

DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

1. **Makin organ specification** (Makin Digital 2-Manual 20 Drawstop Organ Console specification.jpg)
2. **Statement of Needs** (Statement of Needs.pdf)
3. **S o S** (2022-07-22_HeritageStatement_compressed.pdf)
4. **D & A Statement** (Design-and-Access-Statement - -Submission-for-Statutory-Consent-to-DAC-compressed-compressed.pdf)
5. **Monuments and Windows IA** (Schedule of Monuments and Windows Impact Assessment.pdf)
6. **Storage requirements - May 2019** (SMwSA Storage Requirements - May 2019.pdf)
7. **Location Plan 1** (201804-D-100 Location Plan.pdf)
8. **Location Plan 2** (201804-D-101 Site Plan 1-500.pdf)
9. **Site Plan** (201804-D-102 Site Plan 1-200.pdf)
10. **Existing Plan** (201804-D-103 GF Plan-As Existing.pdf)
11. **Existing Roof Plan** (201804-D-104 Roof Plan-As Existing.pdf)
12. **North Elevation** (201804-D-210 North Elevation.pdf)
13. **Proposed Plan** (201804-D-203 GF Plan-As Proposed.pdf)
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22. **Section A-A** (201804-D-220 SECTION A-A.pdf)
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25. **Section C-C** (201804-D-222 SECTION C-C.pdf)
26. **Section E-E** (201804-D-224 SECTION E-E.pdf)
27. **Garden Room East Window - Section F-F** (201804-D-225 SECTION F-F.pdf)
28. **Garden Room East Window - details** (201804-D-700 East Window Plan and Elevation Details.pdf)
29. **M&E Services Strategy** (M&E Services Strategy 3123-ME-3 StMaryTeddington_Stage3_M&EStrategy_20220517.pdf)
30. **Garden Room Ventilation Plan** (Garden Room Ventilation Plan 3123-5-1-E.pdf)
31. **Ventilation Elevation** (Ventilation Elevation 3123-5-2-C.pdf)
32. **Structural Summary Note** (220623 Structural summary note.pdf)
33. **Garden Room Structural Summary** (220623 SK 10, structural summary.pdf)
34. **Trial pits - archaeological watching brief - Jun 2020** (Archaeological Watching Brief Report on Test Pits - Jun 2020.pdf)
35. **Trial pits - archaeological WSI - Jan 2020** (Archaeological WSI for Trial Pits - Jan 2020.pdf)
36. **Tree Survey** (Tree Survey and Aboricultural Impact Assessment - Jan 2022.pdf)
37. **Bat Survey** (Ecology - Bat Emergence Survey Report St Mary and St Alban Update - Oct 2022.pdf)
38. **Biodiversity proposals** (Ecology - Biodiversity Enhancement Proposals (optimised file size) - May 2022.pdf)
39. **Ecology Appraisal** (Ecology - Preliminary Ecological Appraisal-D (optimised file size) - May 2022.pdf)

40. **Organ report - Adrian Mumford** (Teddington Organ Report (AM) - Aug 2019.pdf)
41. **DAC Organ Adviser's report** (DAC St Mary Teddington JN organ report - Jun 2020.pdf)
42. **Organ report - John Norman** (St Mary Teddington John Norman organ report - Jun 2020.pdf)
43. **Makin Thirlmere 2 manual 30 stop for example purposes** (Makin Thirlmere Digital 2-Manual 30-Drawstop Organ Console.jpg)
44. **Historic England comments** (Historic England Consultation Response - Aug 2022.pdf)
45. **Historic England letter to DAC** (Historic England letter to DAC - Oct 2022.pdf)
46. **GLAAS advice** (GLAAS Archaeological Advice - Aug 2022.pdf)
47. **LBRUT decision notice** (Richmond Council ufm10_FUL_GRANTED_Decision_Notice - 19 Dec 2022.pdf)
48. **CBC Advice** (CBC Advice_November 2022_Teddington St Mary - Nov 2022.pdf)
49. **Georgian Group comments** (2023 12 13 E.Waller.pdf)
50. **Georgian group** (2024 02 13 GEORGIAN GROUP.pdf)
51. **Teddington Society comments** (Teddington Society comments on consultation - Dec 2021.pdf)

TO THE CHANCELLOR OF
THE DIOCESE OF LONDON

VIEWED by the London Diocesan
Advisory Committee

2-20

Pedal

Bourdon	16'
Bass Flute	8'
Fagotto	16'

Great to Pedal

Swell to Pedal

Gt & Ped Combs Coupled

Great

Open Diapason	8'
Stopped Diapason	8'
Gamba	8'
Principal	4'
Harmonic Flute	4'
Fifteenth	2'
Mixture (19.22.26)	III
Trumpet	8'

Swell Sub Octave to Great

Swell to Great

Swell Octave to Great

Swell

Geigen Diapason	8'
Liedlich Gedackt	8'
Celeste (II)	8'
Gemshorn	4'
Flageolet	2'
Mixture (15.19.22)	III
Corno di Bassetto	16'
Oboe	8'

Tremulant

Cornopean	8'
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Sub Octave

Unison Off

Octave



Church of St Mary with St Alban Statement of Needs

Summary

St Mary with St Alban Church aspires to be an open and welcoming church, serving its local community, fostering faith and friendship and bringing people of all ages together for the glory of God. It is a wonderful place to connect with God but should also be a place to connect with each other and connect with its community.

The church continues to attract new members every year and hosts an increasing number of activities which provide for the congregation and wider community. The space within the existing church building is limited and it does not contain the facilities needed to make it accessible and welcoming to all.

There is therefore a pressing need for the church to provide new and improved facilities, whilst also preserving significant historic features and protecting the surrounding churchyard. There are a number of key areas which need to be addressed:

- **Toilet facilities** | There are no toilets at all within the church building. People attending any activity within the church currently have to use the toilets within the Parish Hall. This is 100m away, across a busy main road which is dangerous to cross due to the speed of traffic, buses, a blind bend, the proximity to the junction with Langham Road and the presence of parked cars. The Council have advised that for these reasons a pedestrian crossing would not be possible here. In addition, for security purposes, the Parish Hall is kept locked and requires knowledge of the entry code to gain access.

This is particularly problematic for those who may need a toilet quickly, the elderly, those with children and for disabled people as well as those coming some distance for services or events. Anecdotally some people do not attend services due to the lack of toilet facilities. Accessible toilet and baby-changing facilities within the church are needed to enable it to be welcoming to all members of the community and allow further use of the building for additional church related activities.

- **Kitchenette facilities** | The church also lacks any kitchen facilities. It wishes to be able to offer hospitality and simple refreshments on site to people attending services and events in the building as a natural continuation of the fellowship of the occasion. To do this, a small, dedicated kitchenette unit is required.
- **Multi-purpose meeting space** | There is currently no separate meeting space within the church building. A space is required to allow activities to take place while another activity is taking place in the main body of the church. It is needed for activities including Children's Church, refreshments following the Sunday services and events such as baptisms and concerts, school visits, meetings, workshops and Bible study sessions. Again, the Parish Hall has meeting rooms, but these are located across the busy main road and are already very heavily booked. It will also provide an overflow space for the congregation at busy services via an audio-visual link to the church.
- **Access improvements** | Provision of step-free access from the churchyard to all areas and facilities in the new building and between the new building and nave in the church.
- **Storage space** | This is required for various items, including those needed for church services, Children's Church, workshops and events. Accessible storage space is also needed for buggies and mobility scooters for members of the congregation.
- **Vestry reordering** | A separate space able to accommodate up to 14 people standing, comprising moderate acoustic separation, needs to be retained for the choir to prepare before services. This space can be used for small meetings at other times.



These requirements, delivered through the demolition of the existing Choir Vestry, provision of accessible toilet facilities, a new multi-purpose room containing a kitchenette, together with internal alterations and reconfiguration, will enable the church to be upgraded and optimised to be accessible and welcoming to all members of the congregation and wider community.

A full assessment of the current use and space needs of the church is contained in the Appendix.

APPENDIX

Church of St Mary with St Alban Activity Space Current Use and Needs Assessment

1.0 Introduction

- 1.1 This Assessment looks at the space requirements for activities within the church and the Parish Hall. It should be read with the Conservation Management Plan 2019 (CMP) and the Storage Requirements 2019.
- 1.2 The Assessment sets out factually what currently takes place, where and how often, using information provided by or agreed with the users¹. The analysis will help to identify where there are shortfalls in space/facilities and may identify opportunities for adjustments to make better use of the space available. The Assessment also includes future likely requirements as well as some aspirations – activities that might take place should there be a demand or an improvement in facilities which might make something possible.

2.0 The Accommodation

(for much more detail see the CMP)

2.1 The Parish Church

- The church is positioned at the East end of Teddington, on Ferry Road, which is part of the main road through Teddington (the A313).
- Holds up to 250 people seated on fixed pews as well as 15 choir. More can be accommodated if extra chairs brought in or if a standing service.
- Vestry, organ space and tower (upper levels unused, except for boiler)
- No toilets, one cold water tap, centrally heated
- Closed churchyard with 393 headstones, thought to be three times as many unmarked burials beneath
- church is open during the day from 9-5 (sometimes earlier and later than this), the churchyard open to the public at all times
- No car parking on site, fairly limited availability of on street car parking, bus stop outside

2.2 The Parish Hall

- The Parish Hall is located off Langham Road, some 100m from the church, across Ferry Road (A313).
- Entrance Foyer with lift down to main hall and up to upper floor
- Downstairs:
 - Main hall with stage would accommodate at least 100 sitting
 - Kitchen – can be used in conjunction with main hall
 - Mina Hogan Room, seats 25
 - Toilets – off kitchen - one; off foyer – one unisex disabled, two ladies', one men's and two urinals
- Upstairs:
 - Balcony room, can only be used if main hall not in use
 - Parish Offices, comprising one large and one small office off a small entrance area for storage and tea/coffee making. Toilet for offices

- Limited car parking on site, fairly limited availability of on street parking, bus stop nearby

2.3 Users of the Church and Parish Hall

The population of Teddington was 10,330 in the latest census (2011) having grown 7.5% over 10 years with a particular growth in the number of young families. In the last 5 years the size and structure of the congregation has reflected this change. In April 2017 there were 452 names on the Parish Electoral Roll (an increase of 21% from 2014) and more than 100 children on the Sunday School register.

It should be noted that this is an open church where all are welcome, many people attend the church and other activities promoted by the church who are not on the Parish Roll.

The Parish Hall is used in conjunction with church activities and the Parish Offices are there. The Hall and Mina Hogan Room are also let out for a wide number of community uses. In all the church and Hall are used by a large number of local people as well as those visiting for example for christenings, weddings, funerals and festival and community services.

3.0 Details of Services and Other Activities in the Church

3.1 A typical weekly timetable for the church of St Mary with St Alban

Day/time	Activity	Average numbers	Details	Needs
Sunday				
8am - 8.40am	Service	15		Toilets in church
9am - 9.40am	All Age service	60 adults, 50 children		Toilets and Coffee facilities in church
10am - 11.15am	Service and Sunday School. Several festival/ community services a year*	100 adults 20-30 children. More when a festival or community service.	Choir in attendance from 10.00 8-12 children are taken to Sunday school in Parish Hall then return to church. After service coffee served in Parish Hall, about half attend. Greater numbers if a festival or community service	Toilets and Coffee facilities in church Room for Sunday school in church
Midday - 12.30 pm (40 Sundays a year)	Christening Service	Usually 30 per party Up to 4 parties	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
6.30pm - 7.30pm (bi-monthly)	Service	100	Choir in attendance	Toilets in church Coffee/wine in church

			After service coffee/wine served in church	
Wednesday				
9.30am - 10am	Service	10		Toilets in church Coffee facilities in church
10.30am - 11.30am	Service for families	15 adults 15 children	Service aimed at families with small children. After service coffee served in church	Toilets in church Coffee facilities in church
Thursday				
8pm (monthly)	Service	10	Service of wholeness and healing, growing numbers attend	Toilets in church Coffee facilities in church
Friday				
Daytime (approx 6 a year)	Weddings	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
6.30pm - 8pm	Choir practice	Up to 20		Toilets in church
Saturday				
Daytime (approx 6 a year)	Weddings	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
Any weekday				
Daytime (up to 30 a year)	Funeral service	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
Daytime	School services	Up to 200		Toilets in church Coffee facilities in church

In addition to the typical week, more services and other activities take place around important dates in the church calendar.

3.2 Christmas

Throughout Advent there are daytime and evening school and community services, major evening Advent services with orchestra and augmented choir, 3 Christmas Eve Crib services, Midnight Mass, Christmas Day and New Years Day. The church is full for most of these events.

3.3 Easter

Again, a heavily attended programme of Lent and Holy Week Services, including the Maundy Thursday Vigil, 3-hour Good Friday Liturgy, a Dawn Celebration on Easter Sunday with breakfast and a main Parish Communion.

3.4 Festival and Community Services

These are attended by the usual congregation, additionally uniformed organisations such as brownies, cub, guides and scouts and their parents (Church Parade), guest choirs and community groups. Including Mothering Sunday, Christian Aid Sunday, River Sunday and Harvest Festival, as well as Church Parades and the occasional Ecumenical Service.

3.5 Other Activities within the Church and Churchyard

Alongside prayer and worship the church is used as a venue for other activities such as concerts, debates, lectures, choral workshops, childrens and educational activities, flower festival, fundraising and churchyard teas.

4.0 Analysis of Use of the Church and future Needs

Although the type of service or other activity may vary, it is clear that the following facilities are needed:-

4.1 Toilets

There are no toilets at all within the church building. People attending any activity within the church currently have to use the toilets within the Parish Hall. This is 100 m away, across a busy main road which is dangerous to cross due to the speed of traffic, buses, a blind bend, the proximity to the junction with Langham Road and the presence of parked cars. The Council have advised that for these reasons a pedestrian crossing would not be possible here. In addition, for security purposes, the Parish Hall is kept locked and requires a code to be entered on a keypad to access all its facilities.

This is particularly problematic for those who may need a toilet quickly, the elderly, those with children and for disabled people as well as those coming some distance for services or events. Anecdotally people do not attend services due to the lack of toilet facilities. Accessible toilet and baby changing facilities within the church are needed to enable it to be welcoming to all members of the community and allow further use of the building for additional church related activities.

4.2 Kitchenette for coffee facilities in Church

Tea or coffee is served after most services, generally in the Parish Hall as the old and poorly located sink and cold tap in the church are inadequate. There is a wish to be able to provide hospitality within the church itself as a natural continuation of the fellowship of the service rather than expecting people (many young or elderly) to cross the busy road to the Parish Hall.

4.3 Multi-purpose room

This space needs to be usable at the same time as the church. It would be for the Children's Church, whose leaders currently have to shepherd all the children in a crocodile across the busy main road to the Parish Hall and then return (this can take several minutes with adult escorts). The problems with crossing the road are detailed above under "Toilets, para 4.1". The area would also be used to enable social interactions with refreshments following each of the three Sunday services, following life events such as baptisms, and at other meetings and events held in the church. It

will also provide an overflow space for the congregation at busy services via an audio-visual link to the church.

4.4 Area to accommodate 100+ people

This space would be used for larger social meetings and refreshments in connection with the church and could be within the church itself with some alteration of pews.

5.0 Details of Activities in the Parish Hall

5.1 A typical weekly timetable for the Parish Hall

Day/time	Room (s)	Details
Monday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam playgroup - pre-booked pre-school
2pm – 5pm	Entrance, stairs and offices	Cleaning
6.30pm – 9pm	Mina Hogan	Hand Bell Ringing
6.30pm – 7.30pm	Hall	Zumba
8pm – 9pm	Hall	Private booking
Tuesday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
9am – 11am	Mina Hogan	Yoga
1pm – 6pm	Hall, kitchen, toilets	Play Cafe - Drop in play with toys and equipment for pre-school
7.30pm – 9pm	Mina Hogan	Plain and Pearl – community group
7.30pm – 9pm	Hall	Private booking
Wednesday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
10am – 11am	Mina Hogan	Lent Course
1pm – 6pm	Hall, kitchen, toilets	Play Cafe
5.30pm – 9pm	Mina Hogan	Scouts
6pm – 9.30pm	Hall	Beavers, Cubs and Scouts
Thursday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
9am – 11am	Mina Hogan	Yoga
1pm – 6pm	Hall, kitchen, toilets	Play Cafe
7pm – 9.30pm	Hall	Tango
7.45pm – 9.30pm	Mina Hogan	Parish Church Council
Friday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
10am – 11am	Mina Hogan	Private Meeting
5pm – 6pm	Hall	Rainbows
6pm – 10pm	Hall	Brownies and Guides
6pm – 10pm	Mina Hogan	Guides
Saturday		
6am – 9am	Hall, Mina Hogan, Toilets, entrance, stairs and corridors	Cleaning

9.30am – 10.30am	Hall	Zumba
10.30am – 2pm	Hall	Private party
2.30am – 5.30pm	Hall	Private party
7pm – 11pm	Hall	Tango Party
Sunday		
9am – 12.30pm	Hall, Kitchen	Sunday school and coffee after church
10am – 11am	Mina Hogan	Church use
1.30pm – 4.30pm	Hall	Private Party
4.30pm (overnight)	Hall, Kitchen, toilets	Night Shelter
5.30pm – 7.30pm	Mina Hogan	Alcoholics Anonymous

6.0 Analysis of use of the Parish Hall

- 6.1 Church activities take place within the Parish Offices which are in constant use and the Mina Hogan room which is partly reserved for church use. The Hall is used for the Sunday School, the Christmas Fair, fundraising and other church related activities.
- 6.2 The Parish Hall and Mina Hogan room are let out when not in use by the church and this provides a significant source of income. The Parish Hall is very well used every day and into the evening, by a wide range of mainly community organisations providing for all age groups. The Mina Hogan room is also well used for smaller groups.
- 6.3 If toilets and meeting facilities are provided at the church, the Parish Hall would be freed up on Sunday mornings for other uses and also church uses currently taking place in the Mina Hogan room could potentially be carried out within the church itself.

7.0 Conclusions

There is currently a need for accessible toilet facilities including baby changing, a kitchenette and meeting spaces attached or within the church building to make the church accessible and welcoming to all. The addition of these facilities will allow the congregation and community to make the fullest use of the church in a comfortable, convenient and safe way. For the future, such additions would allow for additional church and community activities to take place both in the church and in space freed up within the Parish Hall complex.

ⁱ The information used in this Assessment was provided by the Revd Joe Moffatt (Vicar), Steven Randall (Chair of Governance Group) and Suzanne Parker, (Parish Administrator).

**Teddington: St Mary with St Alban
Heritage Statement**

For

The Parochial Church Council

July 2022

Teddington: St Mary with St Alban

Heritage Statement

July 2022

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Executive Summary

This Heritage Statement supports applications to the Diocese of London for a Faculty and to the London Borough of Richmond upon Thames for planning consent to alter and extend the Church of St Mary and St Alban, Teddington (St Mary's), a Grade II* listed building in the Teddington Lock Conservation Area.

St Mary's needs more and better-quality space, to accommodate its growing congregation and a wide range of community activities. The Parochial Church Council therefore propose to replace an existing choir vestry with a new extension containing a kitchenette / servery, toilets, and multi-use meeting space (Garden Room). The existing vestry and organ chamber will be reorganised and a mezzanine inserted in the organ chamber, to provide a sacristy, choir vestry and storage.

