

Marble Hill Revived Planning Statement

English Heritage

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1.0 Introduction

- 1.1 This Planning Statement has been produced by Lichfields on behalf of English Heritage (EH) to accompany applications for planning and listed building consent for a series of works to Marble Hill House and Park near Twickenham collectively known as the “Marble Hill Revived” project. The works are part of a ‘Parks for People’ Heritage Lottery Fund scheme, which has already been awarded Round Two funding of £4m, subject to planning permission being approved.
- 1.2 A planning and listed building consent application for the Parks for People scheme was submitted on 20 March 2017 (refs. 17/1094/FUL and 17/1096/LBC). Whilst many people living locally were supportive of the proposals, this application also attracted some criticism, and as a result, English Heritage subsequently withdrew the application, in order to consider amendments to the proposals and supporting documentation. This application seeks approval for a revised scheme, and follows extensive re-consultation over the Spring and early Summer 2018. The full details of the revisions to the previous proposals are set out in Section 3 of this Planning Statement, and in the separate Statement of Community Involvement prepared by English Heritage.
- 1.3 The revised scheme will deliver a wide range of public benefits to the local area, including:
- 1 The restoration of and securing the long-term financial sustainability of a Grade I listed Marble Hill House, one of the most significant Palladian villas in the country.
 - 2 Increased access to the Grade I-listed heritage asset with the introduction of free entry to the Marble Hill House, and opening hours more than quadrupled, and the installation of a lift to meet DDA provisions. Access to the House and Park will be further enhanced by the introduction of a more accessible form of interpretation providing enhanced educational, social and community value.
 - 3 Restoration of significant elements of the 18th Century landscape and reversing the decline of the woodlands so that the Grade II* Registered Park of international importance can be enjoyed for generations.
 - 4 Optimisation of a currently under-used local tourist destination.
 - 5 Improved access to and management of a local open space including improved sports facilities, totalling £6m of inward investment.
 - 6 The creation of an additional 17 full time equivalent jobs as a direct result of the reconfiguration and refurbishment of the café, and of the increased opening hours in the house and shop. The posts will include 5 apprenticeships which will be proactively advertised to local people every year.
 - 7 An expanded programme of small-scale public events and other community engagement activities.
 - 8 Habitat improvements across Marble Hill Park, including greater foraging opportunities through the re-introduction of shrub understorey and ground flora to the Woodland Quarters, expansion of important wildlife corridors with new tree planting and tall grassland
- 1.4 English Heritage was set up as a charitable trust in March 2015, with a remit to promote the conservation and public enjoyment of its properties, The National Heritage Collection, which includes some of the nation’s most important sites such as Stonehenge, Kenwood, Audley End, Dover Castle – and Marble Hill, a Grade I listed Mansion set within a Grade II* Registered Park. Many of the sites are in urgent need of capital repairs and as well as increased revenue

generation to meet maintenance costs - Marble Hill is no exception. The Government expects the trust to reach self-sufficiency through revenue generation from its sites.

- 1.5 Marble Hill currently costs English Heritage around £300,000 a year to run after taking into account income generated. For a charity like English Heritage, this represents an unsustainable financial burden. It will never be possible to make Marble Hill cost neutral, or to make it generate a profit, however, there does exist the potential to make Marble Hill less of a financial burden on English Heritage by increasing access and ensuring that the commercial opportunities within the park are more effectively maximised.
- 1.6 The Marble Hill Revived project will make Marble Hill more financially sustainable by reducing net cost significantly whilst at the same time increasing and enhancing the estate's local contribution as a cultural and leisure asset. While the park is open to the public and well-used by sports teams and walkers, Marble Hill House is currently open only two days per week by appointment.
- 1.7 In 2017 Round Two funding was successfully secured from the Heritage Lottery Fund (HLF) for a scheme to enable the House to open to the public for free, five days a week, subject to planning permission being approved. The HLF grant will help to pay for the repair of the mansion, improvements to the registered landscape and its leisure facilities, alterations to meet Access requirements, and a better-quality café within the stable block, offering additional covers. The latter proposal is the fundamental mechanism through which the project will improve the financial sustainability of the site as a whole, by helping to cover the annual maintenance costs of the house and park. The revised café proposals will make a smaller contribution compared to what was submitted previously, however it is recognised that, on balance, the proposals are improved as it fully addresses the concerns raised last year by local residents.
- 1.8 This planning statement sets out the rationale for the proposed development and how it complies with local, regional and national policy.

Report Structure

- Section 2 describes the geographical and historic context to the application site
- Section 3 provides a summary of the proposals
- Section 4 identifies the national, regional and local policies applicable to the application proposals
- Section 5 describes the consultation which has informed the design
- Section 6 provides an assessment of the proposals against the relevant policies.
- Section 7 sets out conclusions

2.0 **Background**

Site and Context

- 2.1 Marble Hill House and Park are located on the north bank of the Thames within East Twickenham within the London Borough of Richmond upon Thames. Marble Hill House was constructed as the residence for Henrietta Howard, Countess of Suffolk, between 1724 and 1729, and forms the centrepiece of the surrounding 26.7 hectares of parkland. The Park is now owned by English Heritage and has been open to the public since 1902.
- 2.2 Much of the parkland is in recreational use, accommodating sports pitches as well as play areas and two tennis courts. Immediately surrounding the house are lawns to the north and south, with wooded areas either side creating a symmetrical vista to the Thames.
- 2.3 The stable block lies approximately 150m to the north-west of Marble Hill House, a two-storey range with central archway leading to a tarmacked parking area which abuts the boundary wall to Montpelier Row. The stable accommodates ancillary functions to the Mansion – the Coach House Café at ground floor level, and English Heritage staff flats above.
- 2.4 Montpelier Row is a single-sided row of Georgian and later town houses, several of which are listed. At the southern end of the row South End House and Montpelier House are listed Grade II*, while the gazebo to South End House is listed Grade II. The intervening boundary wall to Marble Hill House is a curtilage-listed structure.
- 2.5 To the south the park fronts the River and the Thames Path which provides riverbank pedestrian access between the A305 and Riverside, visually connecting Marble Hill Park into the surrounding Arcadian Landscape. Ham House, on the opposite bank, is another of the many former aristocratic residences between Hampton Court and Richmond, also set within a generous landscape (Petersham Meadows) and offering designed vistas to the Thames.
- 2.6 At the north east of the park lies the sports block, which provides changing facilities for sports teams (currently one sex at a time only); a playground; a 76 space car park; and an estate yard which is used to service the landscape. The areas to the north and east of the park are residential – mainly Victorian terraces and semi-detached properties and later infill.
- 2.7 The park benefits from seven pedestrian/cyclist access points – four direct access onto Richmond Road to the north, two access points shared with Orleans Road to the west and two access points to the River Thames to the south (one of which is in use). The main vehicular access is off of Richmond Road, leading to the car park.

