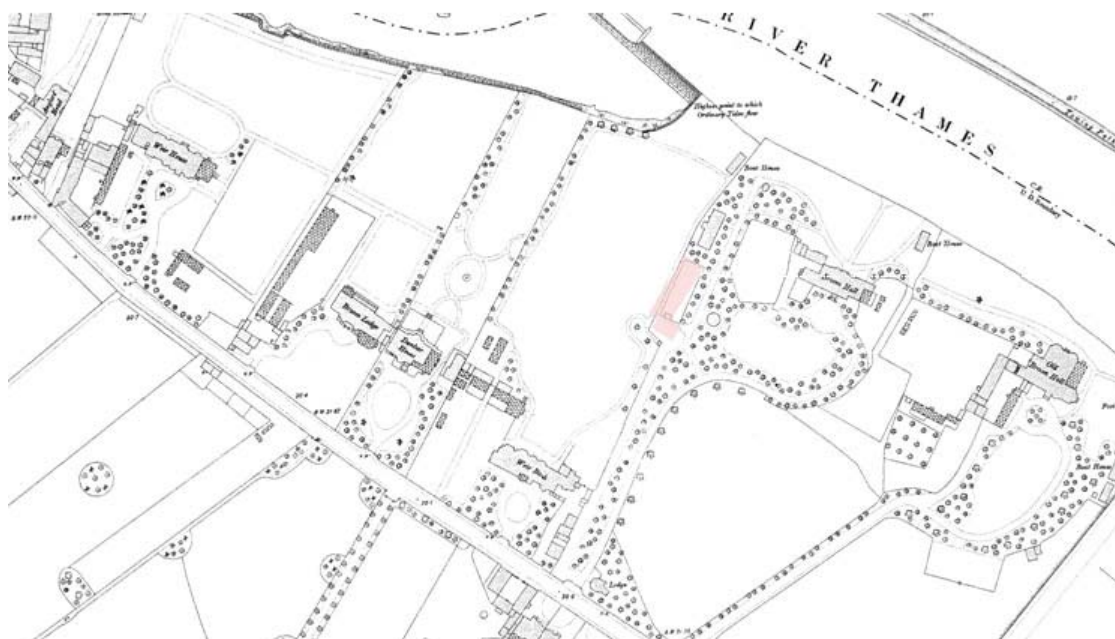
The Lensbury originally formed several low-density 19th century houses fronting the Thames above Teddington Lock, the largest plot being the Georgian Broom Hall estate which included the original development and a separate Victorian building, known as New Broom Hall. The proposed site for the Family Pavilion is at the junction of the Broom Hall estate with that of a more modest house 'Weirbank' to the east. Beyond this towards the present Teddington studios were two further properties, Dunbar House and Rock Hall.

The properties were acquired by Shell for use as a sports club, and the original buildings adapted, pending the building of proper facilities. The neo-Georgian club house was opened in 1938 by which time all the other buildings on the site had been cleared. The main building, which has been considerably remodelled at high level, is included in the Borough's list of Buildings of Townscape Merit, but is not within a conservation area.

The site of the demolished Broom Hall properties has now been designated as an area of Metropolitan Open Land and was formerly partly occupied by a cricket pitch for which the present pavilion and scoreboard buildings were erected. The site is now laid out as sports pitches, tennis courts and grassed land.

Early maps indicate a wooded plantation, some of which remains along the former boundary between New Broom Hall and Weirbank and also show that a number of structures (stabling and/or other service buildings/yards) were contained within this area, heavily screened by the trees. In recent times the area between the two principal rows of trees has been the site of a marquee for hotel functions.

A small building, now known as the old wine bar, appears to have been erected around the time of the acquisition of the site, and coincided with some modification to the alignment of the riverbank near the weir.



*The site in 1894 showing the original plot divisions and the trees screening the yards and outbuildings to the Broom Hall estate. (The belt of Trees indicated in the demise of the Weir Bank property in 1878 appear to have been omitted in this edition.)*

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### 3.0 Involvement

The project has been discussed in detail with stakeholders including the Environment Agency as the entire Lensbury site is within a flood risk area. The proposal is acceptable subject to removal of structures (Wine Bar, Golf Pavilion and Plantroom) and impermeable surfacing to increase flood capacity.

### 4.0 Evaluation

The project provides an opportunity to improve and enhance the facilities at the Lensbury by creating a building to meet the particular needs of parents with young families, whilst at the same time minimising disturbance to other members and guests. The building allows access to external space and the gardens and to enjoy river views, whilst being discretely sited within an existing plantation.

The removal of the existing redundant golf pavilion and the old cricket scoreboard building will improve the appearance of this part of the site. The scoreboard building also contains plant which services the site and needs to be retained. However it is considered that the enclosure could be rebuilt to something less obtrusive. The removal of the wine bar, will provide more open space immediately adjacent to the river.

Part of the requirement of the brief is to accommodate a bespoke play/activity structure with multiple levels and a slide, in line with expectations for this kind of facility. This cannot be accommodated in any of the present buildings due to limitations on headroom. The new building will need to allow for this without creating an unnecessarily large structure.