The significance of the church and churchyard may be summarised as follows:

Exceptional significance: St Mary's (as parish church); exterior excluding south porch and vestries; stained glass windows at the east and west ends; principal sculpted memorials; churchyard.

Considerable significance: South porch; stained glass windows in north and south aisles; pulpit, font and choir stalls, secondary memorials.

Some significance: organ chamber and clergy vestry; clear glazed windows and bench pews.

Local significance: vestry extension, organ.

Negative or intrusive features include: recent cremation memorials; lighting troughs in nave.

The Site also has considerable **communal value**, derived from the long history of worship at St Mary's and the part it has played in the history of Teddington's spiritual life.

The proposals comprise:

- Demolition of the existing choir vestry
- Enlargement of the easternmost window opening in the north aisle
- Relocation of existing stained glass
- Modifications to the front row of pews to provide flexible seating
- Alterations to the existing clergy vestry including two new openings in the partition with the organ chamber, with access from the clergy vestry;
- Alterations to the existing organ chamber, including removal of the organ and insertion of a mezzanine with access from the clergy vestry
- Construction of an extension with a multi-purpose room (Garden Room), kitchenette and accessible toilets with baby change facilities
- Changes to the churchyard landscaping, including relocation of two wall memorials, 22 stones and monuments, and one chest tomb, to accommodate the new building.

The design of the proposals has been informed by a deep understanding of the Site and the significance of the heritage asset, and it conforms to the policies in the church's Conservation Management Plan 2019. The proposals were developed in close consultation with the PCC and congregation, and refined with the benefit of advice received from the Diocesan Advisory Committee, Historic England and the Council.

The impact of the proposals is assessed under ten headings in Section 4 below (4.3–4.38). Two proposals are assessed as having a neutral or no impact on significance. Five will have a positive impact. Three of the proposals must be assessed as causing harm to significance, because they involve loss of historic fabric or alterations to plan form within a highly significant building. The harm is less than substantial, even trivial, and far outweighed by the public benefits of the scheme.

A detailed justification of each proposal is set out in the conclusion to Section 4 (4.39–4.47). Taken as a whole, the proposals will have a positive impact, sustaining the significance of the listed building and supporting its continued use by the congregation for worship and for the benefit of the wider community. They will enhance significance by providing opportunities for the conservation of stained glass, monuments and memorials, and improvements to the churchyard. The less than substantial harm caused is far outweighed by the public benefits of the proposals. #

The proposals accord with policies for the protection of the historic environment set out in the National Planning Policy Framework 2021, the London Plan 2021, Richmond’s Local Plan 2018 and the relevant Planning Practice Guidance, Historic England advice and the Church of England’s *Churchcare* online guidance. It is therefore requested that the application be approved.

1. Introduction

Purpose of this Heritage Statement

- 1.1 This Heritage Statement has been written by Spurstone Heritage Ltd for the Parochial Church Council (PCC) of the Church of St Mary with St Alban, Ferry Road, Teddington (St Mary's), a Church of England parish church in the London Borough of Richmond upon Thames (LBRuT). Its purpose is to support applications to the Diocese of London for a Faculty and to LBRuT for planning consent to alter and extend St Mary's. It should be read alongside the drawings by A&RMÉ Architects.

Background to the project

- 1.2 St Mary's is well attended, with average congregations of 160 adults and 50 children at Sunday services. Easter and Christmas congregations are larger, and the church continues to attract new members every year. The church also provides or supports a range of activities that are open to the wider community. Many of these take place in the parish hall on Langham Road, which is used to full capacity. The hall is 100m from the church, across a busy road that is a physical, practical and psychological barrier between the two buildings.
- 1.3 To overcome this barrier and support the work of the church, the PCC propose to build an extension to the church, containing a kitchenette / servery, toilets, and multi-use meeting space (the Garden Room). The existing vestry and organ chamber will be reorganised and a mezzanine inserted in the organ chamber, to provide a sacristy, choir vestry and storage.
- 1.4 In 2019, in preparation for the development project, the PCC commissioned a Conservation Management Plan. This contains an assessment of the significance of the church and churchyard and policies to support a strategic approach to heritage management, agreed with LBRuT, Historic England, and all relevant statutory and non-statutory consultees. The CMP has informed the brief for the present proposals.

Methodology and structure of the Heritage Statement

- 1.5 Information for the History and Significance sections of this Statement was acquired through site visits and research undertaken throughout 2019 for the CMP. Since then, the proposals have been discussed with the Client and Architect and extensive pre-application consultation has been undertaken with the Diocesan Advisory Committee (DAC), LBRuT and statutory consultees; for details, please refer to the Design and Access Statement.
- 1.6 This introduction is followed by a history of the Site (Section 2) and a significance assessment (Section 3), which summarise the more detailed account in the CMP. Advice in the National Planning Policy Framework 2021 (the NPPF), the Government's online Planning Practice Guidance (NPPG), Historic England (HE) Advice Notes and the Church of England's *Churchcare* online guidance is the basis for Section 4, in which the impact of the proposals on the significance of the heritage assets affected is assessed. Sources consulted are given in Section 5. Appendix A contains the relevant entry from the National Heritage List, and Appendix B summarises relevant planning policy.

Scope and limitations

- 1.7 This Statement does not deal with archaeology or structural matters; please refer to the reports by Archaeology Collective (archaeology) and Stand Engineers (structural engineering).
- 1.8 The information contained in this report is based on the research described above and drawings supplied by the Architect. Further research or site investigations may bring to light new information or evidence that may require the assessments or conclusions in this report to be revised or amended.

2. The Site



Fig 1. The parish church of St Mary with St Alban, Teddington (© Marathon)



Fig 2. Location plan, with Site outlined in red and location of proposed development in blue

Site description

- 2.1 The churchyard is a wedge-shaped plot of 0.37ha (0.91 acres), aligned east-west, gently sloping and tapering towards the east. It is bounded to the west by a low brick wall along Twickenham Road, to the south by a low timber fence in front of a hedge on Ferry Road (the A313) and to the east by Manor Road. Along the northern boundary is a tall timber fence shared with the adjoining properties on Twickenham and Manor Roads. The approximate centre of the site is at Grid Reference TQ165713.



Fig 3. St Mary with St Alban: east elevation viewed from the churchyard path

- 2.2 The churchyard is laid to grass, with mature and self-seeded trees. It contains about 400 memorials, including chest tombs, and tablets on the exterior walls of the church. New burials ceased in 1884 but a small area between the chancel and south aisle is dedicated to recent cremation memorials. A path on the south side of the church is used by the public as a pleasant alternative to the narrow High Street pavement.
- 2.3 The church sits in the south-west part of the churchyard. It is of brick, with a roof of red clay tiles. The oldest part is the south aisle, made of Tudor red brick with a diaper pattern, repointed in black mortar in the nineteenth century. The brown brick north aisle and tower, in neoclassical style with round-headed windows, were added in the eighteenth century. The chancel is in buff and pink brick, with two phases discernible in the brickwork. The south porch and Gothic stone window tracery were introduced in the nineteenth century.
- 2.4 The organ chamber and clergy vestry were added in 1877 as a single volume divided by a brick partition, which provides the backing for a corner fireplace in the vestry.
- 2.5 The choir vestry is the most recent extension to the church, built by 1894.
- 2.6 These successive extensions can be read in the east elevation, which has a distinctive row of gables that express the four main phases of the building's development (Fig 3).
- 2.7 The interior has barrel-vaulted roofs over the chancel and both aisles. The walls carry a large number of memorials and tablets. All the interiors have plain plastered and painted finishes, except for the ceilings in the organ chamber and vestries, which are lined with pitch pine tongue-and-groove boarding.



Fig 4 (left). St Mary's, east elevation from the north-east, choir vestry to the right. Fig 5 (right). Choir vestry, interior

- 2.8 The choir vestry is a utilitarian brick box with a timber mullioned window in the north wall and a door to the churchyard in the east wall (Fig 4). A sink in the south-west corner is the only provision for hand-washing, catering, and flower arranging (Fig 5).

Heritage planning context

- 2.9 St Mary's is a Grade II* listed building (Appendix A). It stands on Teddington High Street opposite the Landmark Arts Centre (formerly the church of St Alban), also listed at Grade II*. To the west on the High Street are Oak Cottage and Peg Woffington's Cottage, and to the north-east is an iron footbridge over the Thames, all Grade II-listed (Fig 23).
- 2.10 The site is within the Teddington Lock Conservation Area.
- 2.11 The listed buildings and conservation area are designated heritage assets as defined in the NPPF, Annex 2. The churchyard is locally designated as 'Other Open Land of Townscape Importance' and a 'Site of Local Nature Importance'. In addition to the protection afforded to all the trees by conservation area designation, three yew trees within the Site are individually protected by Tree Preservation Orders.
- 2.12 The proposed work requires a Faculty from the Diocese of London, and planning permission from LBRuT. As St Mary with St Alban is Grade II*-listed, the proposals will be referred to HE, as well as other statutory consultees and stakeholders. The application will be assessed against Government guidance contained in the NPPF. In regional policy, the London Plan (GLA, 2021) contains policies for the historic environment. Local policies in the Richmond Plan also apply. Relevant policies are summarised in Appendix B.

Summary history

- 2.13 For a detailed account of the development of the Site over time, please refer to the CMP and sources listed in Section 5.

Teddington

- 2.14 The manor of Teddington belonged to the Benedictine Abbey of Westminster and was part of the parish of Staines until the thirteenth century. In 1536 it was surrendered to the Crown and came under the same administration as Hampton Court. Teddington was an important Thames crossing, but land close to the river was marshy, so the church and manor house were built on the first reliably flood-free higher ground, at the junction of roads from London to the royal palaces at Richmond and Hampton Court.



Fig 6. Ordnance Survey, 1872, with site circled in red (NLS, annotated)

- 2.15 In the seventeenth and eighteenth centuries Teddington developed into a genteel resort. Development was stimulated by proximity to the fashionable towns of Richmond and Twickenham; the Isleworth–Kingston road was turnpiked in 1767. Until the mid-nineteenth century, however, the land around Teddington remained in agricultural use and sheep were grazed on the common— part of Hounslow Heath — to the west. This was notorious bandit country, and good roads from the west were only established after 1800, following enclosure.
- 2.16 Until the mid-nineteenth century, residential development consisted of large houses set apart from one another in spacious grounds, and smaller houses or cottages strung out along the High Street. The manor grounds were sold for development in 1861, and the arrival of the railways — Teddington Station opened in 1863, Fullwell Station the following year — initiated the development of Teddington as a fully-built-up commuter suburb (Fig 6).
- 2.17 Rapid expansion in the 1860s was followed by more sedate but consistent growth. By 1901 the population was more than 14,000. To cope with this expansion, Teddington was divided into new ecclesiastical parishes in 1880, 1921 and 1938. New churches were built to cater for different styles of worship — Christ Church, Station Road (1864), St Peter and St Paul, High Street (1865), and a new, much larger parish church opposite St Mary’s: St Alban’s (1887–9).
- 2.18 Teddington continued to grow in the twentieth century, and was absorbed first into the Borough of Twickenham in 1937, and finally into the London Borough of Richmond upon Thames, in 1963. The sites of former mansions were built upon, and many buildings along the High Street were replaced. The result is a settlement of great architectural variety.

[The parish church of St Mary](#)

- 2.19 The first written record of St Mary’s occurs in the manorial accounts for 1357, which include sums for repairs to the fabric. The first named incumbent was recorded in 1511. The earliest part of the church now standing is the south aisle, built in the early sixteenth century (Fig 7).



Fig 7 (left). St Mary's, south elevation. Fig 8 (right): Stephen Hales by James Macardell, after Thomas Hudson (c. 1759) © National Portrait Gallery, London



Fig 9 (left). St Mary's from the north-east, 1799 (LMA). Fig 10 (right). The north aisle

- 2.20 The church owes its present form to three major campaigns of enlargement and reordering. The first took place during the incumbency of Stephen Hales (1677–1761; Fig 8), perpetual curate at St Mary's from 1709 until his death over half a century later. Hales found the church in poor repair and far too small for the growing population of the village, and set in train a series of repairs and alterations. In 1716 the roof was repaired and the nave lengthened with a gallery across the west end. (VCH 1962; 76-79) In 1748 the old timber spire was replaced by a classical cupola bellcote. In 1753 the tower and north aisle were reconstructed, the latter with a pedimented centre (Figs 9, 10).
- 2.21 The churchyard was enlarged twice during Hales' incumbency, in 1734 and again in 1754.
- 2.22 Between 1791 and 1836 there was no resident incumbent and the church again fell into disrepair. The chancel vaults flooded, so burials within the church had to cease. The need for more space for burials led to the further enlargement of the churchyard in 1823.
- 2.23 The problem of lack of seating for the congregation was exacerbated by the practice of charging pew rents, which prevented the poor from attending services. In 1798 a Teddington parishioner, John Walter, successfully sued the churchwardens, demanding a free seat in the church; his victory contributed to the eventual ending of rents.

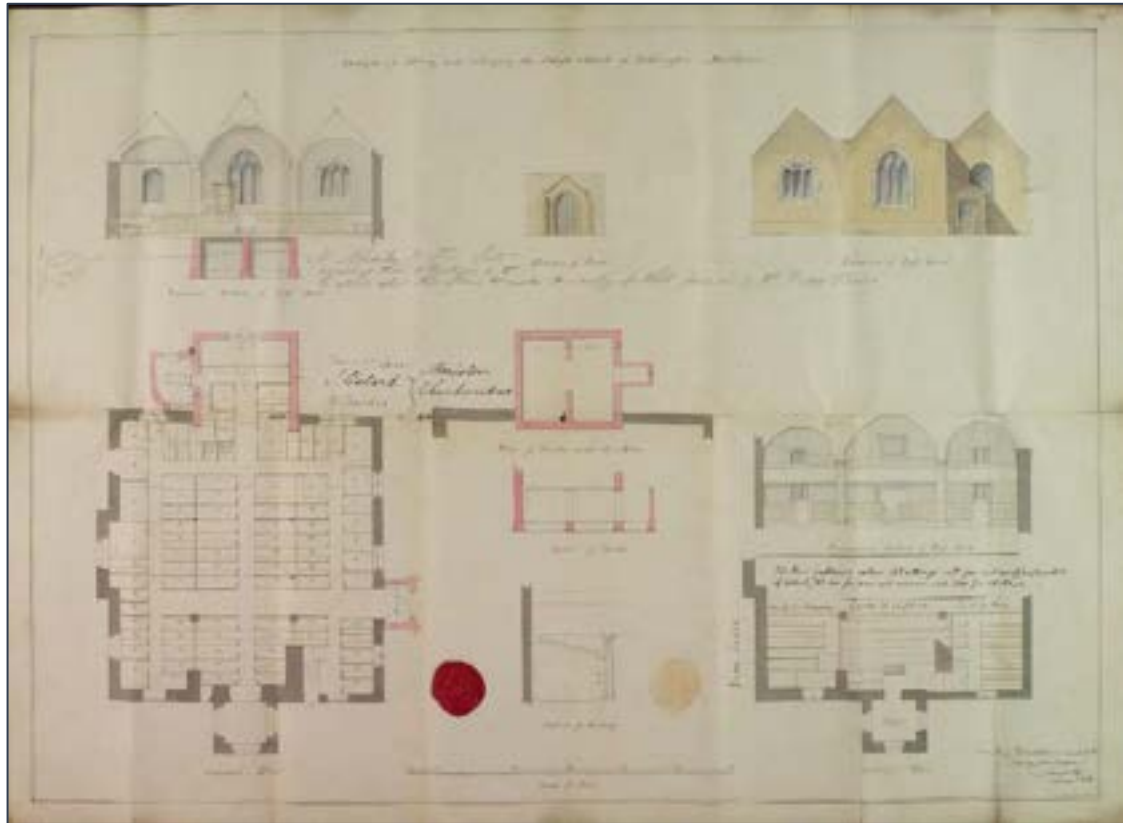


Fig 11. Raymond Willshire, *Improvements to St Mary's*, June 1833 (Lambeth Palace Library)

- 2.24 Overcrowding remained a problem, however, so in 1833 the architect Raymond Willshire (1785–1857) drew up plans to increase the capacity of the church, which were submitted with a grant application to the Incorporated Church Building Society (Fig 11).
- 2.25 This is the only work attributed to Willshire. (Colvin 1995; page 91, para. 303) He adopted a neo-Tudor style that responded to contemporary interest in Gothic architecture and the emerging Oxford Movement, which promoted ritualistic forms of worship. He achieved a processional layout by demolishing the centre of the east wall and adding a chancel extending 17 feet (5.18m) to the east. A small 'robing room' (clergy vestry) was added to the east end of the north aisle, making space for the vestments that were an important part of high church ritual. Willshire also added a porch to the south door and a new entrance under the tower.
- 2.26 These changes increased the capacity of the church from 413 sittings to 559, as recorded on a painted board at the west end of the south wall. (Hedley, 2018)
- 2.27 At an unknown date Willshire's chancel was doubled in length. However, the continued growth of Teddington meant that by about 1870 St Mary's could no longer accommodate all who wanted to worship there. In 1877 the incumbent, Daniel Trinder, succeeded in reordering the interior to suit contemporary liturgical practice. The building was enlarged by the addition of the organ chamber (which replaced Willshire's little 'robing room') and an adjoining vestry to the east. The late Perpendicular window tracery — including that added rather incongruously to the arched windows of the north aisle (Fig 10) — dates from this time. The south porch was rebuilt in brick and stone.
- 2.28 Inside the church, the floor was lowered and a new timber pulpit and stone font were introduced. The cast-iron pillars supporting the east end of the arcades were replaced with the existing stone columns to make them consistent with the columns at the west end. Seating was now on bench pews of pitch pine; these still exist in the nave and aisles.

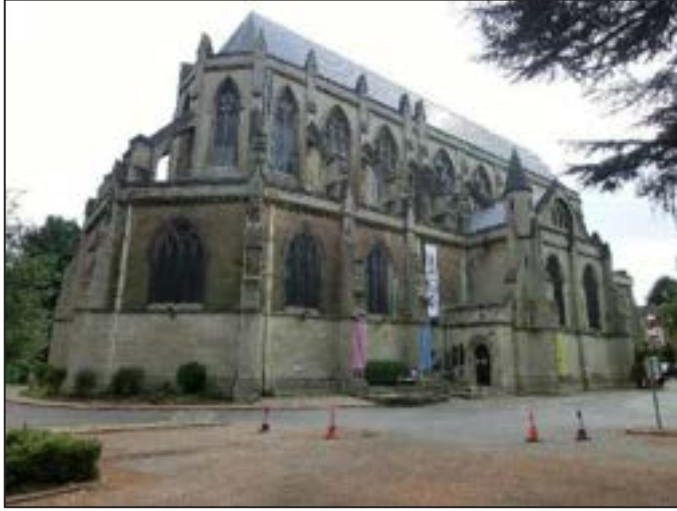


Fig 12 (left): The Landmark Arts Centre (formerly St Alban the Martyr). Fig 13 (right): carved oak choir stalls from St Alban's, installed in St Mary's when the congregation returned

The church of St Alban the Martyr

- 2.29 Less than a decade after these alterations, St Mary's was again struggling to accommodate an ever-growing congregation. Francis Leith Boyd was appointed vicar in 1883 and within a year had obtained a site for a new church opposite St Mary's on the south side of Ferry Road.
- 2.30 A local architect, William Niven, designed a building of 'bewildering' height and scale, in a revived French thirteenth-century *rayonnant* Gothic and with rich furniture and decoration suited to Anglo-Catholic worship (Fig 12). The foundation stone was laid in 1887; in 1889 the still unfinished St Alban's opened as the new parish church, and St Mary's was closed.
- 2.31 As church attendance dwindled in the twentieth century, St Alban's became too expensive to run. By 1973 the roof needed major repairs, which the parish could not afford, and the decision was made to move the congregation back to St Mary's. The last service at St Alban's was held in 1975 and when it was made redundant in 1977, St Mary's—rededicated as St Mary with St Alban—regained its former status as Teddington's parish church.