Historic Development

- 2.8 The Marble Hill estate was purchased for Henrietta Howard, mistress to King George II. It was built by builder-architect Roger Morris, with input from Henry Herbert, 9th Earl of Pembroke. The design, based on Palladio's 1553 Villa Cornaro in Piombino Dese, Italy, was subsequently copied across the Thames Valley, and proved influential in the emergence of the Palladian style across England in the 18th century.
- 2.9 The stable block was constructed in the early 19th century, along with the surrounding boundary wall which is of identical construction.
- 2.10 In 1902 the parkland escaped development after a public campaign and was vested in the London County Council. Since 1986 the estate has been owned and managed by English Heritage. The house has been presented as an historic house museum, with collections of early

Georgian furniture and works of art. The Mansion was listed Grade I in 1952 and the Stable block Grade II in 1983, and the Park was registered Grade II* in 1987.

- 2.11 Detailed histories of the Marble Hill House and its stables are contained within the accompanying Heritage Impact Assessments.

Planning History

- 2.12 The application site has been subject to various planning and listed building consent applications, as well as applications for works to trees. The following applications are relevant:

2.13 **17/1096/LBC** (withdrawn 02/03/2018):

1. Marble Hill House: Minor internal alterations; repair to damp affected flat wall plaster, installation of a new platform lift. External decoration and repair work; repairs to windows, if a window is substantially rotten, partial or full replacement of joinery elements may be necessary.
2. Stable block: Single storey rear extension for use as a café, with associated mechanical plant; internal and external alterations.
3. Landscaping: New soft and hard landscaping works, including restoration of gardens, upgrade of sport pitches; replacement of seating, play areas and storage facilities.
4. Boundary treatment, walls and fencing: Partial demolition in part, repairs and new.
5. Service yard: New service yard, access and associated storage facilities.
6. Sports centre: Internal refurbishment

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- 2.15 **94/0236/LBC**: Relocation of shop, Control Room and Toilets on Ground Floor and Re-establishment of Existing Doorway (approved 12/05/1994).

3.0 **Proposed Development**

3.1 The scheme comprises a series of works which may be grouped as four separate components covering the following:

- 1 Marble Hill House
- 2 Stable Block
- 3 Sports Block
- 4 Landscape

3.2 The principal elements to each are listed below. A full list of drawings and supporting documentation to the proposals is contained in the cover letter which accompanies this application, and the drawings schedules provided by Acanthus Clews Architects, van Heyningen and Haward Architects and J&L Gibbons. This is appended at Appendix 2.

Marble Hill House

- 1 Refurbishment and repairs, including repair to the roof and windows, repair of external render and external decoration
- 2 Reordering of modern internal spaces
- 3 Asbestos removal (in applicable areas)
- 4 Upgrade of services to comply with modern building regulations, including fire protection
- 5 Insertion of a platform lift to allow access to the first floor, in response to Equality Act (2010) provisions
- 6 Strengthening the mahogany stairs
- 7 Repair to shutters
- 8 Internal and external damp remedial works

3.3 A full schedule of works for the house is provided by Acanthus Clews.

Stable Block

3.4 Refurbishment, internal reconfiguration and minimal external alteration of the stable block to deliver a café with 60 internal covers and 100 external covers (currently there are 25 internal covers and 30 external covers) and supporting kitchen area with plant. The proposal does not include any extension to the building, or substantial amendment to the external elevations.

3.5 A summary of the works to the stable block includes:

- 1 Reconfiguration of the accessible and female toilets into overflow seating as part of the café expansion.
- 2 Refurbishment and redecoration of existing toilet facilities in the north-west block (the male toilets) to serve park and café visitors
- 3 Modification of existing doorway on southern elevation to create a hatch for the café kiosk
- 4 Provision of ventilation to a plant room in the former garage by a small louvered panel (225mm x 1275mm) in the rear (north) elevation
- 5 Minor repairs to the poorly maintained surfaces in the courtyard

- 6 Reinstatement of a historic doorway (west elevation of south wing) back to its original historic state
- 7 Erection of a new timber fenced compartment with a shallow single-pitched asphalt roof along the southern side of the courtyard to enclose an air-handling unit for the kitchen and the bin store

3.6 Full details are provided within the relevant drawings by vHH Architects.

Sports Block

3.7 Internal alterations to the sports block changing rooms to cater to both male and female users, (currently the sports block can only cater for one sex at a time which means that due to demand from male users being much higher, that female users are generally excluded), and provision of ramped access externally. The works proposed include the following:

- 1 New walls and partitions to separate out the changing areas
- 2 New W/C cubicles which will be publicly accessible as park toilets outside of sports match periods. There will be an overall net gain of five toilets throughout the Park to compensate for the loss of toilets at the Stable Block
- 3 New sanitary fittings and plumbing
- 4 Repairs to the flooring
- 5 Forming of new openings and spaces
- 6 External ramps to allow easier access

3.8 Full details are provided within the drawings produced by Acanthus Clews Architects.

Landscape

3.9 The proposed landscape works comprise:

- 1 Restoration of significant elements of the 18th century pleasure gardens and new planting arrangements, soft and hard landscaping
- 2 Creation of new grassland and woodland habitats
- 3 Implementation of an arboricultural management strategy designed to protect historic trees and provide for tree succession
- 4 Reinstatement of the 18th century nine pin alley
- 5 Resurfacing of tennis courts
- 6 Provision of new, biodiversity themed low-level play area adjacent to the existing grassed toddler play area.
- 7 Provision of scattered natural, ecology and interpretative play incidents around the park.
- 8 *Land drainage will be installed to ensure that the rugby pitches drain more quickly following flood events* Installation of sand slit drainage to both rugby pitches in the west meadow and football pitches in the east meadow.