The trees form an important part of the quality of the site and it is important that these are retained. As with the existing marquee structure it will be necessary to raise the construction off the ground slightly in order to allow for any ground heave and avoid overloading or compressing the root systems and provide sufficient aeration. Any rain-shadowing of trees roots will be no worse than exists beneath the present marquee and other buildings. A separate tree report has been prepared to accompany the application.

The trees also effectively screen the building and minimise the impact on distant views of the site from the River Thames. The irregular spacing of the tree boles and the variegated colour palette can provide visual cues to which the design may respond.



*Tree screening to the site area as seen from the Thames path approach looking westwards*

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## 5.0 Design

### 5.1 Use

The proposed building will be for leisure facilities in line with the existing use of the site.

### 5.2 Amount

The existing buildings to be demolished comprise 545.5 sq metres; the proposed building will provide 557 sq metres of floorspace. To increase flood capacity the extent of hard surfacing associated with the original structures will also be reduced.

### 5.3 Layout

The new building will sit on the footprint of the existing marquee and link to the existing plant housing which will be replaced by a new plant room integrated with the design of the pavilion.

The new structure will include a suspended floor so as to permit flood water to pass beneath the building so as not to interfere with the flood capacity of the site.

A separate Flood Risk Assessment has been carried out and is included with the application.

### 5.4 Scale

The single storey structure is of a similar scale to fit beneath the tree canopy and will have no appreciable effect on the site when viewed from the river.



*Concept sketch study*

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## 5.5 Landscaping

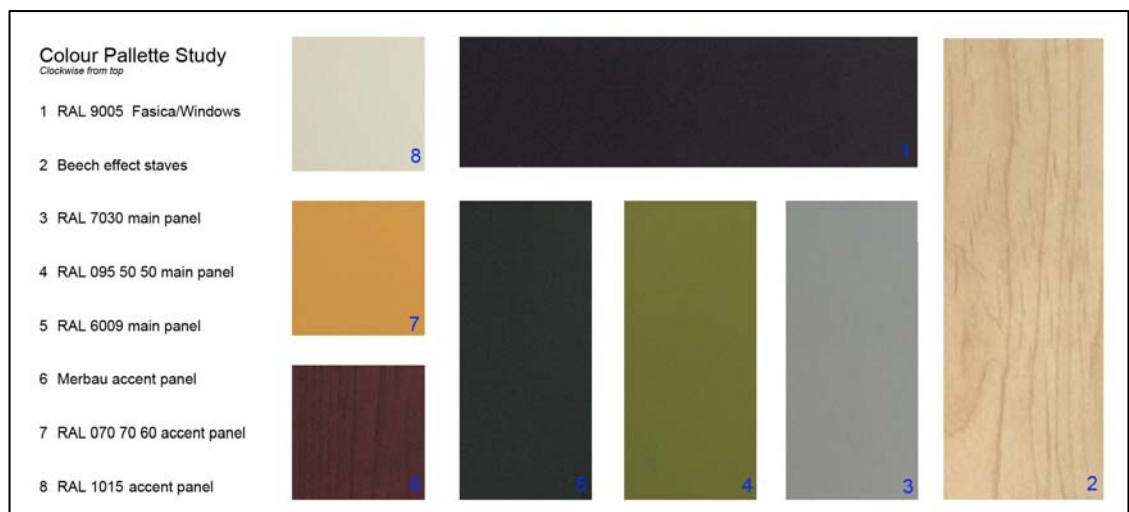
It is proposed to provide a stepped external deck level with the main floor to provide occasional external seating. This will be open beneath so as not to impact on the flood capacity. Some shrub planting will be included to soften the lines of the building, as underplanting to the trees at the change in level, utilising native species. Much of the ground is in rain shadow from the tree canopy and will be overlaid with bark as existing.

## 5.6 Appearance

The new extension is designed to respond to the wooded setting and to be as unobtrusive as possible. The trees are irregularly spaced and comprise a variety of species, shapes and colours.

The façade is articulated by similar variations in the vertical spacing of elements including doors, windows and infill panels. To allow children to look out, windows run floor to ceiling, with natural ventilation provided by top hung opening lights.

The colour palette has been selected based on natural colours, and to respond to the variation in colour of the tree canopies through the various seasons and is intended to make the building as unobtrusive as possible, particularly in distant views across the Metropolitan Open Land.



## 6.0 Access

The new riverside restaurant pavilion is designed to be easily accessed by wheelchair users and for parents with pushchairs, as well as being easily serviced from the main kitchens.

The proposal replaces existing accommodation and is not expected to generate any additional transport or parking demand. The increase in floor space will allow better access for wheelchair users within the building and accommodate the new play structure which cannot be accommodated in the existing buildings.

Access to the upper part of the external dining areas will be possible for all users.

Refuse arrangements for the restaurant will be via the main storage/recycling area for the Lensbury and are not affected by the proposals.