St Mary with St Alban in the twentieth century

- 2.32 After the congregation decamped to St Alban's, St Mary's was threatened with demolition. The building was saved by the Society for the Protection of Ancient Buildings (SPAB), and was repaired and reopened for occasional use from 1898. A pattern of minimal investment and intermittent use continued for the next few decades. In 1927, the bellcote was removed and electric lighting was installed, but fundamental problems of decaying fabric were not addressed. By the early 1930s repairs were urgently needed.
- 2.33 Restoration work included repairs to the roof and floors affected by dry rot, repair and redecoration of internal plaster, and reordering of the pews, which were 'too closely packed'. The building was rededicated in 1936 and reopened for regular services as a chapel of ease for parishioners who wanted an alternative to the Anglo-Catholic style of worship at St Alban's.
- 2.34 During the Second World War the church received only minor damage, to the east windows.



Fig 14 (left): Hales memorial in tower floor, 1986. Fig 15 (right). Bridgeman memorial, 1674



Fig 16 (left): south aisle window, c. 1880. Fig 17 (centre): the 'Three Marys', 1880. Fig 18 (right): the east window in the north aisle, 1960

- 2.35 When St Alban's closed in 1977, the font and altar were returned to St Mary's, and some other fittings came with them, including the choir stalls (Fig 13). Recent embellishments include a memorial to Stephen Hales in the form of a slate floor with inscription in the west tower porch, installed in 1986 (Fig 14).

Stained glass

- 2.36 The church has five stained glass windows. At the east end of the south aisle is the Fuller memorial window depicting St Mary and St Joseph of c. 1880 (Fig 16). The 'Three Marys' window of 1880 closes the west end (Fig 17). Both are by the important maker James Powell & Sons. The north aisle has a window of 1877 or later depicting Martha and Mary, and Jairus's daughter, which was restored in 1976; the original designer and maker are unknown. The east windows were designed by A. E. Buss and installed in 1960 (Fig 18).

Joinery

- 2.37 The pulpit and the bench pews were installed in 1877. The pulpit is a panelled wooden box in robust Gothic style, fixed on a squat stone column (Fig 19). The pews are of equally solid construction, in pitch pine with inset quatrefoil roundels to the ends. In the centre aisle alternate pew ends are fitted with tip-up seats, which indicates the size of the congregation they once had to serve; these are now fixed in the closed position for safety (Fig 20).

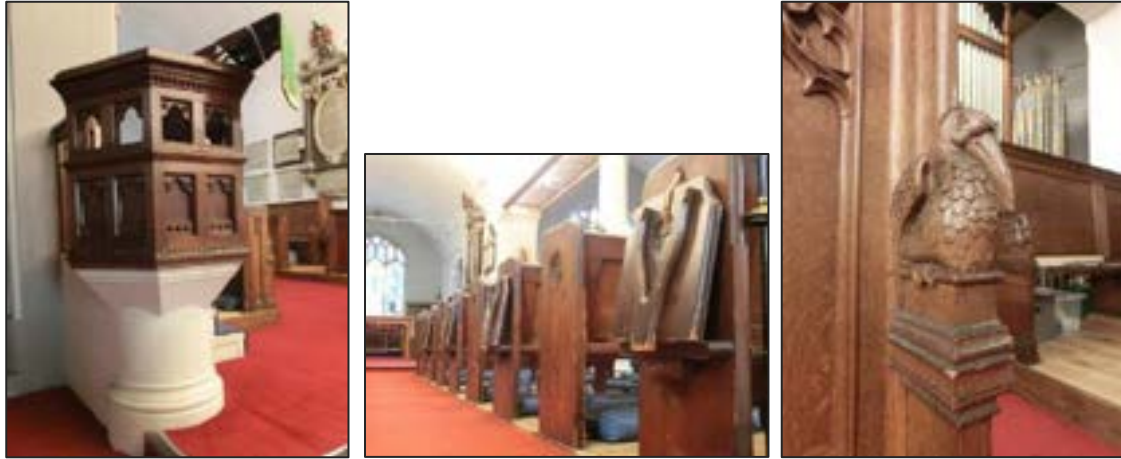


Fig 19 (left). Pulpit. Fig 20 (centre). Pew ends. Fig 21 (right) Choir stall detail

- 2.38 The choir stalls and timber screen between the organ chamber and the north aisle came from St Alban's in 1981. The stalls were designed by the architect Arthur Henry Skipworth (1861–1907). They are decorated with carved animals reminiscent of the beasts designed by William Burges for the stalls of Worcester College Chapel, Oxford in the 1860s (Fig 21).
- 2.39 The east wall is lined with oak panelling, with memorial inscriptions dated 1940 and 1941.

The organ

- 2.40 St Mary's has a strong choral tradition, and organ music is an important part of this. The organ was manufactured by Hele & Co in February 1899, for the church of SS Giles and Peter in Sidbury, Devon. It was given to St Mary's around 1941. Henry Willis & Sons cleaned and altered it in January 1980, and it has since been upgraded electronically to enhance the sound.

St Mary's since 2000

- 2.41 Works to the church in the last ten years have included the following:
- Roof covering to the north pediment replaced with zinc following theft of lead;
 - Timber-framed, glazed doors added to tower, south entrance and vestry entrance 2012;
 - Minor re-ordering to increase circulation space at the west end;
 - Improvements to nave lighting, AV and hearing induction loop.

Notable figures connected with the church

- 2.42 For a small parish church, St Mary's is associated with an unusually large number of historically interesting persons (Figs 14, 15). For further details, including identification of the most important of some 40 memorials within the church, please refer to the CMP.

The churchyard

- 2.43 The churchyard has been enlarged on six recorded occasions, attaining its current size in 1867. It retains a semi-rural character and is densely populated with monuments and memorials set in a greensward shaded with mature and self-seeded trees. It is a precious green public space and a peaceful retreat from the traffic on Ferry Road, and makes a major contribution to the village church character that St Mary's retains despite surrounding suburban development.
- 2.44 The entrances to the churchyard are timber gates, never locked, at the east and west ends. The asphalt path south of the church is a popular cut-through: it offers a safer, quieter route than the Ferry Road pavement, which is close to heavy traffic and frequently blocked by people waiting at the bus stop. A narrow asphalt path runs across the east front of the church and connects to another, overgrown east-west path in the northern part of the churchyard.
- 2.45 The plan on the next page shows the development of St Mary's and age of existing fabric.

Phasing plan

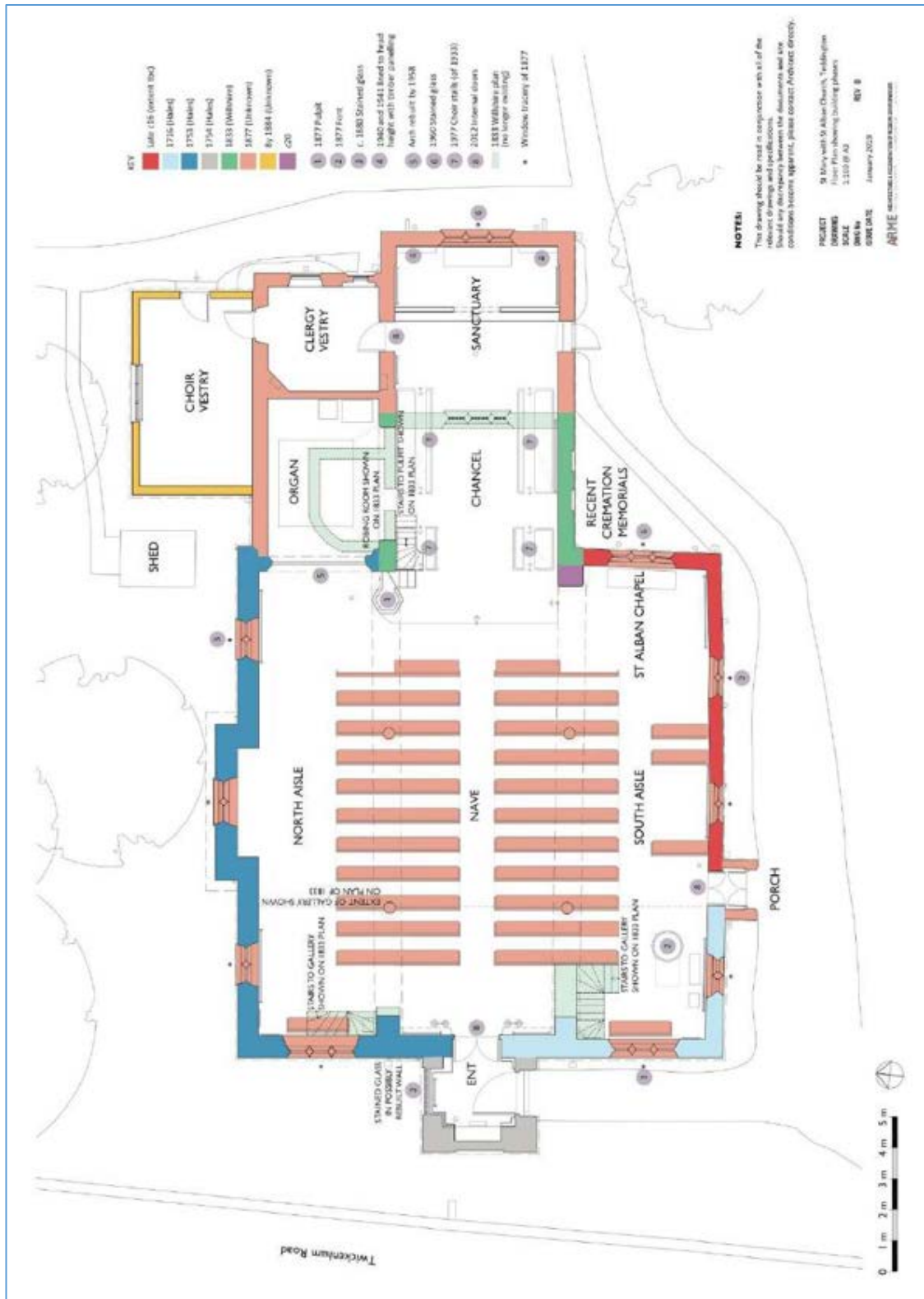


Fig 22. Plan showing the age of fabric in St Mary's today (A&RMÉ Architects)

3. Significance

- 3.1 This section summarises the significance — that is, the special interest, character or cultural value — of St Mary’s. For a detailed assessment of significance, please refer to the CMP.

Assessing significance

- 3.2 This assessment of significance follows the advice on assessing significance contained in the NPPF. Significance underpins the definition of a ‘heritage asset’ in Annex 2 of the NPPF:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 3.3 Annex 2 of the NPPF contains the following definition of significance:

Significance (for heritage policy): *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. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*

- 3.4 Historic England in their *Conservation Principles* define an additional kind of interest that contributes to significance:

Communal value *derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. (HE 2008, para. 54)*

- 3.5 Among the ‘specific aspects’ of communal value are social and spiritual value:

Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. [...].

Spiritual value [...] can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place. It includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed.

Spiritual value is often associated with places sanctified by longstanding veneration or worship [...]. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there. (HE 2008, paras. 56, 59, 60)

Levels of significance

- 3.6 The scale below has been used to analyse the significance of St Mary’s:

Exceptional — important at national to international levels.

Considerable — important at regional level or sometimes higher.

Some — usually of local value but of regional significance for group or other value (e.g. a vernacular architectural feature).

Local — of local value.

Negative or intrusive features — i.e., those which actually detract from the value of a site, e.g. a concrete boiler house adjacent to a medieval church.

Significance of St Mary with St Alban

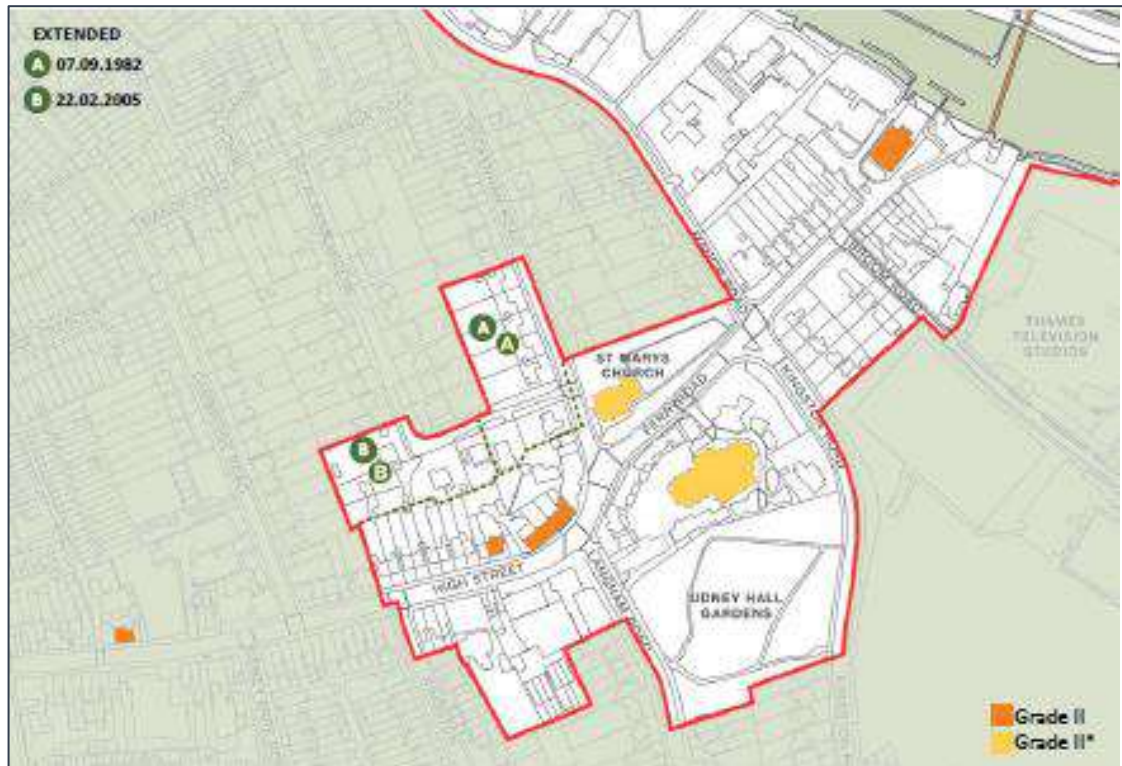


Fig 23. Part of Teddington Lock Conservation Area, with listed buildings highlighted (LBRuT)

Designations

- 3.7 The significance of St Mary 's is officially recognised by its inclusion in the statutory list of buildings of special architectural or historic interest, at Grade II*. This is the second highest category of listing, and confirms that the church is a particularly important building of more than special interest. Only 5.8% of all listed buildings are Graded II* (Appendix A).
- 3.8 St Mary's is near, and forms part of the setting of, other designated heritage assets: the Landmark Arts Centre (St Alban's Church, also listed at Grade II*), Oak Cottage and Peg Woffington's Cottage, and the iron footbridge over the Thames (all listed at Grade II; Fig 23).
- 3.9 The Site is within the Teddington Lock Conservation Area and the church is a landmark in the conservation area.
- 3.10 The Site is within an Area of Archaeological Priority. The churchyard is designated by LBRuT as 'Other Open Land of Townscape Importance' and a 'Site of Local Nature Importance'. In addition to the protection afforded all the trees by conservation area designation, three trees within the Site are individually protected by Tree Preservation Orders.

Summary of significance: the church

- 3.11 The significance of the church may be summarised as follows:
- Exceptional significance:** St Mary's (as parish church); exterior excluding south porch and vestries; stained glass windows at the east and west ends; churchyard; principal sculpted memorials.
- Considerable significance:** South porch; stained glass windows in north and south aisles; pulpit, font and choir stalls, secondary memorials.
- Some significance:** organ chamber and clergy vestry; clear glazed windows and bench pews.
- Local significance:** vestry extension, organ.
- Negative or intrusive features include:** recent cremation memorials; lighting troughs in nave.

- 3.12 This list does not capture the deeper significance of the site, which is its character as a late-medieval village church that has been altered many times in response to local need. The long history of worship at St Mary's, the near-loss of the church after the building of St Alban's, and its return to use as the parish church of Teddington, are significant in the history of Teddington's spiritual life and give the building a special status in the local community.
- 3.13 The church today has a large, active and growing congregation who appreciate the history of the building, and who help to sustain it in use. St Mary's is active in the community through celebration of life events and well-attended regular services. An 'open church' policy means that the building is open to visitors throughout the day, not only for services. The churchyard is enjoyed as a tranquil refuge, and many people use the path along the south front of the church rather than the street pavement. These give the church high communal value.
- 3.14 The fabric of the church shows several phases of growth and changing patterns of worship. Successive enlargements to the plan bear witness to the social history of the parish as it grew from village to genteel township, to railway suburb, and eventually the fully built-up commuter town that exists today. St Mary's has ancient links with Westminster Abbey and the parish of Staines. It has had an impact on English ecclesiastical history, as a site of resistance to liturgical changes at the Reformation and again during the religious revival of the nineteenth century, and for its part in ending the practice of charging pew rents. This historical value is increased by the many interior memorials, including stained glass, that commemorate the uncommonly large number of notable people connected with the church.
- 3.15 The site derives aesthetic value from its role as a local landmark at a prominent site within the Teddington Lock Conservation Area. This designation confirms that the site is within an area the character or appearance of which it is desirable to preserve or enhance. The site is in the middle ground between the Riverside and High Street character areas, on Ferry Road which 'retains its historic village character'. (LBRuT, n.d.) Together with St Alban's, the church marks the transition from the riverside to the centre of Teddington. Since the eighteenth century, views of the church have been engraved, painted and photographed.
- 3.16 The artistic value of the church as a work of architecture is high. The early Tudor brickwork of the south aisle, the formal character of the Georgian north aisle and the Gothic revival features introduced in the nineteenth century all contribute to its significance.
- 3.17 For all the reasons set out above, the church building has **exceptional significance**.
- 3.18 The rich collection of interior memorials includes examples of successive artistic movements, with examples of baroque, rococo and neoclassical influence. The windows illustrate the revival of stained glass in the mid-Victorian period and the persistence of arts and crafts design into the mid-twentieth century. These elements have **considerable significance**.
- 3.19 Not all parts of the building and its contents have the same high level of interest. The south porch is a Victorian addition that obscures some of the early brickwork of the south elevation, and has itself been altered; the stained glass windows in the north and south walls do not have the aesthetic force of the larger windows; fixtures such as the pulpit, font and choir stalls have historical and aesthetic value but are not of the highest quality and are part of an *ad hoc* collection of fixtures and fittings. They have **moderate significance**.
- 3.20 The organ chamber and clergy vestry have historic value as evidence of the need to enlarge the church in the nineteenth century, but are of no architectural or aesthetic interest. The clear glazed windows and bench pews show the prevalence of neo-Gothic design in the mid-Victorian religious revival. These elements have **some significance**.