3.10 Full details are supplied within the Landscape Design and Access Statement by J&L Gibbons.

3.11 For the avoidance of doubt, it should be noted that the pre-application scheme included a proposal for a space on the site of the old house service wing for the temporary erection of a marquee for use for weddings and hospitality events. Following feedback from the Council this has been removed from the scheme and the area will now be planted as an orchard.

4.0 **Statutory and Policy Considerations**

Introduction

- 4.1 This section provides an overview of the relevant legislation and policies at all levels of the planning hierarchy which have informed the development proposals. Relevant policy wording is discussed in relation to the planning issues set out in the assessment section.

Statutory Considerations

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the special interest of listed buildings and their settings.
- 4.3 Section 72 of the Act requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of Conservation Areas, which are areas designated for their special architectural or historic interest.

National Policy and Guidance

National Planning Policy Framework

- 4.4 The National Planning Policy Framework (NPPF) was published in July 2018. The document aims to protect and enhance our built and historic environment, and conserving heritage assets in a manner appropriate to their significance. Further to this, section 6 of The Framework aims to create conditions whereby economic growth can occur whilst any barriers to investment can be addressed.
- 4.5 Under the NPPF, Listed Buildings, Conservation Areas and Registered Parks and Gardens are considered designated heritage assets (designated under the relevant legislation). The NPPF outlines that the conservation of heritage assets can bring wider social, cultural and environmental benefits (paragraph 185) and requires applicants to describe the significance of heritage assets affected by proposals, including any contribution made by their setting (paragraph 189).
- 4.6 Significance is defined in the NPPF as: “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”
- 4.7 Local Authorities should determine applications, taking account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192). Under paragraphs 193 to 196 Local Authorities should give weight to the conservation of designated heritage assets in a manner appropriate to their significance. Where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.
- 4.8 Local planning authorities are encouraged to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance (paragraph 200). Additionally, they should assess whether the benefits of a proposal for enabling development, which would otherwise go against planning policies but secure the future conservation of a heritage asset, would outweigh the drawbacks of departing from those policies (paragraph 202).
- 4.9 The NPPF sets out policies for Green Belt, which should also be applied to Metropolitan Open Land (MOL) (as set out in Policy 7.17 of the London Plan). As there is no additional floorspace proposed, there will be no harm to the openness of the MOL.

4.10 The following sections of the NPPF are relevant:

- Section 6: Building a strong, competitive economy
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

National Planning Practice Guidance

4.11 *National Planning Practice Guidance* (March 2014) provides further detail on how significance may be identified and managed in decision-making.

Local Planning Policy and Guidance

4.12 The statutory development plan for the London Borough of Richmond comprises the London Plan (2016) together with the London Borough of Richmond Local Plan (2018), and supplementary planning documents and guidance.

London Plan (2016)

4.13 The London Plan provides the spatial development strategy for Greater London up to 2023 and sets out the policies to ensure that London expands opportunities for growth whilst achieving the highest environmental standards and quality of life.

4.14 The following are the key policies relevant to the proposals (Appendix 1 outlines a full list of relevant policies from the London Plan):

- 1 *Policy 2.6: Outer London: Vision and Strategy* aims to realise the potential of outer London – recognising and building upon its great diversity and varied strengths by providing locally sensitive approaches.
- 2 *Policy 2.7: Outer London: Economy* aims to create economic opportunities for growth in outer London. It recognises the importance that historic and cultural tourism can make to the outer London economy.
- 3 *Policy 2.18: Green Infrastructure: The Multi-Functional Network of Green and Open Spaces* aims to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure.
- 4 *Policy 3.19: Sports Facilities* aims to increase participation in sport and physical activity.
- 5 *Policy 4.1: Developing London's Economy* aims to promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London.
- 6 *Policy 4.5: London's Visitor Infrastructure* seeks to support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors.
- 7 *Policy 4.6: Support for and Enhancement of Arts, Culture, Sport and Entertainment* encourages the continued success of London's diverse range of arts, cultural, professional

sporting and entertainment enterprises, and the cultural, social and economic benefits that they bring.

- 8 *Policy 6.3: Assessing Effects of Development on Transport Capacity* aims to ensure that impacts on transport capacity and the transport network (at both corridor and local level) are fully assessed.
- 9 *Policy 7.4: Local Character* relays that buildings should be “...informed by the surrounding historic environment.”
- 10 *Policy 7.5: Public Realm* promotes secure, accessible, legible and inclusive public spaces and opportunities for greening should be maximised.
- 11 *Policy 7.6: Architecture* states that for planning decisions, buildings should be of “...the highest architectural quality...comprise details and materials that complement, not necessarily replicate, the local architectural character.” With regard to heritage and archaeology, developments should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate
- 12 *Policy 7.8: Heritage Assets and Archaeology* states that “Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.” “Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.”
- 13 *Policy 7.9 Heritage Led Regeneration* states that regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help environmental, economic and community regeneration.
- 14 *Policy 7.17 Metropolitan Open Land* states that sites designated as MOL have the same level of protection as sites in the Green Belt and therefore paragraphs 133-147 of the NPPF equally apply to MOL (as there is no separate national policy on MOL). That is not to say that MOL and Green Belt are one and the same – the purpose and function of the two concepts are distinctly different.
- 15 *Policy 7.29 The River Thames* states that the River Thames is strategically important, and an iconic feature of London. This role should be protected and promoted.

4.15 A draft London plan was published in December 2017. It does not substantially alter the current heritage Policy 7.8.

Richmond Local Plan (2018)

4.16 The Richmond Local Plan was adopted in July 2018 and sets out the spatial strategy for the borough until 2033. The Council’s Policies Map (formerly called the Proposals Map) has not yet been updated to reflect the adopted Local Plan. However, the Council’s website states that the updates to the Policies Map will include the following key changes:

- 1 Metropolitan Open Land (MOL) at Harrodian School, Barnes
- 2 Other Open Land of Townscape Importance (OOLTI) at St Michael’s Convent, Ham Common
- 3 Other Sites of Nature Importance (OSNI) at various locations across the borough.