- 3.21 The choir vestry has slight historical interest as evidence of the most recent expansion of the church building, and its scale, form and materials are sympathetic to the older architecture, but it is otherwise purely functional. It has only **local significance**.
- 3.22 The organ's historical value is low; the instrument was made in 1890, not for St Mary's, and was acquired second-hand in the early 1940s. It has subsequently been altered. It has no aesthetic value, but some communal value because of its role in public worship and the tradition of music at the church. Overall, therefore, it is of only **local significance**.
- 3.23 **Negative or intrusive features** include the modern lighting, heating and AV installations such as the overhead troughs in the nave and the projection screen in the chancel. Lack of storage space means that the interior is sometimes cluttered with items which have no other home.

Summary of significance: the churchyard

- 3.24 The Conservation Area Appraisal notes that '*The church is set within a modest church yard which includes a graveyard with an abundance of wildflowers and mature trees.*' (LBRuT n.d., page 14) Despite being at the junction of two busy roads, the surroundings of St Mary with St Alban retain the appearance and character of a village churchyard, and this picturesque setting makes an important contribution to significance. Mature trees, historic monuments and informal paths create a special 'spirit of place' that enhances the character of the building. The communal value is high: the size of the churchyard is the result of successive enlargements that reflect the importance of St Mary's to the local community who sought burial plots there. Gravestones and memorials record past parishioners, and commemoration of the dead continues through the inclusion of cremation memorials to recently-deceased parishioners. Under the churchyard plan agreed with the Council, there is a five-year programme to enhance the biodiversity in the churchyard, protecting wild flowers, keeping plant growth away from the church walls, and helping to keep the windows clear of obstructions. The churchyard is important beyond the church community: it is a public open space that is used and appreciated by everyone, a green oasis and refuge for people and wildlife. The site has high historical, aesthetic and communal value, and **exceptional significance** overall.
- 3.25 However, the design, materials and execution of some elements of the churchyard are of poor quality or alien character. The Ferry Road fence is used as a back rest or seat by people waiting at the bus stop and is subject to repeated repair by LBRuT Facilities Management Teams. The hedge was replanted with mixed species in 2020, replacing a hedge that had been largely destroyed by box hedge caterpillars, and is still becoming established. Some areas are overgrown, blocking light to the church windows and creating pockets of damp. The little plot dedicated to recent cremation memorials is in a regrettable location, poorly laid out and executed in alien materials. These are all **negative or intrusive features**.
- 3.26 The significance of the different parts of St Mary's is shown in the plan on the next page.

Significance plan

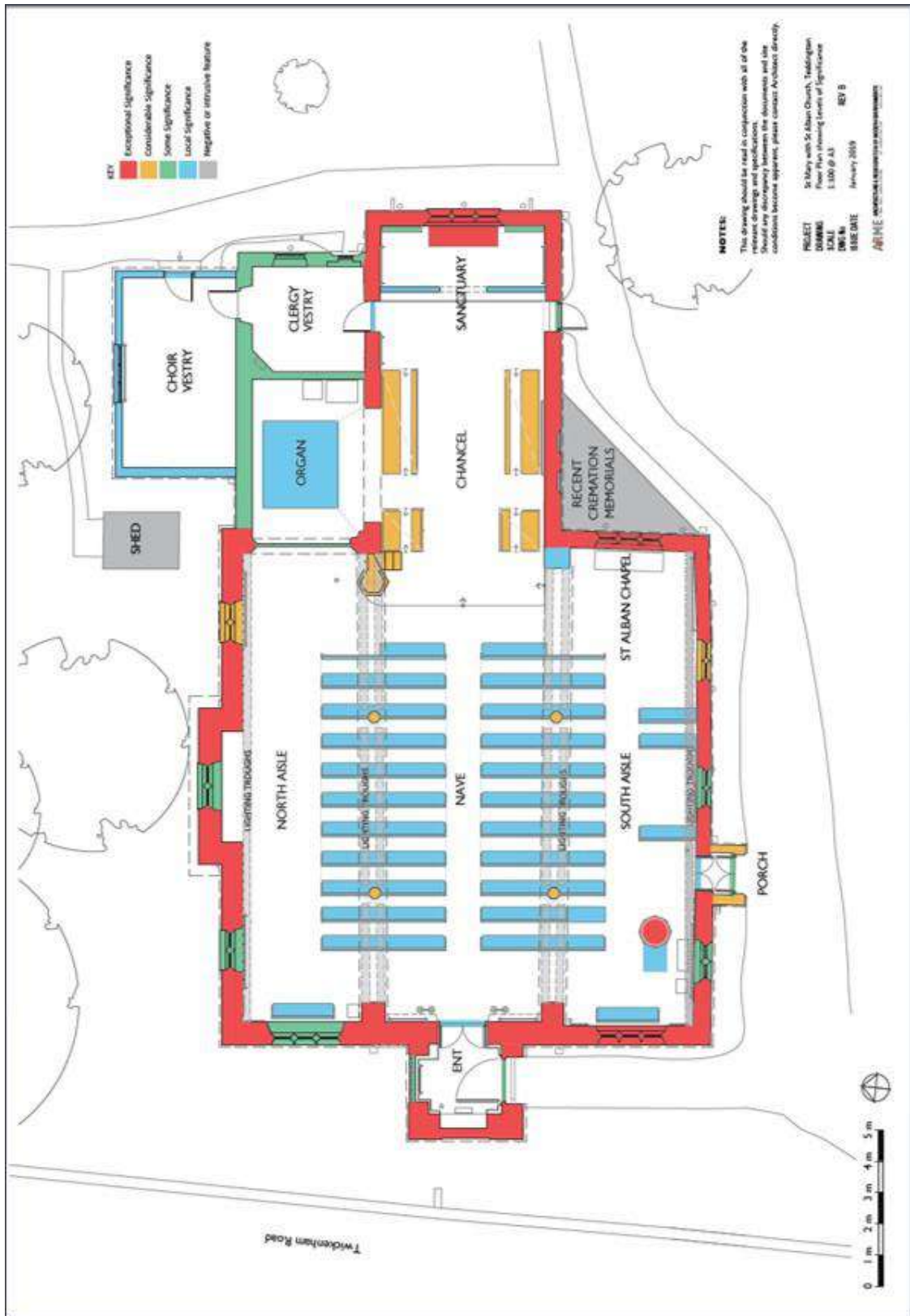


Fig 24. Plan showing significance of different parts of St Mary's (A&RMÉ Architects)

4. The proposals and their impact



Fig 25 (left). Choir vestry from the north-west. Fig 26 (right). North aisle window

- 4.1 This section describes the impact on heritage significance of the proposals, and concludes with a justification for them. It should be read alongside the drawings by A&RMÉ Architects; relevant policies are summarised in Appendix B.

The proposals

- 4.2 The proposals comprise:

- Demolition of the existing choir vestry
- Enlargement of the easternmost window opening in the north aisle
- Relocation of existing stained glass
- Modifications to the front row of pews to provide flexible seating
- Alterations to the existing clergy vestry including two new openings in the partition with the organ chamber, with access from the clergy vestry;
- Alterations to the existing organ chamber, including removal of the organ and insertion of a mezzanine with access from the clergy vestry
- Construction of an extension with a multi-purpose room (Garden Room), kitchenette and accessible toilets with baby change facilities
- Changes to the churchyard landscaping, including relocation of two wall memorials, 22 stones and monuments, and one chest tomb, to accommodate the new building.

Impact of the proposals

Demolition of the existing choir vestry

- 4.3 The existing choir vestry (Fig 25) is a cheaply-built brick box of little historical and no aesthetic value, except that it contributes to the distinctive zigzag roofline of the east elevation and is constructed of traditional materials.
- 4.4 The choir vestry has local significance, and therefore its demolition will cause harm to significance. The harm will be trivial — that is to say, **less than substantial harm as categorised in the NPPF, at the lowest end of that scale of harm**. The extension that will replace it is discussed at 4.13–4.22 below.



Fig 27 (left). Clergy vestry interior, north-west corner. Fig 28 (right) north-east corner

Enlargement of north aisle window

- 4.5 Access from within the church will be made by dropping the cill of the easternmost window in the north aisle to make a new door opening. This provides an essential connection between the church and the facilities within the new extension. It requires the removal of masonry from the north aisle wall, and will disrupt the symmetry of the internal elevation. It will change the existing access and circulation within the church.
- 4.6 The north aisle is a late eighteenth-century addition to the medieval church. The classical form of the window has previously been altered by the insertion of Gothic tracery and stained glass. The location is the most discreet option available, being outside the major interior sightlines from the nave and south aisle towards the east end. The amount of historic fabric removed is small; the preservation of the stonework of the existing window opening will mitigate the asymmetry of the proposed new arrangement; the retention of the stone tracery (reglazed with historic plain glass quarries from the centre window) and the new glazed oak-framed door matched to other, existing doors to the nave, will preserve the altered opening's visual links to the rest of the interior. Taking all these factors into account, the proposal will cause **less than substantial harm** to an interior of exceptional significance.

Relocation of existing stained glass

- 4.7 The new door opening requires the relocation of the stained glass window depicting Martha and Mary, and Jairus's daughter (Fig 26), which has considerable significance, to the centre window in the north aisle. The existing plain glass quarries from the upper part of the centre window will be relocated to the easternmost window.
- 4.8 As the existing and proposed locations have identical window frames and tracery, no alteration of the design is required. The window's designer and maker are unknown and its location is not significant (i.e. the design does not form part of a considered iconographic programme that requires it to be seen in a particular relationship to other windows or decoration in the church). The work will provide an opportunity to clean and conserve the stained glass. In its new location, centred on the wall, it will gain prominence and be more easily seen by a larger number of people, including those using the north aisle to access the new extension. These changes will better reveal the significance of the window, and the proposal will **enhance the significance of the listed building**.

Modifications to the front row of pews to provide flexible seating

- 4.9 The fixed pews within the nave are presumed to be standard stock items ordered from a church furnishings catalogue in 1877. They have some significance. To permit gatherings of up to 100 people within the nave, and to achieve better arrangements for concerts and events, the front row of pews and the associated kneelers will be adapted so that they can be moved.
- 4.10 The existing kneelers will be moved back to the line of the easternmost columns. The existing pews will be divided to make them lighter and permit a variety of layouts, and adapted with new end panels with lockable castors at the base. The timber boarded floor will be minimally adjusted to the level of the adjacent nave floor, to remove a trip hazard. In due course the whole nave, including the affected area, will be carpeted, to achieve a consistent appearance.
- 4.11 The proposal will affect less than 10 per cent of the pews, and those affected will be retained, with no loss of any furnishings introduced into the church in 1877. The slight adaptations proposed will not cause any harm to significance. The proposal will permit more flexible use of the nave for a greater variety of events and larger numbers of people; this will support the optimum viable use of the listed building as an active place of worship. Thus the proposal will have a **beneficial impact**.

Alterations to the existing clergy vestry

- 4.12 The clergy vestry and organ chamber are part of the 1877 extensions by an unknown architect, and have no architectural or aesthetic interest. The existing partition is a thin brick wall of no interest, except for its minimal contribution to the changing plan of the church. It has some significance as evidence of the nineteenth-century expansion of St Mary's.
- 4.13 The proposed two new openings in the partition will enable the clergy vestry and organ chamber to work efficiently together as a choir vestry and practice room, sacristy, and much-needed storage. Brick masonry will be removed from a wall that has some significance (Figs 27, 28). The hearth and chimneybreast, and the existing doors and east window, will be retained. The proposal will cause a trivial degree to harm — that is to say, **less than substantial harm as categorised in the NPPF, at the lowest end of that scale of harm**.

Alterations to the existing organ chamber, including removal of the organ and insertion of a mezzanine with access from the clergy vestry

- 4.14 It is proposed that the organ chamber become a Sacristy, with a mezzanine to provide storage. The existing organ and pipes will be removed and replaced with a smaller electric organ and speakers. New partitions will provide privacy and acoustic insulation between the chancel and the Sacristy, and between the choir vestry and the mezzanine.
- 4.15 The organ has only **local significance** and its replacement with an electric instrument will increase the range of music that the church can offer. The internal alterations will not be visible from outside the organ chamber. The proposal will have **no impact on significance**.

Construction of an extension with a multi-purpose room (Garden Room), kitchenette and toilets

- 4.16 The proposed Garden Room extension has a larger footprint than the existing choir vestry, extending approximately 2.5m further north into the churchyard, 5.9m to the west and 3.75m to the east. The eastern projection breaks the historic building line to accommodate the main entrance from the churchyard.
- 4.17 The proposed extension will partly obscure the exterior elevation of the Georgian north aisle, concealing some brickwork and most of the easternmost window, and disrupting the symmetry of the elevation.
- 4.18 These aspects of the proposal have the potential to harm the significance of St Mary's. Any such harm will be mitigated in several ways.



Fig 29. Proposed east elevation, integrated stained glass in Garden Room (A&RMÉ Architects)

- 4.19 The alignment of the proposed building along the north side of the church maintains the historic sequence of development in four parallel blocks. The form and massing of the new building reproduce the gabled form of the existing choir vestry. The roof ridge is close to that of the existing building (see Design and Access Statement, 5.3.1), well below the roofline of the clergy vestry and north aisle. This preserves both the east elevation’s distinctive zigzag roofline and the historic pattern of descending rooflines: each extension is subservient to its predecessor, and each gable expresses a distinct phase in the church’s development (Fig 29).
- 4.20 The low roof, lightweight design and glazed construction of the pentice permit the full width of the Georgian north aisle to be ‘read’. The north is the least visible side of the church, facing away from the roads and partly screened by a large yew tree, which will be retained (Fig 29).
- 4.21 Large windows in the pentice and the north wall of the Garden Room will give views over the north part of the churchyard, which is to be improved (see 4.23–4.28 below). This will encourage better maintenance of this area. Natural light will also come from a row of rooflights; these are on the south-facing roof slope, hidden in views of the exterior so that the visual effect of red tiles cloaking the entire church will be maintained.
- 4.22 Materials match or complement those found in the church: a bespoke blend of handmade bricks to complement the colour palette of the existing east facades for the walls, oak for the window frames and handmade clay tiles to continue the existing roof covering. The rainwater goods will be cast iron. These traditional building materials will help the new building to sit comfortably alongside, not compete for attention with, the older parts of St Mary’s.
- 4.23 The east elevation of the Garden Room will contain a new, specially-commissioned stained glass window that will express the growth and energy of the church in the twenty-first century, and complement the collection of significant stained glass in the church.
- 4.24 The existing choir vestry, the most recent extension to St Mary’s, is of indifferent design quality, cheaply constructed, not fit for the church’s purposes, and has very poor thermal performance. The proposed Garden Room extension will replace it with a new building designed, built and finished to the highest standards and adorned with original, site-specific art. It will meet the church’s pastoral and practical needs and, although rightly subservient to the host building, it will be admirable in its own right.



Fig 30 (left). Looking toward the north aisle from north-west. Fig 31 (right). Cuff Memorial, 1800

- 4.25 The proposed extension will provide several public benefits. The replacement of the existing choir vestry will continue the use of this part of the Site as an extension to the church in response to the congregation’s current and future needs. The Garden Room, kitchenette and accessible toilets with baby change facilities will enable the church to welcome families and parishioners of all ages and abilities to its events and activities. It will also welcome more people from the wider local community, and give them the opportunity to discover and enjoy this very special place.
- 4.26 By supporting the church’s activities and enabling it to serve its growing congregation and the wider community, the new extension will improve access to the designated heritage asset that is the Grade II* listed building. By bringing a wider public— not only the existing congregation — to the Site, it will better reveal the significance of the church and churchyard. It will support the optimum viable use and continued conservation of the listed building. Overall, therefore, the proposed new extension will have a **positive impact on significance**.

Changes to the landscaping of the churchyard; relocation of memorials and monuments

- 4.27 The larger footprint of the proposed new extension has the potential to harm significance through the loss of open space in the churchyard.
- 4.28 The reduction is minimal: 63 sq m, or 1.9% of the total open space. It is in the northern section, at present the least accessible or visited part of the churchyard, where until recently the maintenance shed was located, and where building materials and garden maintenance equipment is informally stored.
- 4.29 The landscaping around the new extension is to be improved, and it is anticipated that overlooking from the pentice and Garden Room will encourage improved maintenance of this part of the churchyard in the long term.
- 4.30 The proposal also has the potential to harm significance through unavoidable disturbance to the churchyard. The *Schedule of Monuments and Windows with Impact Assessment* identifies 23 memorials and monuments that will have to be temporarily or permanently relocated. (A&RMÉ June 2022; 201804-D-001 v2) Nine will be moved to new locations, as close as practicable to their existing locations. The impact assessment shows that there will be moderate impact on eight, low impact on three, and no impact on 12.



Fig 32. Key views

4.31 This potential harm is counterbalanced by several benefits of the proposal:

- The associated conservation and repair of the chest tomb and gravestones.
- Two memorials on the north wall, at present easy to overlook (Fig 31), will be relocated, better revealing their significance.
- Archaeological investigations that will accompany the excavation may add to knowledge of the Site.

4.32 Overall, therefore, the proposed development will have a **positive impact on significance**.

Views and setting

4.33 As the churchyard forms the immediate setting of St Mary's, changes within it have the potential to affect the significance of the listed church. Fig 32 shows key views. The impact of the proposed new extension on these views is as follows:

- a. From Twickenham Road pavement across the churchyard wall. Large yew trees conceal most of north aisle. There will be a glimpsed view of the new extension, from the pavement immediately adjacent to north-west corner of the church.
- b. From the approach to the south-west gate from the opposite side of Twickenham Road. This encompasses the tower, porch and south elevation. The new extension will not be visible and no change is proposed to this part of the church.
- c. From Ferry Road. Significant parts of the east end will remain in the foreground; the new extension will close the background and conceal the northern part of the churchyard. The new extension will appear as a sizeable built form, and some greenery will be lost.
- d. From the Ferry Road bus stop the new extension will be clearly visible as a sizeable element projecting forward of the east elevation, integrated through its form and materials, and the continuation of the zigzag roofline.

- e. The kinetic view of the east elevation from the churchyard path, capturing the sequence of building phases and their picturesque arrangement. There will be no impact on the three older parts of the elevation and the existing sequence will be replicated, with the north gable wall brought forward. The eastward projection of the extension will become a larger presence in the view as one nears the church.
 - f. From the north: a rarely obtained view at present, as this part of the churchyard is overgrown and not much visited. From this viewpoint the new extension will dominate, blocking glimpsed views through trees towards St Albans.
- 4.34 In views c, d and e, the approach to the new extension main entrance will be redesigned as an inviting and accessible route, visible within the churchyard and from the street and footpath. The intention is to make the Garden Room extension identifiable and welcoming to the wider community, particularly those finding their way to St Mary's not via the church building itself.
- 4.35 Views are not the only aspect of setting that should be considered. Intangible qualities of the churchyard, such as tranquillity, greenery and wildlife, contribute to the 'village church' character of St Mary's. The proposed development will have no impact on these qualities.
- 4.36 The site also forms part of the setting of the Landmark Arts Centre, the former Church of St Alban, which is listed at Grade II*. The proposed development is on the side of St Marys furthest from the Landmark, and only the eastern projection will be visible from the other side of the road. This will impinge slightly on the greenery of the setting, but at such a distance from the Landmark as to be barely perceptible
- 4.37 Taking all the above into consideration, therefore, the proposed development will have **no impact on the significance of the listed building** through change within its setting.

The Teddington Lock Conservation Area

- 4.38 The proposal will slightly reduce the open area of the churchyard, but this is a negligible loss of open green space in a conservation area that contains abundant greenery, including Udney Hall Gardens and the river banks. The new extension will be well screened by mature trees in all views except the close-range views discussed at 4.33 above. In those closer views, by replacing an extension of no architectural merit with a sympathetically-designed new building of high quality, the proposed development will have **a beneficial impact** on the character and appearance of the conservation area.

Conclusion

- 4.39 The proposed development is required to serve the pastoral needs of a growing and active congregation, which has members of all ages and abilities. The design of the proposals has been informed by a deep understanding of the Site and the significance of the heritage asset that is the Grade II* listed Church of St Mary with St Alban, and it conforms to the CMP policies agreed in 2019. The proposals were developed in close consultation with the PCC and congregation, and refined with the benefit of advice received from the DAC, HE and LBRuT.
- 4.40 The impact of the proposals is assessed under ten headings above. Two — alterations to the organ chamber and changes to the setting — are assessed as having a neutral or no impact on significance.
- 4.41 Five of the proposals will have a positive impact: moving Martha and Mary / Jairus's daughter to the centre window in the north aisle will better reveal the beauty of the stained glass and make it more visible to more people, in accordance with NPPF Para 197 (a) and para 199, NPPG para 020 point 1 and LBRuT Local Plan policy LP3A (1), (2) (6) and (7).

- 4.42 Adjusting the front row of pews will provide more flexible space improve accessibility, enabling the church to accommodate more people for religious services and other events. This will better reveal the significance of the heritage asset and sustain it in its optimum viable use as a place of worship and community resource. This satisfies NPPF Para 197(a) and (b), NPPG para 020 point 3, and LBRuT Local Plan policy LP 3A (4).
- 4.43 The Garden Room extension is an appropriately-scaled and attractive design that meets the needs of an active church with a growing congregation, that will enhance and better reveal the significance of St Mary's, and enhance the conservation area. The proposal thus satisfies NPPF Para 197 (a), (b) and (c), NPPG para 020 points 1 and 3, and LBRuT Local Plan policies LP2 (1), (2) and (3), and LP3 (C), LP5 and LP6 (b) and (c).
- 4.44 The proposed changes to the landscaping of the churchyard, and relocation of memorials and monuments will improve the setting of St Mary's, in accordance with NPPG para 200, NPPG para 013, HE guidance on the setting of heritage assets (GPA 3) and LBRuT Local Plan policies LP3A and C, LP5 (4) and (6).
- 4.45 The proposed development will both preserve and enhance the character and appearance of the Teddington Lock Conservation Area, in accordance with NPPF paras 197 (a) and 200, NPPG para 013, and LBRuT Local Plan policies LP3A (1), (4), (6), (7), LPLPÉC, LP5 and LP6 (B) and (c).
- 4.46 Three of the proposals must be assessed as causing harm to significance, because they involve loss of historic fabric or alterations to plan form within a highly significant building. The harm is less than substantial, even trivial, and far outweighed by the public benefits of the proposal, as required by NPPG paras 197 and 202, NPPG para 020 and LBRuT Local Plan policies.
- 4.47 Taken as a whole, the proposals will have a positive impact, sustaining the significance of the listed building and supporting its continued use by the congregation for worship and for the benefit of the wider community. They will enhance significance by providing opportunities for the conservation of stained glass, monuments and memorials, and improvements to the churchyard. The less than substantial harm they would cause is far outweighed by the public benefits of the proposals. They accord in every respect with national and local policies for the protection of the historic environment. It is therefore requested that the application be approved.

5. Sources

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Appendix A. Statutory list entry

CHURCH OF ST MARY

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1253013

Date first listed: 02-Sep-1952

Statutory Address: CHURCH OF ST MARY, TWICKENHAM ROAD

Location

Statutory Address: CHURCH OF ST MARY, TWICKENHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 16522 71278

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record — This information may be included in the List Entry Details.

Details

1. 5028 TWICKENHAM ROAD

Church of St Mary TQ 1671 23/5 2.9.52

II*

2. C16 onwards. The old parish church. Mainly C18 (1753-4 chancel) and C19 tower 1764. Red Tudor brick to south aisle with dark vitrified headers forming draper, with stone dressings to C19 Tudor Gothic C18 nave, north aisle and tower of brown brick; chancel of yellow brick. C18 battlemented west tower in 3 stages, with round arches. North aisle also 3-round arched windows, the centre breaking forward and pedimented. Three-light perpendicular window to east end. Monuments to Peg Woffington, Henry Flitcroft, John Walters founder of "The Times" etc.

Listing NGR: TQ1652271278

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 436135

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix B. Relevant planning policy: a summary

- AB.1 The planning procedure for the Church of England is set out in the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 and the Ecclesiastical Jurisdiction and Care of Churches Measure 2018.
- AB.2 The proposed development work to the exterior of the Grade II*-listed building requires planning permission; the application will be assessed against Government guidance contained in the NPPF. In regional policy, the London Plan (GLA 2021) contains policies for the historic environment. Local policies in the Richmond Local Plan (LBRuT 2018) and Supplementary Planning Guidance are also relevant.

National: Planning (Listed Buildings and Conservation Areas) Act 1990

- AB.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework 2021

- AB.4 The NPPF sets out the Government's planning policies for England. Section 16, 'Conserving and Enhancing the Historic Environment', contains guidance on how local planning authorities should assess proposals affecting heritage assets. Paragraphs 194, 195, 197, 199, 200, and 202 are potentially relevant to the proposals for St Mary's.

Paragraph 194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance [...]*

Paragraph 195. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 197. *In determining planning applications, local planning authorities should take account of: [...]*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. [...]*

Paragraph 201 deals with substantial harm to (or total loss of significance of) a designated heritage asset, and is not relevant to the present proposals.

Paragraph 202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

National: Planning Practice Guidance

AB.5 Additional guidance for local planning authorities determining planning applications is available online. The section 'Decision-Taking: Historic Environment' contains guidance in a Q&A format. The following sections are relevant to the present proposals:

What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation (Paragraph: 020 Reference ID: 18a-020-20190723. Revision date: 23 07 2019)*

What is the setting of a heritage asset and how can it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation. (Paragraph: 013 Reference ID: 18a-013-20190723. Revision date: 23 07 2019)

National: Historic England guidance on setting

AB.6 The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (GPA3) (HE 2017) explains how to assess the impact that a proposal may have on the significance of a heritage asset through change to the setting of the asset. Paragraph 9 states:

Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance...

Change over time. Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance...

AB.7 Other attributes of setting mentioned in the guidance include quiet and tranquillity, and the importance of the setting to a local community

Paragraph 10 states:

The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

The guidance outlines a staged approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset:

- Step 1 - identify which heritage assets and their settings are affected
- Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Step 4 - explore the way of maximising enhancement and avoiding or minimising harm;
- Step 5 - make and document the decision and monitor outcomes.

Regional: The London Plan 2021

AB.8 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20–25 years and the Mayor's vision for Good Growth. Chapter 7 of the Plan, *Heritage and Culture*, contains policies for the protection of the historic environment.

Policy HC1 Heritage conservation and growth states:

[...] (C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on

heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local: Richmond Local Plan 2018

- AB.9 The Local Plan contains a comprehensive suite of policies for the protection of the historic environment, which expand upon the provisions of the NPPF in areas that are particularly relevant to the Borough and its exceptionally rich historic environment. The following policies are relevant to proposals for development of the Site:

Policy LP 2 Building Heights:

The Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:

1. *require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity [...]*
2. *preserve and enhance the borough's heritage assets, their significance and their setting;*
3. *respect the local context, and where possible enhance the character of an area, through appropriate:*
 - a) *scale*
 - b) *height*
 - c) *mass*
 - d) *urban pattern*
 - e) *development grain*
 - f) *materials*
 - g) *streetscape*
 - h) *Roofscape and*
 - i) *wider townscape and landscape [...]*

Policy LP 3 Designated Heritage Asset:

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. *Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
2. *Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
4. *Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*

5. *Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*
6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*
7. *Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*
8. *Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*
9. *Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.*

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. *in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;*
2. *in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or*
3. *the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.*

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

Policy LP 5 Views and Vistas: 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, by the following means:

1. *protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;*
2. *resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;*
3. *require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;*
4. *require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;*
5. *seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;*

6. *seek improvements to views within Conservation Areas, which:*
- a) *are identified in Conservation Area Statements and Studies and Village Plans;*
 - b) *are within, into, and out of Conservation Areas;*
 - c) *are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.*

Policy LP 7 Archaeology:

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

Local: Supplementary Planning Guidance

AB.10 The Council's leaflet, *Planning Information for Conservation Areas* explains how the legislation concerning Conservation Areas affects people who live, work or own property in them (LBRuT as updated September 2018)

AB.11 More specific guidance is contained in *Teddington Lock. Conservation Area Appraisal. Conservation Area No. 27*, published on the Council's website. Section 8, Management Plan, outlines how the Council intends to preserve and enhance the character and appearance of the conservation area in future. The following extracts are relevant to the present proposals:

8.1 Problems and pressures

- Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions [...]
- Use of poor-quality products in building works such as UPVC, roofing felt and GRP (Glass fibre reinforced polymers) products

8.2 Opportunities for enhancement

- [...] Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence
- Seek to encourage good quality and proportionate design and quality materials that are sympathetic to the period and style of the building.

Author: Kit Wedd

First draft issued: 12 July 2022

Second draft issued: 20 July 2022

Final issued: 22 July 2022

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ST MARY WITH ST ALBAN

TEDDINGTON



DESIGN AND ACCESS STATEMENT

Submission for Statutory Consent to: London Diocesan Advisory Committee

FINAL

Revisions

- V1 05.05.2020 Issue for Review by Project Governance Group
- V2 14.05.2020 Issue for London DAC Pre-App Consultation
- V3 30.06.2022 Issue for Statutory Consents to DAC
- V4 22.07.2022 Issue for Statutory Consents to LBRuT

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FOREWORD



By Reverend Joe Moffatt
Vicar, St Mary with St Alban

This project is designed to make our church building fit for purpose:

- fit to be a sacred space that is accessible to all, regardless of disability or need;
- fit to offer a hospitable welcome to all who enter the door;
- fit to be a sustainable community resource where groups can meet for learning and fellowship;
- fit to be the building we need to fulfil our vision to 'grow faith and friendship for all'.

This is about more than just the provision of toilets, as necessary as they are. This is about making our contribution to the 800-year history of our church which has been added to every century. Every generation has done their bit to ensure the building is fit for purpose for their own particular time. We feel strongly that our task is to build an extension that will enable the whole church (both the building and the people) to bring faith and friendship to all.

I'm delighted to be involved in the presentation of these plans. They are the culmination of a long process of discernment, research, planning and consultation throughout my thirteen years as vicar of this parish.

Thomas Traherne, the 17th century priest and poet, who is buried in the vaults of our church, wrote:

We do not ignore maturity. Maturity consists in not losing the past while fully living in the present with a prudent awareness of the possibilities of the future.

I believe that these plans are fully mature in every aspect of the definition that Traherne wisely offers. It is my pleasure to commend them to you.

Joe Moffatt

1.0 INTRODUCTION

1.1 ST MARY WITH ST ALBAN VISION AND THE DESIGN AND ACCESS STATEMENT

'We aspire to be an open and welcoming church, engaging with the wider community, fostering faith and friendship and bringing people of all ages together for the glory of God.'

St Mary with St Alban's Vision Statement

To this end, the Parochial Church Council (P.C.C) desire to enhance the historic church building by adding much-needed facilities. As the congregation and community changes and thrives, there is an urgent need to develop the building in order to meet current and future needs whilst retaining the sacred beauty and character of the church.

The Church of St Mary with St Alban is Grade II* listed building located within the Teddington Lock Conservation Area. Its characterful churchyard setting helps preserve the special character of a village church although it stands within a built-up suburb and near a busy road junction.

In 2021 St Mary with St Alban celebrated the 85th anniversary of its rededication and the ambition is to complete long-overdue improvements to the church to help deliver their Vision. The church currently lacks essential facilities: toilet facilities and kitchenette, as well as a separate space for Sunday School and Church/community events. The existing church building cannot accommodate these requirements without significant impact upon the special character of the interior and so an extension is required.

This document is the Design and Access Statement prepared to support the applications for statutory consents for a new Garden Room extension to St Mary with St Alban. This room will replace the existing Choir Vestry and be connected to the nave of the church via a modest pentice which will also house the new accessible and parents' WCs. To minimise disturbance to burials within the churchyard the footprint of the new extension is minimised, and the interior spaces within the north-east corner of the church will be re-ordered to fulfill some of the requirements of the Project Brief.

This document should be read in conjunction with the following documents:

- Architectural Drawings and Schedules as seen in Appendix 6.2 of this document
- All other appendices as described in the Contents List on page 3.

1.2 PRE-APPLICATION ADVICE RECEIVED

The Applicant sought pre-application advice from the London DAC in July 2020, and in 2021 attended two pre-application consultations with LBRuT :

- Pre-application consultation with the DAC on the 9th July 2020. Following on from the consultation, site visit notes were received Ref: 0912.01-0520A.
- Pre-application consultation with LBRuT on the 21st December 2020. Following on from the consultation a letter has been received on 10th May 2021 ref. no.20/P0411/PREAPP.
- Follow up documents have been issued on 16th June 2021 and 7th September 2021 and a subsequent letter received from LBRuT on 25th November 2021 ref. no.21/P0237/PREAPP.

1.3 SUPPORTING DOCUMENTS

The following supporting documents are submitted together with the applications for Statutory Consents:

Supporting Documents:

- Heritage Assessment by Spurstone Heritage
- Planning Statement prepared by The Planning Lab
- 2019 Conservation Management Plan
- Churchyard Maintenance and Development Plan 2020-2025 prepared by the Churchwardens of St Mary with St Alban
- Archeological Monitoring of Geotechnical Trial Pits prepared by the Archeology Collective
- Archeological Watching Brief Report on Geotechnical Test Pits prepared by AOC Archeology Group
- Fire Strategy prepared by Know Fire
- Biodiversity Enhancement prepared by Ecology and Land Management
- Preliminary Ecological Appraisal prepared by Ecology and Land Management
- The Evening Emergence (Bat) Survey Report prepared by Ecology and Land Management
- Parking Survey prepared by K&M Traffic Survey
- Transport Statement prepared by Martin Smith CEng MICE
- Flood Risk Assessment prepared by STM Environmental
- Tree Report prepared by Clive Fowler Associates
- Tree Protection Plan prepared by Clive Fowler Associates
- Construction Management Plan prepared by Bill Pender
- Open Space Assessment to Address the OOLTI Policy prepared by The Building Anew Governance Group
- SuDs Assessment prepared by Stand Consulting Engineers



View of the entrance to St Mary with St Alban Church at the corner of Twickenham and Ferry Roads

2.0 THE PAROCHIAL CHURCH COUNCIL'S BRIEF

St Mary with St Alban's Project Brief is clear and simple: expansion of the current Church building is essential to provide the basic necessities for its parishioners. The Church continues to attract new members every year, even through the pandemic, and the P.C.C.'s ambition is not only to improve the building to address the lack of essential facilities, but to ensure a sustainable development as this is considered the 1 in 100 years project for the church.

The Project Brief is included in Appendix 6.1. A summary of key requirements is as follows:

1. New toilets (unisex)

There are no toilets within the church and the closest facilities are within the Parish Hall. This is 100m away, across a busy main road which is dangerous to cross due to the speed of traffic, buses, a blind bend, the proximity to the junction with Langham Road and the presence of parked cars. The Council have advised that for these reasons a pedestrian crossing would not be possible here. Therefore, the provision of toilet facilities is considered a basic requirement for this church. Provision of a fully accessible WC and a parents' WC is considered optimal.

2. Access improvements

It is essential to respond to the 2019 Access Audit and the requirements of the Equality Act 2010.

3. New multi-purpose space (Garden Room)

Currently, there is no appropriate space or designated room for a Sunday School on the site, so it is held in the Parish Hall, requiring the children to be escorted back and forth during the service. Refreshments are served after most services, generally in the Parish Hall as the old and poorly located sink and cold tap in the Choir Vestry are inadequate. There is a wish to be able to provide hospitality within the church building itself as a natural continuation of the fellowship of the service, rather than expecting people (many young or elderly) to cross the busy road to the Parish Hall.

The new Garden Room will provide space to support the congregation and enable other types of events associated with the church which will engage the wider community.

4. Accessible storage provision

There is limited storage space in the church and many items are cluttering the interior. A new designated storage area will release pressure on all other spaces and also improve the general presentation of the church.

5. Creation of more flexible space within the nave

There is no desire to remove all the existing fixed pews within the nave, which are considered to have some local significance. However, to achieve the Project Brief requirement for gatherings of up to 100 people within the nave, some existing pews in the two eastern-most bays could be adapted to be movable.

6. Replacement of the existing organ

There is general support for the replacement of the organ, which has been assessed as having little heritage value, with a smaller digital console, provided the space released within the Organ Chamber is crucial to a successful reordering as part of the Garden Room extension project.

Updates to the Project Brief - November 2021

7. Sustainability

The P.C.C. seeks to respond proactively to the Church of England's target of net zero carbon emissions by 2030 and the revised Part L Building Regulations, 2021 Edition. Adopting a renewable energy source and achieving the best possible specification for thermal insulation and construction materials for the new extension has been folded into the extension's design, whilst retaining its massing strategy and architectural character.

8. Integrated artwork

The proposed new extension to St Mary with St Alban Teddington presents an opportunity to consider artwork as part of its architectural expression. The P.C.C ran a two-stage competition before engaging their preferred Artist to design an integrated glass artwork for the East gable end wall of the new extension. The P.C.C.'s design brief was: To provide a form of contemplation from wherever visible and be mindful of a church as a sacred space. To reflect other stained glass artworks already present in the church.



View of St Mary with St Alban Church from Twickenham Road

3.0 SITE AND DEVELOPMENT CONTEXT

3.1 SITE DESCRIPTION

The Church of St Mary with St Alban is a small building set within a historic churchyard. The fabric of the church provides a visual record of its numerous building phases as it has been periodically extended in response to the needs of its parishioners since the late 16th century. The expansion of the building footprint has followed a general pattern of development with each subsequent phase extending to the east and north of the nave/chancel. (Refer to the Floorplan highlighting Building Phases included on page 9).

The church is a modest brick structure covered by four steeply pitched tile-covered roofs which reflect the internal volumes of the nave and chancel, aisles and vestries. At the west end there is a square brick tower with battlement parapet and a small brick porch under a pitched roof to the south elevation.