4.17 In accordance with the above, the only key change which may impact on the policy designation for the Marble Hill site is alterations to the OSNI. However, this report will outline and assess the development on the basis that the designations will remain unchanged. The designations attached to the site in accordance with the former Proposals Map (from the superseded Core Strategy and Development Management Plan) are:

- 1 Metropolitan Open Land (MOL)
- 2 Other site of Nature Importance
- 3 Protected View (Indicative Zone) (DMP): No.4 View from near Ham House to Orleans; No.5 View to Marble Hill House (north)
- 4 Protected Vista (Indicative 20 metre Buffer) (DMP)
- 5 Public Open Space: Site Marble Hill (DMP)
- 6 Thames Policy Area (DMP)
- 7 Archaeological Priority Area
- 8 Twickenham Riverside Conservation Area
- 9 Proposal Site T18 Marble Hill Park
- 10 Flood Risk Zone 3 (southern part of the site only)

4.18 Para. 10.1.4 of the Plan specifically refers to Marble Hill House as an opportunity for an economic spin-off whilst contributing to supporting a high quality and unique environment. The 'Main Features Map' on page 12 of the Local Plan also identifies Marble Hill as being a key attraction.

4.19 The key policies in relation to assessing the proposed development are as follows:

- 1 *Policy LP1 Local Character and Design Quality* requires all development to be of high architectural and urban design quality and to maintain the high-quality character and heritage of the borough.
- 2 *Policy LP3 Designated Heritage Asset* requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough.
- 3 *Policy LP5 Views and Vistas* states that the Council will protect the quality of the views, vistas, gaps and the skyline – all of which contribute significantly to the character, distinctiveness and quality of the local and wider area.
- 4 *Policy LP8 Amenity and Living Conditions* requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.
- 5 *Policy LP10 Local Environmental Impacts, Pollution and Land Contamination* seeks to ensure that there are no detrimental effects on the health, safety and amenity of existing and new users or occupiers of the development site or surrounding land as a result of local environmental impacts of a development.
- 6 *Policy LP13 Green Belt, Metropolitan Open Land and Local Green Space* seeks the retention of the green belt and open land within the borough. Inappropriate development on such designated land will be refused unless very special circumstances can be demonstrated that clearly outweigh the harm.
- 7 *Policy LP14 Other Open Land of Townscape Importance* states that other open areas of townscape importance will be protected in open use, and enhanced where possible.
- 8 *Policy LP15 Biodiversity* aims to protect and enhance biodiversity.
- 9 *Policy LP16 Trees, Woodlands and Landscape* seeks to protect existing trees and requires the provision of new trees and vegetation to be of landscape significance which complements the existing setting.

- 10 *Policy LP18 River Corridors* aims to protect, improve and enhance the river environment. Development proposals in the Thames Policy Area should respect and take account of the special character of the reach as set out in the Thames Landscape Strategy.
- 11 *Policy LP20 Climate Change Adaptation* promotes and encourages developments that are fully resilient to the future impacts of climate change.
- 12 *Policy LP21 Flood Risk and Sustainable Drainage* aims for developments to avoid or minimise contributing to all sources of flooding.
- 13 *Policy LP22 Sustainable Design and Construction* requires developers to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.
- 14 *Policy LP24 Waste Management* aims to ensure that waste is managed in accordance with the waste hierarchy (which is to reduce, reuse and recycle waste as close as possible to where it is produced).
- 15 *Policy LP30 Health and Wellbeing* aims for developments to enhance people's health and wellbeing by promoting healthy and active lifestyles and measures to reduce health inequalities.
- 16 *Policy LP31 Public Open Space, Play Space, Sport and Recreation* aims to protect and enhance and improve the existing facilities and spaces in the borough.
- 17 *Policy LP40 Employment and Local Economy* aims to support a diverse and strong local economy.
- 18 *Policy LP43 Visitor Economy* seeks to support the sustainable growth of the visitor economic for the benefit of the local area. This should be done by supporting proposals which promote and enhance the borough's existing tourist attractions, and proposals that lead to increased visitors and tourists of an appropriate scale for the size of the attraction.
- 19 *Policy LP44 Sustainable Travel Choices* promotes safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions.
- 20 *Policy LP45 Parking Standards and Servicing* requires development to make provision for the accommodation of vehicles in order to provide for the needs of the development, while minimising the impact of car based travel, including on the operation of the road network and local environment.

5.0 Consultation

- 5.1 The 2017 application was subject to extensive pre-application consultation, including pre-application advice from the London Borough of Richmond and relevant consultees, including Historic England, Sport England and the Environment Agency.
- 5.2 Following the withdrawal of the application, English Heritage has used other consultation methods to receive feedback from the public. A wide range of English Heritage staff have been available at the open days and meetings to listen and answer questions from the public:
- 1 An online feedback form has been provided for input from the public, with a dedicated email address provided for members of the public to comment.
 - 2 The membership of the Marble Hill Revived Community Steering Group has been widened to include representatives of local resident's groups and groups opposing the scheme. Six meetings of this group have been held since the previous planning application was withdrawn in February to seek informed feedback from members and to keep a watching brief on the consultation process.
 - 3 Three consultation workshops were held to look in detail at the play area, landscape and the café designs.
 - 4 Meetings were held with Love Marble Hill, Montpelier Row and the Marble Hill Play Centre to gauge their opinions.
 - 5 The Garden History Symposium was organised specifically to address concerns regarding the landscaping proposals.
- 5.3 English Heritage received extensive and detailed feedback. The key findings of the consultation are:
- 1 **Stable Block Café** – The local community expressed concerns that an extension at the rear of the Stable Block was disproportionate in scale, inappropriate in design, and would negatively impact on Montpelier Row residents due to the potential noise and odour. The new proposals now utilise the existing footprint of the stable block for the enhanced café, and have relocated all external seating to the North-East and South-East sides of the stable block which will mitigate noise levels. The curtilage-listed wall is not proposed to be altered.