The church is open every day to visitors, and the main entrance is via the tower space; with the alternative entrance through the south porch used for services or other events held in the nave.

Due to the topography and surrounding vegetation, which seems to enclose the church in a bowl formation, especially towards the higher west end of the site, St Mary with St Alban retains the appearance and character of a village churchyard despite its location on a busy road. Mature trees on Manor Road and Ferry Road (including the plane trees in the grounds of the Landmark Arts Centre to the south) provide a green backdrop to views across the churchyard.

The churchyard is more than just the setting for the church: it is a characterful green space with its own special spirit of place. It is used by the congregation for festivals and celebrations as well as processions. Fully accessible by the public, it provides an area for retreat as well as a pedestrian through-route between the Lock and the High Street.

The Parish Hall is located some way from the church, across a busy road, as illustrated by the diagram on page 8.

3.2 SUMMARY SIGNIFICANCE OF THE EXISTING FABRIC

The fundamental significance of St Mary with St Alban can be best summarised as its character as a late-medieval village church within a historic churchyard, both of which have been altered several times, always in response to the needs of its parishioners. Even in its long period of redundancy it has been preserved and cherished, and its return to use as the parish church of Teddington has cemented its place at the heart of the local community.

The composition of nave and aisles, tower, chancel and sanctuary, is of great historical value as evidence of successive phases of growth, and the response to changing patterns of worship. The many memorials within the building, including the stained glass, bear witness to the uncommonly large number of notable people connected with the church, principally Stephen Hales.

The sensitive insertion of furniture and fittings brought or retrieved from St Alban speaks to the important relationship between the two churches, and the resilience of Christian worship in Teddington over time.

The churchyard is exceptionally significant as the picturesque setting for the church, a green oasis and source of natural beauty with mature trees, grass and shrubs, and a refuge for people and for wildlife. The gravestones and memorials, representing perhaps only a third of the burials, are a record not only of the people they commemorate, but also evidence of changing tastes in memorial design, predominantly in the eighteenth and nineteenth centuries. The churchyard is important beyond the church community: it is a public open space that is used and appreciated by everyone.

Please refer also to the Plan showing an Assessment of Significance on page 10, the Heritage Statement prepared by Kit Wedd of Spurstone Heritage, and the 2019 Conservation Management Plan by A&RME architects with Kit Wedd for a more detailed statement.



c1800: St Mary with St Ablan consisting of three steeply pitched volumes.



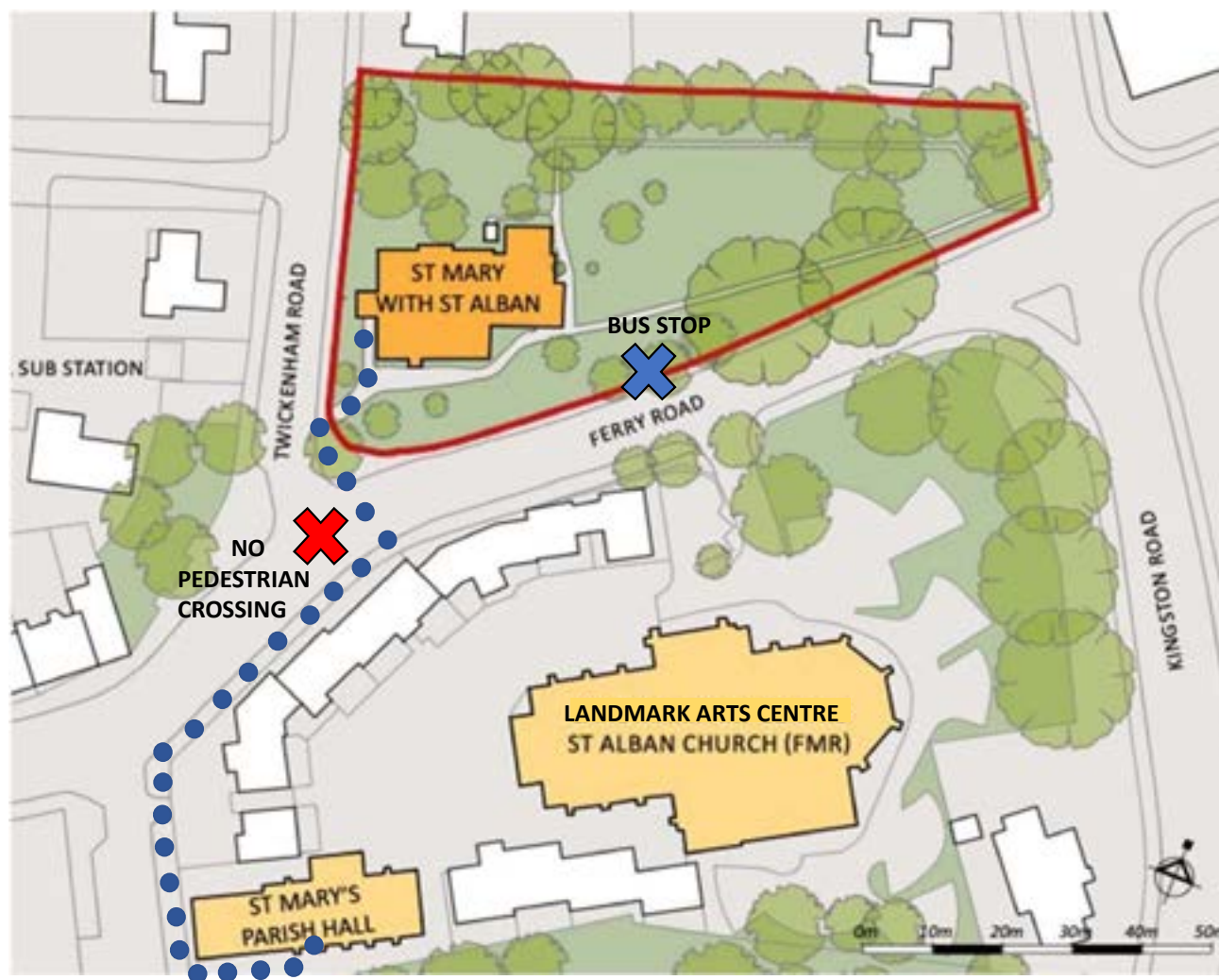
1860: Chancel extended east and robing room to the north.



Today (2020) : by 1884 the Organ chamber and clergy vestry have replaced the robing room new choir vestry to the north.

SITE LOCATION PLAN

Highlighting location of Parish Hall and access difficulties



MAP showing the pedestrian route between St Mary's Church and the Parish Hall

● ● ● 100m journey

STATEMENT OF NEED

This diagram clearly illustrates that even if new toilet and kitchenette facilities were introduced at the church, the distance of travel and hazardous route between the two buildings means that the hall cannot satisfactorily support the needs of the church and its congregation. A suitable space for Sunday School groups and after-service gatherings (noting three consecutive services on Sunday morning) is required.

The Parish Church

The Church is positioned at the East end of Teddington, on Ferry Road, which is part of the main road through Teddington (the A313).

- The church is open during the day from 9-5 (sometimes earlier and later than this), the churchyard open to the public at all times.
- It holds up to 250 people seated on fixed pews as well as 15 choristers. More can be accommodated if extra chairs are brought in or if a standing service.
- No toilets, one cold water tap in an inconvenient location in the choir vestry, centrally heated via a gas-fired boiler in an inaccessible location in the church tower.
- Closed churchyard with 393 headstones, thought to be three times as many unmarked burials beneath.
- No car parking on site, limited availability of on-street parking, bus stop outside.

The Parish Hall

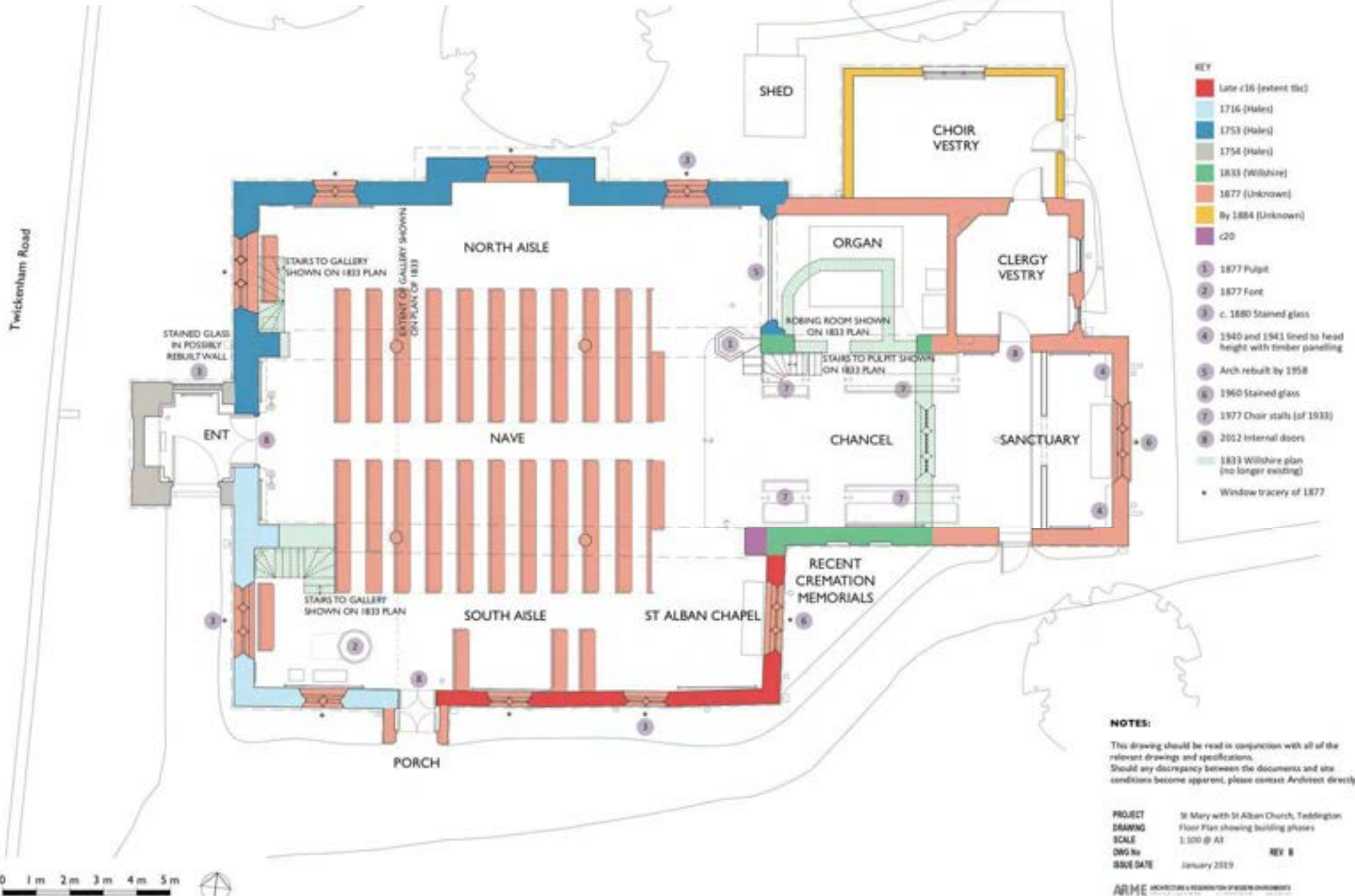
The Parish Hall is located off Langham Road, some 100m from the Church, across Ferry Road (A313). Accommodation includes:

- Entrance Foyer with lift down to main hall and up to upper floor.
- Downstairs:
 - Main hall with stage would accommodate at least 100 sitting
 - Kitchen – can be used in conjunction with main hall
 - Mina Hogan Room, seats 25 - Toilets – off kitchen - one; off foyer
 - one unisex disabled, two ladies', one men's and two urinals
- Upstairs:
 - Balcony room, can only be used if main hall not in use
 - Parish Offices, comprising one large and one small office off a small entrance area for storage and tea/coffee making. Toilet for offices
- Limited car parking on site, fairly limited availability of on street parking, bus stop nearby

For more information please refer to the Space Needs Assessment included in Appendix 6.1

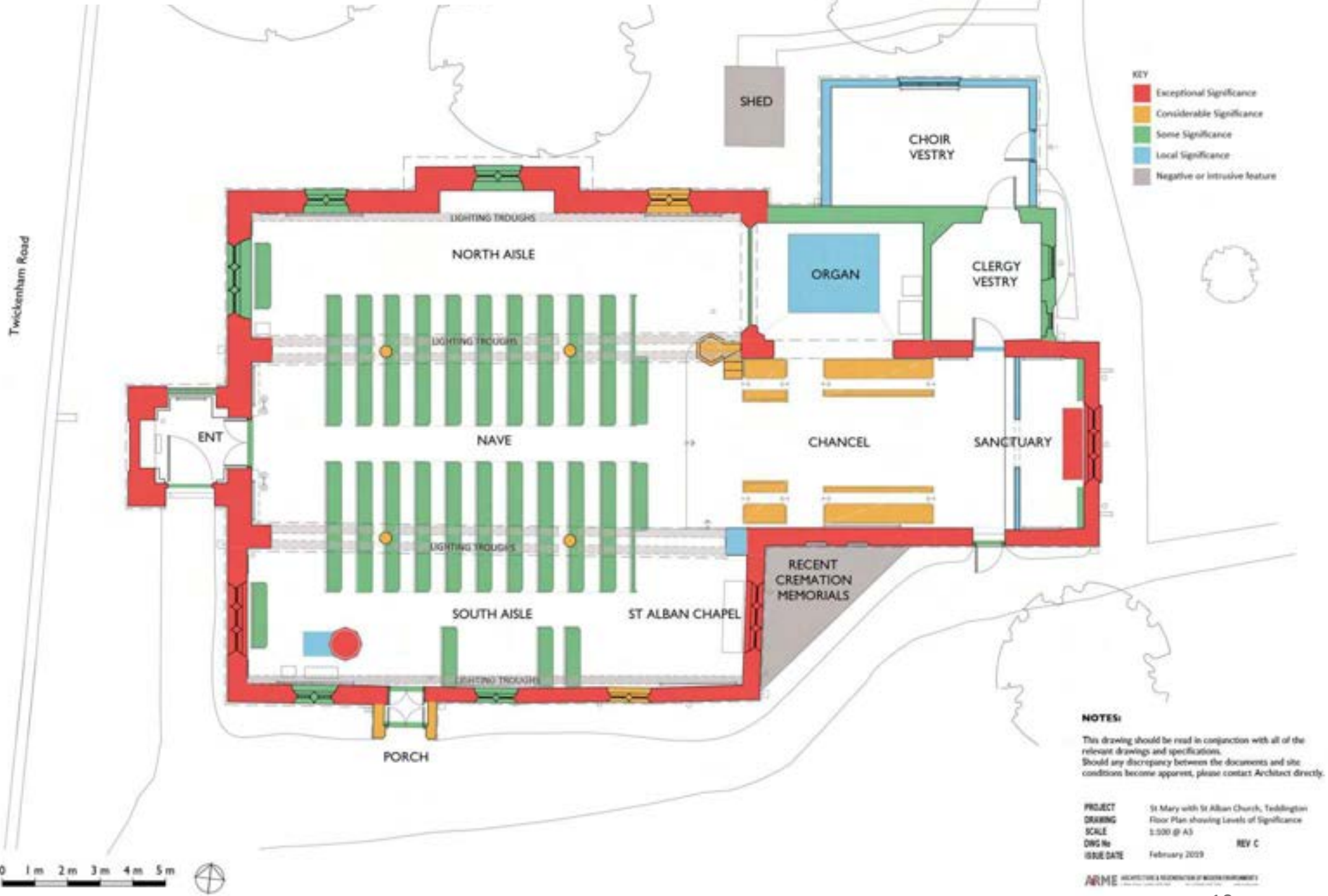
ASSESSMENT OF BUILDING PHASES

Extract from the 2019 Conservation Management Plan for St Mary with St Alban



ASSESSMENT OF SIGNIFICANCE PLAN

Extract from the 2019 Conservation Management Plan for St Mary with St Alban



3.3 CONSERVATION PLAN POLICY FRAMEWORK

The 2019 Conservation Management Plan for St Mary with St Alban sets out specific policies to guide proposals for new development. These form the starting point for developing proposals which will fulfill the Project Brief whilst protecting the significance of the place:

- P22 The PCC will put the conservation of the church's significance at the heart of decisions relating to management, maintenance and change within and around the buildings and will always seek to minimise harm to the significance of the church and its setting.
- P23 For all works to the church and churchyard, a solution with the minimum necessary degree of intervention shall be the starting point, with conservation of elements of highest significance the leading principle.
- P24 Any new development should be located so that any impact upon important trees or archaeological remains is minimised.
- P25 Any new development should be designed and built to high standards befitting a Grade II* listed building and its setting. New design should respond to the significance and character of the existing church and churchyard, in scale, massing, proportions, materials, key views, and spatial arrangement. Whether a traditional or a modern architectural response is proposed, any new work should be clearly readable, thus continuing the tradition of incremental development over the centuries at St Mary's.
- P26 In designing any extension to the church, ease of maintenance should be included in the Brief, to minimise costs and maximise the chances of carrying it out effectively.

3.4 FINDING A POINT OF BALANCE – PROCESS, USE AND AMOUNT

As architects accredited in historic building conservation, A&RMÉ's role as designers is to understand how our clients use, and wish to use their buildings, and to balance these aspirations with the physical and intangible significance of a place. This requires careful evaluation of the existing building and its site to determine 'tolerance for change'. Only after this can proposals for development be conceived.

In the case of St Mary with St Alban, the judicious conclusions of our early feasibility work determined that:

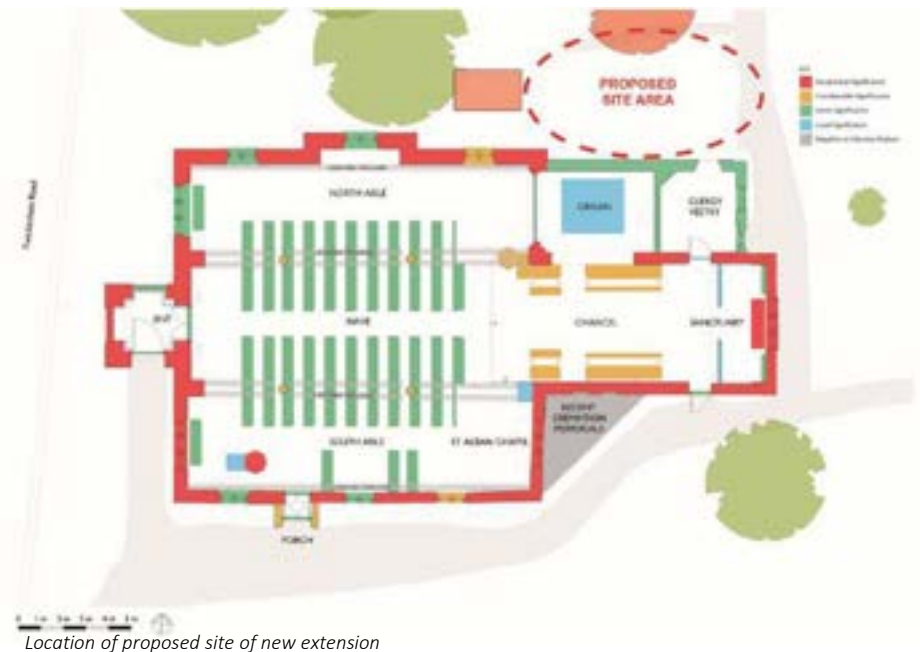
- a) the replacement of existing part-digital organ with a new, smaller digital console would liberate an effective reordering of the existing interior spaces supporting the church, whilst also improving the visual relationship between organist and choir;
- b) the existing Choir Vestry is not suitable for expansion or refurbishment. It is a low-quality extension of poor environmental performance, and whilst the building envelope could be upgraded, the size of the room is too narrow to accommodate the requirements of the Client's Brief; and

c) the demolition of the Choir Vestry which is a poor-quality extension of 1884 and of 'local significance' only, would allow the construction of new facilities which would ultimately balance the requirements of the Brief with the development potential of the site.