In addition, the new café design incorporates a flexible space which outside of periods of peak café usage, can be booked for daytime use by sports and other community groups. This community / sports group amenity space was something which was called for by a significant proportion of the local community. The positives arising from the upgraded café are:
 - a New employment and training opportunities for local residents and students
 - b Income to reduce the annual operation deficit for the House and Park
 - c Utilising the existing heritage asset while making minimal changes to make it fit for purpose
 - d The revised seating arrangement makes the most of dual-aspect views to the park and the River Thames
 - e Noise and odour mitigation strategies are retained
 - 2 **Rediscovering the Georgian garden** – Some local residents were concerned that the landscaping plans will create a 'theme park' feel and be unsympathetic. Thorough archival research has been carried out by English Heritage (which has been made publicly available) to ascertain the c.1720s & 1730s historic landscaping of the gardens, and the proposals have

been carefully designed to suggest as far as possible this original character and to enhance the historic setting of the house and park. It should be noted that all elements of the proposed restoration fully take into account the municipal nature of the park and the needs of its users. None should negatively impact on park users' ability to use the park in the way that they currently enjoy it. The proposals will also enhance and diversify habitats within the park.

- 3 **Wildlife** – some local residents were concerned about the short-term impact of the landscape proposals on the wildlife habitats whilst the new planting is establishing. In response to this, the revised proposals have now adopted a phased delivery programme that slows down the rate of the change in the southern woodland quarters.
- 4 **Play facilities at Marble Hill Park** – English Heritage's initial plans to include play apparatus in the existing fenced off area opposite the café, in the previous scheme was not welcomed by respondents. In accordance with suggestions made, the proposals now incorporate a new play area with low-level play equipment for young children, and a play trail around the perimeter of the park and retention of the existing grassed fenced off "baby crawl" play area in its current form.
- 5 **Potential impact on traffic** – A Transport Assessment was carried out by Vectos as part of this submission. This document has been fully updated to reflect new data which is now available, and feedback on the previous document which has been received from LB Richmond officers and local residents. The document also contains a new section entitled "Complementary and Sustainable Transport Measures" which summarises a number of ways that English Heritage is aiming to work in partnership with local and national stakeholders to improve the current and future transport situation in Twickenham – and specifically to increase the proportion of visitors to Marble Hill who choose to arrive on foot or by bicycle.
- 6 **Events** – English Heritages Activity Plan includes a small-medium sized events programme that has gained support from local residents. In addition to this, the consultation has resulted in a significant number of requests to bring back the music concerts and open-air theatre/cinema. For clarity, such events are not currently envisaged, and do not form part of this planning application. Ecology events have been added to the events programme following feedback from the local community. The Mable Hill Revived Activity Plan incorporates small-medium sized events with audiences of 300 people maximum.
- 7 **Enhanced sports pitches/changing facilities** – Local sports groups welcome and support the proposed changes.
- 8 **Opening Marble Hill House five days per week** – There has been very strong support for this from all respondents – even those who expressed concerns about other aspects of the scheme.

5.4 Full details of the consultation programme, and how this has informed the development proposals, are set out in English Heritage's Statement of Community Involvement.

6.0 **Planning Assessment**

Land Use

- 6.1 Marble Hill House is currently an under-utilised local cultural facility, being open only two days per week by appointment only. Marble Hill Park is tired and in need of improved supporting facilities for park users. The proposed intensification of use supports an anticipated 16% increase in visitors by 2020, and enables a cultural venue of national significance to be open to the public free of charge and five days per week.
- 6.2 This is a major local cultural benefit, providing free entry to a flagship heritage asset within the National Heritage Collection which will enhance the Borough's tourism and the visitor offer (LP43) within the region. Together with the extended capacity at the stable block and investment into the park, the scheme will transform the Park's quality as a destination for leisure and recreation (CP20, London Plan policy 4.6) at the same time as improving economic and employment opportunities (LP40) – the project will create 17.5 additional full time equivalent positions. The proposal would support Thames Policy Area objectives (Policy DM OS 11) in conserving the heritage of the River and promoting its enjoyment.

Open Space

- 6.3 Marble Hill Park, including the stables area, is designated as Metropolitan Open Land (MOL) which, under the London Plan policy 7.17, is afforded a high level of protection from inappropriate development other than '*essential ancillary facilities for appropriate uses*' which do not harm the openness of the MOL. This protection is reinforced in Local Plan Policy LP13.
- 6.4 The proposed development comprises internal improvements and minor alterations to the elevations of the existing buildings, together with landscape enhancements to the historic parkland. These proposals will not change the footprint of buildings, effect the openness of the MOL, nor harm the character and openness of the MOL, nor its historic interest. The alterations to the stable block and Marble Hill House are linked to the functional use of the land as a cultural and recreational venue, and meet the special circumstances tests set out in paragraph 145 of the NPPF and LP13 of Richmond's Local Plan, including financially supporting the restoration and maintenance of the open space.
- 6.5 The proposed development meets the objectives set out in The LB Richmond Upon Thames Playing Pitch Strategy (2015), particularly Objective 2. It will enhance the existing pitches and ancillary play and leisure facilities, improving their quality and management. The scheme will improve funding security for the maintenance of the pitches and includes proposals to upgrade the quality of the existing changing facilities and their suitability for female users. The drainage proposals will improve pitch management and condition. The proposals will not lead to overplay of the existing pitches since the overall capacity of the changing facilities will not change. Notwithstanding this, the proposals include measures to improve soil and turf management based on an agronomy survey (see accompanying Sports Pitch Agronomic Assessment by Tim O'Hare Associates).
- 6.6 In summary, the proposals accord with Local Plan policies LP 10, 13, 14, 30 and 31.

Design and Heritage

- 6.7 In accordance with the requirements set out at paragraph 189 of the NPPF the proposals have been carefully informed by a detailed understanding of the historic significance of the heritage assets which would be affected by the proposals. The significance of these assets, and an assessment of the proposals' effects on them, is set out in the accompanying Heritage Impact

Assessments by English Heritage, and landscape Heritage Impact Assessment, contained within the Design and Access Statement by J&L Gibbons. A summary is provided below of the effects on the separate elements of the scheme.

Marble Hill House

- 6.8 The proposed alterations to Marble Hill House comprise comprehensive repairs, minor alterations to modern areas within the plan form, and the installation of a platform lift. The location of the lift was identified following an options appraisal by van Heyningen and Haward Architects, and provides the optimum access within the constraints posed by the historic fabric. The lift would be located within the much-altered closet rooms immediately to the east of the main stair, currently in use as a control room. This location minimises harm to the building's internal fabric and historic character, avoids any visual harm to the exterior, but provides access closely aligned to the principal vertical circulation route within the building. Historic England has indicated that they have no objections to the proposed alterations to Marble Hill House as these have no impact on areas of high significance.

Stable Block

- 6.9 The designs for the stable block café have been fully revisited in light of concerns raised during the previous application. It is now proposed to accommodate the expanded stable block café entirely within the footprint of the stable block building, with additional external seating located on the North-East and South-East facing terraces. The only external alterations would be minor changes to the elevation, the removal of the raised lawns at the east elevation, housing for the Air Handling Unit adjacent to the kitchen and the screened bin store north of the café and new pedestrian path linking the yard to the existing storage shed to the north. The car park to the rear would remain in its current use, and no change is proposed to the rear boundary wall.

Landscape

- 6.10 The history and significance of Marble Hill Park has been comprehensively identified through the Design and Access Statement, by J&L Gibbons, which provides the basis for a series of proposals for the restoration and enhancement of the parkland. The landscape strategy seeks to reinstate and reinterpret the 1752 and later 18th century landscape which was the creation of Henrietta Howard and her friends. Key measures include: management of the trees and woodland to restore their historic character and support succession; reinstatement of significant elements of the 18th century pleasure grounds to the south of Marble Hill House; improvements to accessibility through resurfacing, rationalised furniture and better interpretation.
- 6.11 Historic England's officers reviewed the landscape proposals in February 2017 and commented that *'we strongly support the principle of restoration of the historic landscape, and believe the approach has been well informed by the 1752 survey. In our view, restoration could result in significant enhancement of the Grade II* registered landscape'*. Indeed, the landscape proposals comprise a significant heritage benefit which weigh in favour of the application.
- 6.12 Following the Summer 2018 re-consultation, the following updates have been made to the original landscape design:
- 6.13 In response to the concerns regarding the disruption to existing habitats within the Woodland Quarters, two areas of the southern quarters will be omitted from the current project and work in the rest of the area will be undertaken over a 3 year period to reduce wildlife disturbance during the project works. . The Woodland Quarters will be opened to the public but be enclosed with estate railings, hedge, post and wire fencing with gated access. This is to prevent dog access to the quarters and protect wildlife habitats.

- 6.14 Concerns were also raised about increased visual enclosure following new proposed tree planting in groves and avenues. . The spacing of the new tree planting has been increased and all trees will be standards i.e. having high clear stems to improve East –West views
- 6.15 The play area proposals have been revised and the existing fenced ‘baby-crawl’ area will remain in its current form. A separate play area is proposed adjacent with its own entrance. This will contain low-level play features made of natural materials with nature and ecology themes. New tree planting is proposed to provide shade with meadow understorey and will be enclosed by a dead-hedge.

Heritage balance

- 6.16 Paragraph 194 of the NPPF states that any harm to a designated heritage asset requires clear and convincing justification. The accompanying Heritage Impact Assessments by English Heritage show that the proposals would not harm the assets concerned.
- 6.17 Taken together this application comprises a package of proposals for the comprehensive repair, restoration and long-term maintenance of a Grade I listed mansion and Grade II* Registered Park. The reconfigured and refurbished stable block café would help secure the long-term optimum viable use of the estate which currently runs a sizeable deficit (around £300,000 p.a.) that cannot be met by revenue generated by the house alone (income from the house and cafe currently stands at only £22,148p.a.). Considered in terms of the requirements set out under Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposals will considerably enhance the character and appearance of the Twickenham Riverside Conservation Area, and complies with local policy LP 3 (Designated Heritage Assets).

Archaeology

- 6.18 The Archaeological potential of the Site has been established as set out in the report by Brian Dix, sets out the necessary measures to mitigate harm to archaeology, including proposals requiring prior archaeological excavation, archaeological supervision and archaeological monitoring during groundwork. These can all be secured by condition, in compliance with Policies LP3 and LP7.

Residential Amenity

- 6.19 In response to the comments received during the previous application, the stable block design was reviewed and it was decided to remove the extension from the scheme. The changes to the rear elevation (new door and timber screen) would have no material impact on the outlook for residents at Montpelier Row.
- 6.20 This planning application is also supported by acoustic and odour assessments which identify the effect of noise and odour emitted by the kitchen ventilation and plantroom, as well as the potential for noise from the seating proposed to be located in the terrace area to the South-East and North-East of the stable block.
- 6.21 The acoustic report by HRS notes that the anticipated resultant ambient noise from the upgraded café, noise from plant and operational noise associated with the day to day running of a café will be minimal. The maximum anticipated noise levels will not rise above the existing maximum noise levels. HRS concludes that the proposed development is expected to have a low to slight noise impact upon noise sensitive properties.
- 6.22 The proposed ventilation arrangements are set out within the Mechanical Electrical report by Martin Thomas Associates. The provision of a dedicated supply air AHU and a matched extract AHU will maintain the kitchen at a near balanced negative air pressure relative to the adjoining

café seating area. The extract system is fitted with sophisticated UV filter treatment to remove odours so that neither the neighbours nor members of the public will be affected by cooking smells.

- 6.23 Services management has been fully considered within the Design and Access Statement by vHH Architects which shows how refuse storage and collection has been integrated into the design as required by Policy LP 24.

Transport and Parking

- 6.24 The baseline transport conditions have been assessed in the accompanying Transport Assessment by Vectos. The report shows that the application site has a 'good' level of public transport accessibility (PTAL 4), with frequent bus services nearby and rail Services from St Margaret's Station and Richmond.
- 6.25 To assess existing visitors numbers English Heritage commissioned a number of survey counts in June 2015 to establish the number of daily visitors to the park. Cameras were placed at each of the six pedestrian access points and the main vehicular access. The number of people and vehicles entering and exiting the park were then counted for two full days - a weekend day, Saturday 20th June, and a week day; Monday 22nd June 2015. The weather was fair and generally representative of early summer.
- 6.26 To provide additional data on the mode of travel of existing visitors, interview surveys were undertaken in July 2017. This indicated that approximately 75-82% of visitors arrive on foot, with only 10-15% of visitors arriving by car.
- 6.27 In accordance with policies LP 44 and LP 45 the assessment demonstrates that the existing 76 space car park (with 3 disabled parking bays) would be sufficient (and with reserve capacity) to accommodate the minor increase in vehicle trips created by the proposals, and that there would be no material impact on the surrounding highway network in terms of either vehicle trips or parking demand.