Other considerations which support the site identified for the new extension include:

- It continues the historic pattern of previous historic extensions of building to the north and east of the nave;
- By replacing the existing mid-C19th Choir Vestry extension with a C21st extension, the extent of further disturbance to burials within the churchyard is potentially reduced;
- The footprint of the proposed extension aims to avoid areas of dense burials within the churchyard by projecting eastward - rather than northwards or westwards – where ground levels are lower and the density of grave markers potentially lower;
- By aligning the west wall of the new Garden Room with the existing west wall of the Choir Vestry, the extent to which the new extension obscures Hales' significant Georgian composition for the north façade is minimised;
- The main entrance into the new Garden Room from the south can be clearly identifiable if the extension projects further eastward than the existing Choir Vestry and chancel gable end.

The strategy for making a connection between the existing church and the new extension is an important consideration, as is the detail of the abutment between new and historic fabric. Section 5.0 Approach to Design and Access will explore these issues.



Location of proposed site of new extension

4.0 PHOTOGRAPHS OF THE SITE

KEY VIEWS - FROM THE CONSERVATION MANAGEMENT PLAN



Plan of locations of key views.



Key view 1: view of the church from Teddington High Street from the west.



Key view 2: view of the south-west along A313 towards Teddington High Street. The church appears to be nested in the churchyard.



Key view 3: view from Twickenham Road. This view from a residential street shows the west end of the church with St Alban's in the background.



Key view 4: view towards the east end of the church from popular pedestrian thoroughfare.



Key view 5: view towards east end of the church from the churchyard.



Key view 6: view of the south aisle wall and the first view of the church upon entering from the entrance at the corner of Ferry and Twickenham Road.



Key view 7: view towards the Landmark Arts Centre from St Mary's churchyard.

VIEWS OF THE PROPOSED DEVELOPMENT AREA – EXTERNAL



Plan of locations of proposed development views



View 8: view towards the north side of the churchyard along the path along the east elevation



View 9: view towards Choir Vestry from the churchyard



View 10: view towards Choir Vestry from the churchyard



View 11: view towards the Choir Vestry from the Churchyard



View 12: view towards west end of the choir vestry



View 13: view showing the west end of the Choir Vestry and the east end of the North Aisle



View 14: view towards west end of the choir vestry

VIEWS OF THE CHURCH INTERIOR



View 15: view towards the Chancel, the new entrance is to be through the window to the left.



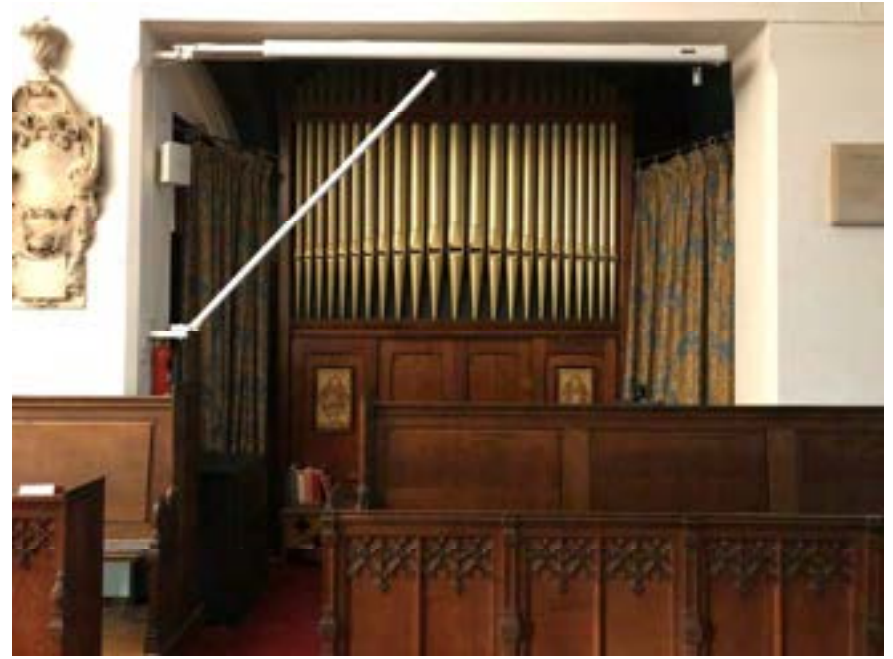
View 16: view towards the north aisle from the south west of the Nave.



View 17: view towards the east window of the North Aisle that will be altered to become the entrance to the new Garden Room.



View 17: view towards the timber screen the new entrance to be through the window to the left.



View 18: view towards the Organ Chamber.

5.0 APPROACH TO DESIGN AND ACCESS

5.1 SPACE PLANNING AND PROCESS: Connecting old and new

The success of any proposed extension to the church will be largely determined by how well the new spaces work together with the existing spaces, for those who use the building. The functional arrangements must be harmonious, and have logical and efficient circulation, correct relationships between primary and support spaces - with adjacency where function dictates – and comply with current Building Regulations. The space planning requirements of the Project Brief must also satisfy the liturgical requirements in connection with the church as a place of worship, and the related but non-liturgical functions of the proposed Garden Room extension.

At an early stage of the design process, it became apparent that the point of connection between the existing nave and the new facilities was a key determinant in respect to functional planning.

For the new Garden Room to work effectively for Sunday School groups and gatherings after services (noting the three consecutive Sunday morning services at St Mary with St Alban) there were only two possible options to create the connection:

- A Through the north wall to the nave aisle, lowering the cill of an existing window opening to create a new doorway; or
- B Through the existing Organ Chamber, creating a new opening in the external brickwork to the north wall, and either removing or reconfiguring the existing oak decorative screen wall between Organ Chamber and nave aisle to allow access.

Both options were evaluated and Option A offered greater benefit in respect to:

- Providing natural light and a glimpse of the churchyard setting from within the nave;
- Creating a worthy entrance to the Garden Room, rather than an internal 'dog-leg' corridor between the two spaces;
- The idea of an 'inverted cloister' can be realised, where the landscape (churchyard) becomes the setting/view when moving from church to extension and vice versa;
- Improved functional arrangement of new WCs outside the footprint of the existing building;
- Better position for the new ramp within the extension, rather than at the east end of the north nave aisle (taking up valuable area within the church), as the floor level of the Organ Chamber is 140mm higher than the nave aisle;
- Overall, less impact upon the historic fabric.

The Functional Planning Diagrams on the following page record the many different arrangements which were tested for comparison, in order to validate the above decision.

Additionally, focussed studies on how best to form the new connection within the north wall to the nave are included on page 26. Architectural and conservation considerations which will guide the detailing of abutments between old and new fabric are discussed in Section 5.3.3.



OPTION FOR NEW CONNECTION BETWEEN CHURCH AND EXTENSION
A: Through North Aisle (Preferred)



OPTION FOR NEW CONNECTION BETWEEN CHURCH AND EXTENSION
B: Through Organ Chamber (note: step in floor level)

FUNCTIONAL PLANNING DIAGRAMS



ADVANTAGES

Small foot print.

DISADVANTAGES

The kitchenette is within the church and therefore cannot be used when there are consecutive services.

Entrance into the Garden Room from Nave is through the timber screen. This connection is discreet but low quality without natural light/low ceiling corridor.

The dog leg corridor does not create an inviting entrance into the new extension.

The outside entrance to the new extension is mostly hidden from view. One of the goals is to bring more of the community into the building who may not usually enter the Church.

A



ADVANTAGES

Small foot print.

The new entrance is inviting and of appropriate scale. The lobby created will allow parents with babies/small children to leave the services but still feel connected by being able to still see the service.

The WCs within the organ chamber allow for more room in the Garden Room.

DISADVANTAGES

The outside entrance to the new extension is mostly hidden from view. One of the goals is to bring more of the community into the building who may not usually enter the Church.

B



ADVANTAGES

The external entrance to the Garden Room is visible to the many people who walk past the church. It presents a clear and welcoming invitation to enter.

If entrance to the new extension is through north wall window it will be inviting and of appropriate scale. The lobby created will allow parents with babies/small children to leave the services but still feel connected by being able to still see the service.

DISADVANTAGES

Entrance into the Garden Room from Nave is through organ chamber and a new acoustic rated partition would be required to separate Kitchenette from the Church. This Connection is discreet but low quality without natural light/low ceiling corridor.

The dog leg corridor does not create an inviting entrance into the new extension. By having the kitchen and non public area it could potentially make people feel like they shouldn't be going through this corridor.

The WCs in the north west corner block potential views into the churchyard.

C



D



E



F

ADVANTAGES

The new entrance is inviting for users and of appropriate scale. The lobby created will allow parents with babies/small children to leave the services but still feel connected by being able to still see the service.

The choir can independently access the space space to use when the Garden Room is in use. It also provides separate and secure additional storage space.

The kitchenette is connected to the Garden Room.

DISADVANTAGES

The WCs are in the corner block potential views into the churchyard

ADVANTAGES

The new entrance is inviting for users and of appropriate scale. The lobby created will allow parents with babies/small children to leave the services but still feel connected by being able to still see the service.

The choir can independently access the space space to use when the Garden Room is in use. It also provides separate and secure additional storage space.

The kitchenette is connected to the Garden Room.

DISADVANTAGES

The choir loses a dedicated space external to the Garden Room.

New Services to the new WCs may require localized breaking out of existing concrete slab.

ADVANTAGES

Small foot print.

The Georgian north wall is not impacted by the extension.

The external entrance to the Garden Room is visible to the many people who walk past the church. It presents a clear and welcoming invitation to enter.

All views into the churchyard can be taken advantage of.

DISADVANTAGES

The organ chamber becomes a corridor with storage for the Choir. this may cause conflicts in circulation use.

The WCs are directly off the Garden room space.

Entrance into the Garden Room from Nave is through the timber screen. This connection is discreet but low quality without natural light/low ceiling corridor.

If entrance is through north wall window it will need to extend further north to allow for movement around the WCs. Extending into an area of dense burials.





NOTES

Areas are G.I.A. noted in metres squared

Do not scale from this drawing. AARME take no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Setting out to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

KEY

-  WCs
-  Storage Area
-  Kitchenette
-  Garden Room

CONSIDERATIONS

Planning effective use of space within the church footprint to maximize extension size

ACCESS: Reconciliation of 150mm level difference between Nave and Chancel

Use of Church for Events

Best location for the point of connection between Nave and extension

Services Strategy and impact upon archaeology and existing building fabric

PROJECT St Mary with St Alban

DRAWING Extension and Alterations Existing Ground Floor Plan Functional Diagrams

SCALE 1/125

DRAWING No 20/094-S-010 REV -

ISSUE DATE December 2019

Status For discussion

AARME ARCHITECTURE AND RENEWAL OF ARCHITECTURE



5.2 INTERNAL REORDERING – LAYOUT AND AMOUNT

More efficient use of space within the existing church is a vital strategy to minimise the extent of new accommodation required, and thus the impact upon the churchyard in respect to both archaeology and character.

The nave and chancel could not accept change without significant impact upon the significance and character of these interiors. Accordingly, the organ chamber and clergy vestry were evaluated. The existing choir vestry was excluded from the study as it is proposed for demolition due to its limited size, low-quality build /poor environmental performance and detachment from the Nave.

However, many items are stored in this room, and so an audit of storage was prepared to test the requirements of the Project Brief and this is included for reference in Appendix 6.1. The objective was to avoid building expensive new storage outside the footprint of the existing church.

5.2.1 The Organ Chamber

The organ chamber is the larger space within the existing footprint of the church, presenting opportunities for other uses. The existing organ is surrounded by miscellaneous items hidden behind curtains. St Mary's Churchwardens investigated the significance of the existing organ, and undertook the feasibility assessment for a new, compact digital organ (the existing organ is part-digital). The Project Brief supports investment in a new organ to liberate valuable space within the interior of the church.

Current proposals show the existing organ chamber can accommodate the new organ (with improved visual connection between organist and choir master), new sacristy and secure store, with an additional level of mezzanine storage located above. A 700mm wide staircase, rather than a loft access hatch and ladder is proposed as a safer means of accessing the mezzanine.

5.2.2 The Clergy Vestry

The existing clergy vestry is a small, characterful space with trefoil window at high level and blocked fireplace. It is proposed that this space will become the choir vestry and Sunday morning practice room, and flexible space during other times. Other uses may include a quiet meeting room or Green Room/support space to the Garden Room.

Potential extension of the mezzanine storage level into this room was considered, but this extra area is not required at present. Current proposals do not preclude the implementation of this idea at a future date.

A Key Views Assessment has been prepared to demonstrate the low impact of the proposals upon the interior character of the nave and chancel and this is included on the following page.



View of the organ chamber and curtain concealing items stored around the organ



View of the entrance to the clergy vestry and trefoil window at high level



ORGAN CHAMBER VIEWS STUDY



Existing view of the organ chamber from the south west of the nave.



Existing view of the oak screen from the north aisle.



As proposed view of the new stair and accommodation within the former organ chamber.



As proposed view of the new balustrade behind the oak screen.

Proposals affecting the Organ

It is proposed that the large existing organ is removed to allow for the Organ Chamber space to be reconfigured to more efficient use of the floor area and height.

The existing organ was manufactured by Hele & Co and built in February 1899 for St Giles & St Peter Church in Sidbury, Devon. It contains two pipes made by Hele; the rest were made by Hele's regular supplier, Laukhuff in Weikersheim in Germany. The organ was given to St Mary's and probably installed around 1941. In January 1980 Henry Willis & Sons cleaned and altered the organ. Subsequently, it was upgraded electronically to enhance the sound produced. The 2019 Conservation Management Plan for St Mary with St Alban states that the existing organ has **local significance** only. Two separate reports were prepared for the existing organ by organ experts (one by John Norman of the DAC) as part of the pre-application consultation with the DAC. Both reports concluded that the existing organ holds little heritage value.

A new digital organ requires less space and provides an improved quality of sound. The smaller organ can also be orientated so that the organist can have a direct visual connection with the choir master, which is not possible with the existing organ arrangement.

A state-of-the-art digital organ with 20 drawstops is proposed: the Makin Digital 2-Manual Drawstop Organ Console.

The height of the barrel-vaulted ceiling within the present Organ Chamber allows a mezzanine level to be introduced. will be created above this space to provide storage of items not used day to day, such as crib figures. The new walls of the mezzanine will only be to balustrade height to reduce the effect on the timber screen and organ chamber opening.

The new partitions and balustrades enclosing the new accommodation within the former Organ Chamber are to be oak boarded or oak-veneered paneling to relate to the existing carved oak screen to the west wall.

5.2.3 The Proposals for the Pews

There is no desire for wholesale removal of the existing fixed pews within the nave, which are considered to have some local significance. However, to achieve the Project Brief requirement for gatherings of up to 100 people within the nave, and to achieve better arrangements for concerts and events, the existing pews and kneelers to the east of the columns could be rearranged and some adapted to be movable.

Nothing can be discovered about the provenance of the existing pews, but they are presumed to be standard stock items ordered from a church furnishings catalogue. They are of solid construction, decorated only with inset quatrefoil roundels to their ends, and are generally in good condition. In the central aisle alternate pew ends are fitted with tip-up seats, which indicates the size of the congregation they once had to serve; these are now fixed in the closed position for safety. In the 1930s the pews were reduced in number and some were rearranged.

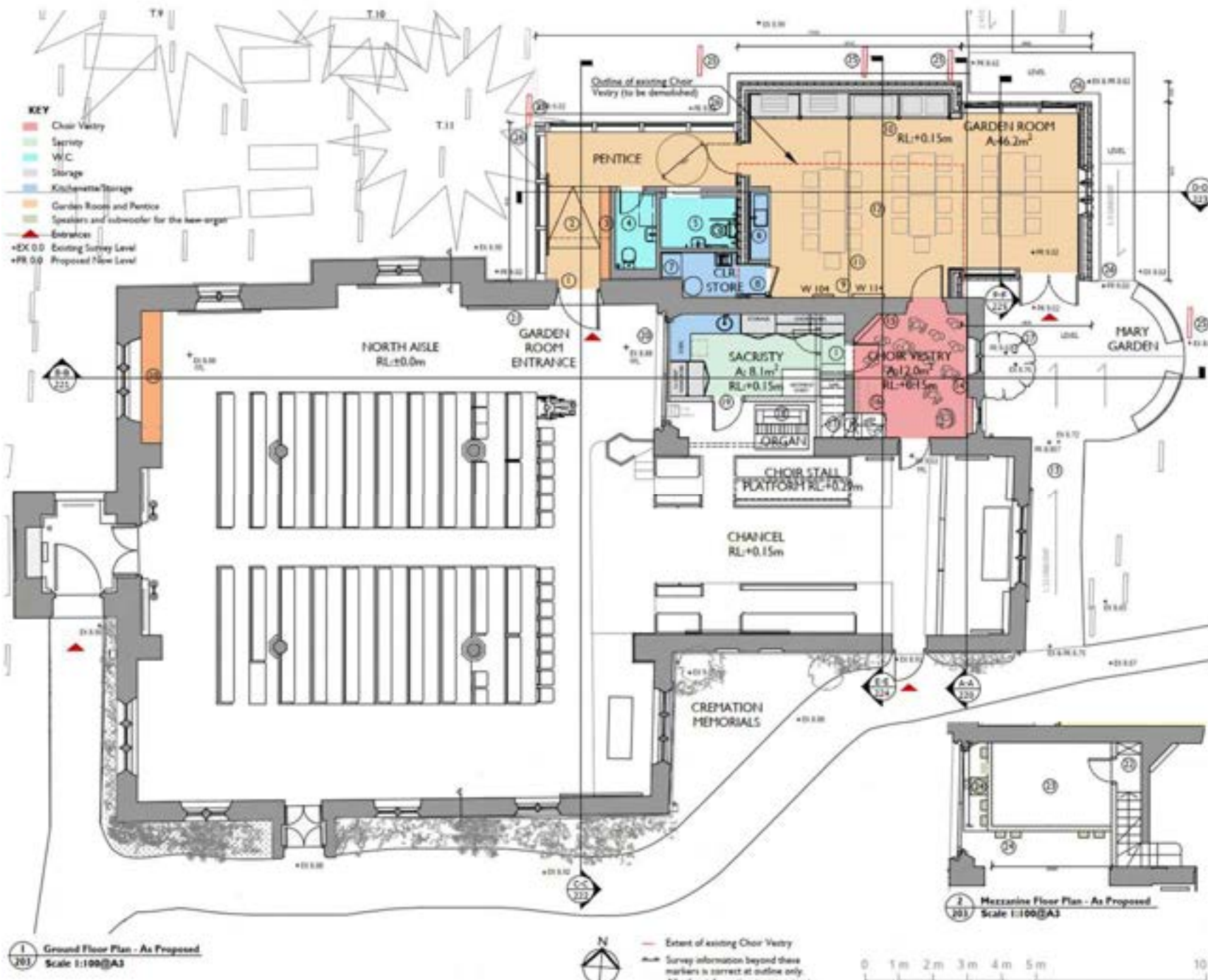
Proposals for making the church interior more flexible in use, and providing space for wheelchair users include the adaptation of the existing front rows of pews:

- The existing kneelers will be moved back to the line of the columns;
- The existing pews will be divided to make them lighter and more readily used, and adapted with new end panels lockable castors at the base;
- The existing timber boarded floor below the pews will be lifted and the floor level reduced to match the adjacent nave floor, before being carpeted to match the finish elsewhere in the nave (once the existing carpet is replaced wholesale).