Health Impact Assessment

- 6.28 The proposed development retains and enhances existing sports and recreational provision within Marble Hill Park, including the addition of a new play area and incidental nature, ecology and interpretative play moments. The increased opening hours to Marble Hill House, and landscape restoration proposals, will drive greater and more frequent use of the parkland for healthy activities such as walking and outdoor play and sport. The stable block extension will financially support the maintenance of the public park over the longer term.
- 6.29 The Rapid Health Impact Assessment Tool published by the Healthy Urban Development Unit (2015) has been used to appraise the effects of the scheme and shows that the proposals will deliver a wide range of positive health outcomes within the locality. The only negative effect of the proposals would be the temporary impacts of noise, dust and vibration during construction. These would be managed through the implementation of measures set out in the Construction Management Strategy by J&L Gibbons.

Sustainability

- 6.30 The Local Plan requires that commercial developments of over 100sqm meet BREEAM Excellent standard. As the proposed development does not exceed 100sqm, this is not a necessary requirement for this application. A full range of energy and resource efficiency measures have been investigated for the site, however due to the physical constraints and heritage constraints of the site in the setting of the Grade II listed stables and curtilage listed

boundary wall this is not feasible. This included, for example, consideration of the feasibility of a green roof, however the trees which overhang the site would not allow sufficient light for the living roof to survive.

Trees and Ecology

- 6.31 A full suite of landscape documents are included within the supporting documentation, including Landscape Conservation and Management Plans, Arboricultural Management Plan and a Tree Survey Report. These provide the basis for the landscape proposals, which incorporate a range of habitat improvements as required under Local Policy LP15, including the expansion of tall grassland areas and new tree planting to the park boundaries, , the re-introduction more diverse woodland habitats in the form of shrub understorey and ground flora within the Woodland Quarters and reinstatement of historic tree structures within the Pleasure Grounds. A total of 336no. new trees are proposed site wide..
- 6.32 The arboricultural interventions have been designed achieve an optimum design based on four objectives: health and safety; reinstatement of significant elements of the 18 Century landscape; successional tree planting; the likely effects of climate change; and general woodland management best-practice. Since the previous application, the proposals have been revised to reduce the number of trees being removed and also deliver a 20% increase in trees against the number now proposed to be removed.The new tree planting will take the form of avenues and groves within the Pleasure Grounds with extensive shrub and woodland edge planting . In the rest of the park, tree planting will expand upon the existing woodland edges and boost shelter belts in the east meadow. The proposals will make a positive contribution to the wider green and blue infrastructure network and protect and enhance the Borough's biodiversity, in accordance with Policy LP 15, 16 and 18.
- 6.33 FOA Ecology have assessed the application site for the presence of Bats and found no direct evidence that Marble Hill House, the Grotto or Ice House are in use by bats. However bat passes detected in the September 2016 survey suggest the potential for bat roosts in the vicinity of the stable block. Formal building surveys (internal and external) are recommended to cover the stable block store building, Grotto, Pagoda, Disused Toilet Block, Ticket Shed, Sports Block and buildings associated with the Marble Hill Adventure Playground. A daytime ground level bat roost assessment of any trees to be felled is recommended, followed by further investigation if bat roost potential is found. It is recommended that FOA has input into detailed designs for the external lighting to the stable block. These measures can all be secured by condition.
- 6.34 The proposed planting has been designed to retain and enhance suitable habitat for important species such as song thrush, and to maximise foraging opportunities. The applicant has also carried out badger surveys in order that suitable mitigation can be secured by condition.

Flooding and Drainage

- 6.35 The Flood Risk Assessment by Peter Brett Associates shows that the majority of the site is within Flood Zone 1 'Low Probability' and the south and southwest of the site lies partly within Flood Zone 3 'High Probability' of the River Thames (as defined in NPPF Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' Table 1). Detailed analysis of topographical survey and Environment Agency (EA) modelling data confirms the probability of flooding and Flood Zone classification. The Strategic Flood Risk Assessment and Preliminary Flood Risk Assessment mapping aligns with the EA mapping.
- 6.36 The Assessment proposals for improvements to the café constitute a 'less vulnerable' land use, which is considered appropriate within Flood Zone 1, and the landscaping works constitute a 'water compatible' development, which is considered appropriate in Flood Zone 2 and 3 (in

accordance with the NPPF and PPG Tables 2 and 3). The Sequential Test is passed as the works are associated with an existing café and landscaping works to enhance the existing contour arrangement. This development cannot be located anywhere else.

6.37 The flood risk mitigation strategy for the development consists of the following elements:

- 1 Continuous safe access from the site is provided at the 1 in 100 annual probability plus climate change flood level via Richmond Road.
- 2 The additional impermeable areas associated with the café service yard will drain via infiltration into the adjacent ground.

6.38 In summary, the FRA demonstrates that the proposed development is safe and in accordance with the requirements of national and local planning policy.

7.0 Conclusions

- 7.1 The application proposals will deliver the restoration, enhancement and long-term maintenance of Grade I listed Marble Hill House and Grade II* Listed Marble Hill Park, which is a popular public park within the Twickenham area. Key to the long-term financial sustainability of the estate is the alteration of the Grade II listed stables, located just north west of the Mansion, to accommodate an improved catering offer.
- 7.2 Substantial revisions have been made to the previous scheme, including revisions to the landscape design and stable block which address a number of concerns raised by residents. The new cafe design would accommodate the expanded café within the footprint of the existing building, and on the North-Eastern and South-Eastern terraces, requiring minimal alteration to the exterior to the rear.
- 7.3 In summary, the scheme will deliver a wide range of public benefits to the local area, which should weigh overwhelmingly in favour of the approval within the planning balance. These include:
- 1 The restoration of and securing the long term financial sustainability of a Grade I listed Marble Hill House, one of the most significant Palladian villas in the country.
 - 2 Increased access to the Grade I-listed heritage asset with the introduction of free entry to the Marble Hill House, and opening hours more than quadrupled, and the installation of a lift to meet DDA provisions. Access to the House and Park will be further enhanced by the introduction of a more accessible form of interpretation providing enhanced educational, social and community value.
 - 3 Restoration of significant elements of the 18th Century landscape and reversing the decline of the woodlands so that the Grade II* Registered Park of international importance can be enjoyed for generations.
 - 4 Optimisation of a currently under-used local tourist destination.
 - 5 Improved access to and management of a local open space including improved sports facilities, totalling £6m of inward investment.
 - 6 The creation of an additional 17 full time equivalent jobs as a direct result of the reconfiguration and refurbishment of the café, and of the increased opening hours in the house and shop. The posts will include 5 apprenticeships which will be proactively advertised to local people every year.
 - 7 An expanded programme of small-scale public events and other community engagement activities.
 - 8 Habitat improvements across Marble Hill Park, including the expansion of wildlife corridors across the park through tree planting and tall grassland understorey, diversification of the Woodland Quarter.

Appendix 1: Relevant Policies from the Local Development Plan

The London Plan (March 2016)

- 1.1 Delivering the Strategic Vision and Objectives for London
- 2.1 London in its Global, European and United Kingdom Context
- 2.18 Green Infrastructure: The Multi-Functional Network of Green and Open Spaces
- 2.6 Outer London: Vision and Strategy
- 2.7 Outer London: Economy
- 2.8 Outer London: Transport
- 3.2 Improving Health and Addressing Health Inequalities
- 3.19 Sports Facilities
- 4.1 Developing London's Economy
- 4.5 London's Visitor Infrastructure
- 4.6 Support for and enhancement of Arts, Culture, Sport and Entertainment
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.4 Retrofitting
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable Energy
- 5.8 Innovative Energy Technologies
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment

- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Architecture
- 7.9 Heritage-Led Regeneration
- 7.14 Improving Air Quality
- 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes
- 7.17 Metropolitan Open Land
- 7.18 Protecting Open Space and Addressing Deficiency
- 7.19 Biodiversity and Access to Nature
- 7.21 Trees and Woodlands
- 7.29 The River Thames

Supplementary Planning Documents and Guidance

- Design Quality (2006)
- Refuse and Recycling Storage Requirements (2015)
- Sustainable Construction Checklist (2016)
- Design for Maximum Access
- Listing Buildings
- Nature Conservation and Development
- Planning guidance for food and drink establishments
- Trees: Landscape Design, Planting and Care
- Wildlife in Gardens
- Twickenham Riverside Conservation Area Statement (CA8)
- Twickenham Riverside Conservation Area Study (CA1)

Appendix 2: Drawing Schedules

Landscape Drawings Schedule (J&L Gibbons)

PLANNING CONSULTANT	LICHFIELDS			x	x	x	x															

Stable Block Drawings Schedule (van Heynigen and Haward Architects)

533 - Marble Hill Stable Block Cafe

L-DRAWINGS ISSUE SHEET

van Heyningen and Haward Architects

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DATE OF ISSUE	day	0	2	3	0				
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Structural Engineer		-	-	-					
Services Engineer		-	-	-					
Quantity Surveyor		-	-	-					
Landscape Consultant		-	-	-					
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Building Control									
Contractor									
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ISSUE PURPOSE		I	I	P	P				

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DRAWING TITLE	DWG	No	Scale						
Existing Site Plan	533- L-	1001	1:1250 at A3	-	-	-			
Existing Block Site Plan	533- L-	1008	1:250 at A3	-	-	-			
Existing - Ground Floor Plan	533- L-	1010	1:100 at A3	-	-	-			
Existing - Roof Plan	533- L-	1011	1:100 at A3	-	-	-			
Existing - Sections AA & BB	533- L-	1020	1:100 at A3	-	-	-			
Existing - Section CC & DD	533- L-	1021	1:100 at A3	-	-	-			
Existing - Elevations 01	533- L-	1030	1:100 at A3	-	-	-			
Existing - Elevations 02	533- L-	1031	1:100 at A3	-	-	-			
Demolitions - Ground Floor Plan	533- L-	1050	1:100 at A3	-	-	-			
Demolitions - Roof Plan	533- L-	1051	1:100 at A3	-	-	-			
Demolitions - Sections AA & BB	533- L-	1052	1:100 at A3	-	-	-			
Demolitions - Sections CC & DD	533- L-	1053	1:100 at A3	-	-	-			
Demolitions - Elevations 01	533- L-	1054	1:100 at A3	-	-	-			
Demolitions - Elevations 02	533- L-	1055	1:100 at A3	-	-	-			
Proposed - Site Plan	533- L-	2001	1:1250 at A3	-	-	A B			
Proposed - Block Plan	533- L-	2002	1:250 at A3	-	-	A B			
Proposed - Ground Floor Plan	533- L-	2010	1:100 at A3	-	-	A B			
Proposed - Roof Plan	533- L-	2011	1:100 at A3	-	-	-			

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	year	1	1	1	1						
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Structural Engineer											
Services Engineer											
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Proposed - Sections 01	533-	L-	2020	1:100 at A3	-	-	-	-			
Proposed - Sections 02	533-	L-	2021	1:100 at A3	-	-	-	-			
Proposed - Elevations 01	533-	L-	2030	1:100 at A3	-	-	-	-			
Proposed - Elevation 02	533-	L-	2031	1:100 at A3	-	-	-	-			

Stable Block Services Drawings Schedule (Martin Thomas Associates)

Drawing Title	Scale	Drawing Ref.
Proposed Low Level Ground Floor Plan	1:100 @A3	99480/8-SK-BW-151 Rev A
Proposed High Level Ground Floor Plan	1:100 @ A3	99480/8-SK-BW-152 Rev A
Proposed Plant Room Low Level	1:20 @ A3	99480/8-SK-BW-153 Rev A
Proposed Plant Room High Level	1:20 @ A3	99480/8-SK-BW-154 Rev A

Marble Hill House Drawings Schedule (Acanthus Clews Architects)

Sports Block Drawings Schedule (Acanthus Clews Architects)

Number	Name	Revision
17_146 - 001	Site Plan	-
17_146 - 110	Ground Floor Plan Existing	-
17_146 - 111	Roof Plan Existing	-
17_146 - 121	North West and North East Elevations Existing	-
17_146 - 122	South East and South West Elevations Existing	-
17_146 - 210	Ground Floor Plan Proposed	C
17_146 - 221	North West and North East Elevations Proposed	A
17_146 - 222	South East and South West Elevations Proposed	A

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