Front row of existing pews in the nave.

GROUND FLOOR LAYOUT AS PROPOSED



- KEY**
- Chair Vestry
 - Sacristy
 - W/C
 - Storage
 - Kitchenette/Storage
 - Garden Rooms and Pentice
 - Speakers and subwoofer for the new organ
 - Entrances
 - +EX 0.0 Existing Survey Level
 - +PR 0.0 Proposed New Level

NOTES:

Do not state from this drawing. ADR/BSI take no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Setting out to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

- KEY**
- 1 New opening to be carefully formed in existing masonry walls.
 - 2 1:12 ramp leading into the new extension.
 - 3 Low level storage/seating/network.
 - 4 Parents Room.
 - 5 Universal Access WC.
 - 6 Kitchenette and integrated servery.
 - 7 New internal PM2 equipment.
 - 8 Cleaner's and Flower Arranger's store.
 - 9 Relocated external wall monuments. See Schedule of Monuments and Windows.
 - 10 Furniture Storage.
 - 11 Extent of ceiling bulkhead for mechanical equipment.
 - 12 Garden Room with seating for 27.
 - 13 Regrassed and paved external pathway slope 1:33.
 - 14 Environmental upgrade to east wall of Choir Vestry to improve insulation and ventilation via existing windows.
 - 15 Existing fireplace retained.
 - 16 TV Trolley: 43 inch TV on 1000mmx400mm Trolley.
 - 17 700mm wide access star to mezzanine storage R. 235, G. 245, enclosed by acoustic partition to west side only.
 - 18 New electric organ. (maintenance will require choir stall to be unbolted and moved for additional space).
 - 19 New partition and glazed door to create servery.
 - 20 Existing timber screen retained.
 - 21 New location of existing radiator.
 - 22 New open choir bookcase at top of stairs.
 - 23 New mezzanine storage level.
 - 24 New speakers for the new digital Organ.
 - 25 Grave headstones to be relocated.
 - 26 Soak away perimeter ground drain.
 - 27 Power control door opener on a toilet.



1 Ground Floor Plan - As Proposed
Scale 1:100@A3

— Extent of existing Choir Vestry
 Survey information beyond these markers is correct at outline only. All other information is approximate.



REV.	DATE	REVISION
1	June 2022	Issue for Statutory Consents
01	21/12/22	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Tetlington Extension and Alterations
DRAWING Ground Floor Plan - As Proposed
SCALE 1:100
DRAWING No 20194-0-201
REV 1
ISSUE DATE June 2022
Status Issue for Statutory Consents
ACME ARCHITECTURE & INTERIORS FOR WORSHIP ENVIRONMENT

5.3 NEW EXTENSION – LAYOUT, USE, SCALE, APPEARANCE

A clear understanding of the significance of the site and policy framework contained within the 2019 Conservation Management Plan for the Church of St Mary with St Alban has guided the design process. In summary, five overarching design principles are central to A&RMÉ's approach:

- Rationalise the use of spaces within the existing footprint of the church as far as practical to minimise the extent of new accommodation required;
- Minimise the footprint of the new accommodation within the churchyard and therefore impact upon archaeology;
- Any new extension should reflect the historic pattern of development at St Mary's: that is, the sequence of expansion to the east and north;
- The form, scale and materials of the extension should sit in harmony with the existing church;
- Any new extension should offer improved connections with the churchyard setting as a way of enhancing appreciation of place and the historic environment.

A&RMÉ's approach has been to interpret the P.C.C.'s Project Brief to ensure that the necessary change and growth is commensurate with the impact upon the historic fabric and sensitive churchyard setting. The proposed extension has two functional elements: the multipurpose room, and the circulation and ancillary spaces (WCs, kitchenette and Flower Arrangers'/Cleaners' store) which support activities in both the new room and the existing nave. Architecturally, it is proposed that each element is expressed differently, to reflect difference in status and function, and also to break down the overall scale of the new extension.

5.3.1 The Garden Room

Section 3.4 of this report has explored how the new multipurpose room – which has become known as the Garden Room – should occupy the same, albeit expanded footprint of the existing Choir Vestry, and be directly accessible from the North Nave Aisle. The height of the ridge to the proposed extension very nearly matches that of the existing building extended only by 200mm in response to new Part L Building Regulations, Edition 2021 and the Client's revised brief for meeting The General Synod of the Church of England net zero carbon emission targets by 2030. See section 5.6 for Sustainability.

The new Garden Room is of sufficient area and proportion to comfortably seat 27 people, or accommodate two different Sunday School groups, and includes new kitchenette/servery and dedicated furniture stores.

The architectural expression of the Garden Room references the preceding phases of development on the site in respect to form, scale and materials, such that it sits in harmony with the existing church. The proposed materials palette consists of:

External walls: Custom blend brickwork to sit sympathetically with the existing brickwork

Pitched roof: Handmade clay tiles selected to tone with the existing roof tiles

Rooflights (to the south-facing slope): Proprietary operable roof windows by Velux

Windows and Doors: Modern oak-framed with a minimum of double-glazed units to reflect the materiality of other doors within the church.



Imperial Bricks Custom blend 346



Custom blend sample panel on North elevation



Custom blend sample insitu against east elevation

Brick selection trials using Imperial Bricks Custom blend 346

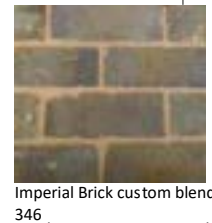
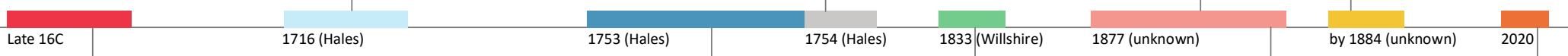
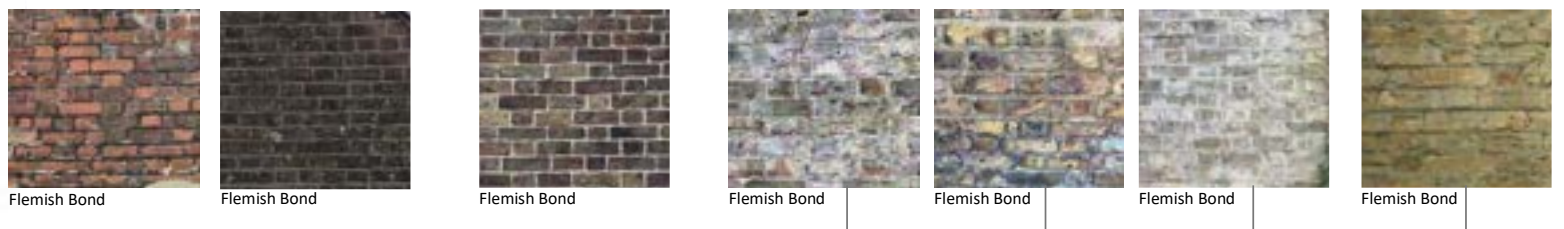


Samples of Keymer roof tiles viewed insitu.

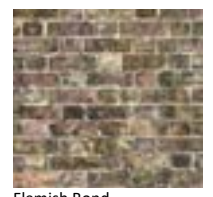
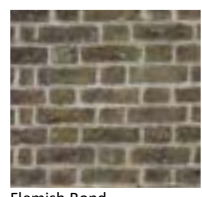
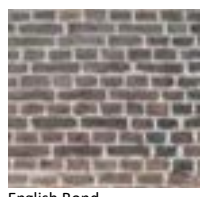
BRICK TYPE/BONDING TIMELINE FOR ST MARY WITH ST ALBAN, TEDDINGTON



- KEY**
- Red: Later C16 (extent tbc)
 - Light Blue: 1716 (Hales)
 - Dark Blue: 1753 (Hales)
 - Grey: 1754 (Hales)
 - Green: 1833 (Willshire)
 - Orange: 1877 (Unknown)
 - Yellow: By 1884 (Unknown)
 - Purple: c.20th phase



Proposal: cavity wall with a Stretcher bond external leaf



5.3.1 NEW EXTENSION: Garden Room continued

In respect to the three-dimensional composition of the extension, the east gable end of the extension projects forward of the existing building line, such that the external, accessible entrance to the Garden Room is visible from Ferry Road. In this way, the Garden Room can attain an identity of its own, and appear more welcoming to members of the wider community who might not otherwise visit the church. Following the pre-application consultation with LBRuT in December 2020 and September 2021 the overall eastwards projection of the proposed extension has been reduced by 1700mm.

5.3.2 The Pentice (Link Building)

The new modest structure which creates the physical link between the existing north nave aisle and the new Garden Room consists of a predominantly glazed walkway set within a modern timber 'pentice' type structure, and two new toilets. The pentice is designed to incorporate the necessary ramped access between nave floor and Garden Room floor levels (a difference of +140mm which reflects the existing step between nave and chancel) and to afford views of the historic churchyard setting. It may also provide a small break-out area for parents with young children, so it is possible to be physically close to, and visually connected with the congregation, yet acoustically separate from the nave.

The scale and form of this part of the extension references the single-storey vestry extension of c.1860 shown on page 7 of this document. The flat roof was likely to be lead, and as this is inappropriate today due to concerns about lead theft (which has been a problem at St Mary's), a modern material is proposed from a reputable supplier: Kemper Systems, KEMPEROL® 1K-PUR which is a polyurethane-based, cold liquid-applied waterproofing system. The advantage of this system is in achieving a much lower pitch than would be required of a sheet metal roof (minimum 5 degree pitch) and ease of waterproofing details in respect to the irregular junction between the pentice roof form and the new valley gutter to the south side of the Garden Room, which should work in unison to effectively drain the roof of the new extension, as well as the rainwater discharged from the eastern end of the nave aisle roof.

Alternatives to the flat roof to the pentice have been explored, and these include the option for extending the pitched tiled roof over the whole extension, or introducing a low-pitched zinc roof to match the material used to recover the pediment of the north nave façade, following lead theft.

PRE-APPLICATION ADVICE:

Preapplication advice from the DAC resulted in the decision to keep the Pentice roof as a flat roof form. The option for a continuous tiled roof was not considered preferable as:

- The continuous roof form increases the overall mass and prominence of the new extension, which becomes longer than either nave or chancel;
- The mass of the extension obscures the eastern part of the Georgian composition to the north elevation of the nave, so its original symmetry is less clear;
- The pitched roof form will block daylight to the new door and/or reinstated glazing in the north wall;
- The pitched roof form will require a valley gutter against the existing building which precludes the possibility of introducing fanlight glazing above the new door.



North Elevation of Proposed Garden Room extension – the previous scheme as presented to DAC and LBRuT in 2020



North Elevation of Proposed Garden Room extension – As Proposed

5.3.3 Connection between historic church and new extension

As discussed already in Section 5.1 Space Planning and Process, the point of connection between the existing church and the new extension is crucial to the success of the development, and the preferred location is the east window in the north elevation to the north nave aisle.

To form this connection it is proposed that:

- the 3 panels of stained glass which comprise the window will be removed from the masonry reveals, to be conserved and cleaned by an ICON accredited conservator/glazier, prior to reinstatement in the central window to the north wall;
- the existing leaded light windows to the central window to the north wall will be removed. The upper sections of these windows are proposed to be reconfigured into a fanlight arrangement to be introduced into the existing tracery to the east window to the north wall;
- the existing masonry frame to the east window will be extended down to the existing floor level (in sections of matching profile and stone type), and new stone cill/lintel introduced to form a new door opening;
- a new oak framed, glazed door of no less than 850mm width will be introduced into the opening;
- to preserve daylight entering the nave through this opening, a skylight will be installed immediately outside the nave wall. The design of a frameless, three-sided rooflight arrangement has been explored with Cantifix, to ensure minimal abutment with the existing brickwork wall.

A Detail Study has been prepared to explore the crucial abutment detail between the new pentice with rooflight, and the existing masonry wall to the north wall to the nave aisle. This is included on page 28 for reference.



View of the location of the proposed new door opening (east window of the north aisle)



External view of the east window to the north nave aisle

DETAIL STUDY FOR ABUTMENT BETWEEN NAVE AND EXTENSION

Three options were considered in developing ideas for the connection between the proposed extension and the north wall to the nave. Options 1 and 3 seek to retain leaded light glazing within the existing tracery of the window reveal above the new door opening. Option 3 proposes a straightforward rooflight, but this requires a greater depth of structure at the abutment between roof and new lintel within the existing window opening, which is less desirable.

Option 2 proposes a solid masonry infill within the existing tracery, which liberates the design of the roof to the pentice. However, the loss of daylight through the tracery is considered to have a negative impact upon the character of the interior.

Accordingly, Option 1 is considered to achieve the optimum arrangement for the new door and leaded light, when viewed from the interior of the church. It also allows the full extent of the original window tracery to be appreciated from within the pentice, looking towards the church.



PREFERRED OPTION 1



5.4 APPROACH TO ACCESS IMPROVEMENTS

The approach to access improvements responds to the Access Audit for the Church prepared by Ann Sawyer of Access=Design in late 2019, and subsequent consultation with her.

The key observations of the access audit in connection with the proposals are:

- There are currently no WCs at the church and the closest facilities are in the Parish Hall which is on the other side of the busy main road. This is unacceptable for many people: the very young, elderly, people with mobility issues and those who may require quick access.
- There is a 140mm step to the chancel. There is a visually contrasting nosing but there are no handrails to the step. A temporary ramp is used to give access when required.

The proposals for the extension seek to address these, and other matters by:

- a) The creation of a fully accessible WC and parents' WC within the new extension;
- b) A 1:12 ramp within the Pentice to address the existing change in level;
- c) In principle, new doors will be designed to be light enough to avoid assisted opening internally;
- d) The new Garden Room will be at the same floor level as the Chancel, and this ensures level access between the Garden Room/Choir Vestry/Sanctuary and Chancel;
- e) External levels to the existing path along the east side of the church on the approach to the main entrance door will be adjusted and the path relaid to 1:33 falls to ensure step-free access into the extension. A level landing will be formed in front on the entrance door to ensure adequate manoeuvring space for wheelchair users on the approach.
- f) The South entrance door will be a glazed, double leaf, power operated door with a free standing totem on the door approach to ensure ease of use for all end users (push prams, wheelchairs, elderly).
- g) The remaining east end and north end paths will be regraded to meet the requirements of the Building Regulations as far as practicable, given the graveyard and existing headstone locations in the proximity of the extension. This has been deemed acceptable by the Access Consultant as they do not form the main access path to the new extension.
- h) A soakaway perimeter ground drain will be constructed on three sides of the new extension. This will provide good drainage both for the protection of the new extension, the newly regraded pathways and the wider surrounding landscape.
- i) Refer to drawing 201804-D-102 Site Plan 1-200 for details of the existing and proposed levels around the new extension, as well as headstones affected by the new works.

Proposals are made in accordance with:

The Equality Act 2010; Approved Document M, 2015 and Approved Document K, 2013 of the current Building Regulations; British Standard BS 83000:2018 Design of an accessible and inclusive building environment; Easy Access to Historic Buildings (English Heritage, 2012); The Access Manual (Wiley Blackwell, 2014)

5.5 LANDSCAPING

A number of supporting documents prepared by external Consultants have been included in the submission of this application in relation to the wider Churchyard site and these include:

- Archeological Monitoring of Geotechnical Trial Pits
- Archeological Watching Brief Report
- Biodiversity Enhancement
- Preliminary Ecological Appraisal
- The Churchyard Maintenance and Development 5 Year Plan
- The Evening Emergence Survey Report
- Parking Survey
- Transport Statement
- Flood Risk Assessment
- Tree Report
- Tree Protection Plan
- Open Space Assessment to Address the OOLTI Policy
- SuDs Assessment

A&RMÉ architects have also undertaken a Schedule of Monuments and Windows Impact Assessment – see document number 201804 D 001. A detailed Site Plan at 1:200 scale has been submitted as part of this application - see dwg. 201804 D 102. Existing and new proposed site levels have been added to the architectural drawings, as requested in the pre-application consultation process.

This array of documents, alongside the architectural scheme and site plan for the extension, will form the basis for a landscape design scheme, which the P.C.C. will be undertaking in the next design development stages of the project.



Existing path along the east side of the church.



PROPOSED WEST ELEVATION: The Applicant has aimed to improved the whole carbon cycle of the new extension with minimal impact on the massing strategy for this new built addition to St Mary with St Alban, Teddington..

“We do not ignore maturity. Maturity consists in not losing the past while fully living in the present with a prudent awareness of the possibilities of the future.”

Thomas Traherne, who is buried in St Mary’s Teddington Churchyard

The above quote from Thomas Traherne, the seventeenth century mystic, who lived in Teddington and was buried in St Mary’s Church, has been the overarching approach taken by St Mary’s Parochial Church Council in developing the Project Brief for the new multi-purpose room.

Evolution of this Brief, as described in this Section 5.6, has been underpinned by this approach to guide an improved, more sustainable outcome for the new extension whilst minimising the impact on the massing strategy for this stage of evolution of St Mary’s Church.

5.6.1 Carbon Emission Targets and the Client's Brief

In November 2021, St Mary's Parochial Church Council confirmed the objectives of their Sustainability Strategy for the proposed new extension to their church (Refer to Appendix 6.1 for the P.C.C.'s Brief/document – Paper for P.C.C. 'Building Anew' Decisions on Heating and Insulation').

This strategy seeks to respond proactively to the Church of England's target of net zero carbon emissions by 2030 and the revised Part L Building Regulations, 2021 Edition. The Design Team incorporated changes into the design of the new extension, as far as practical, without any significant adjustments in the proposed building envelope. These changes focused around two aspects of the design in order to address the whole life carbon of the proposed extension:

- Operational carbon of the new extension (in use over its lifetime)
- Embodied carbon of the new extension (in construction and materials selection)

Although some works are proposed to the existing structure of the church (exempt from this Planning Application), the carbon emissions associated with the operational cost of this building are not considered as part of this application.

The P.C.C.'s intention is to review how best to mitigate these emissions in the future.

5.6.2 Operational Carbon – M&E Solution and Building Envelope

To reduce the operational carbon of the new extension, A&RMÉ architects worked closely with EngDesign Ltd (M&E Engineers) to explore opportunities for an array of renewable energy sources. An options appraisal which evaluated the feasibility and impact of a variety of electrical and mechanical solutions can be found in Appendix 6.4 Environmental Services Proposal by EngDesign.

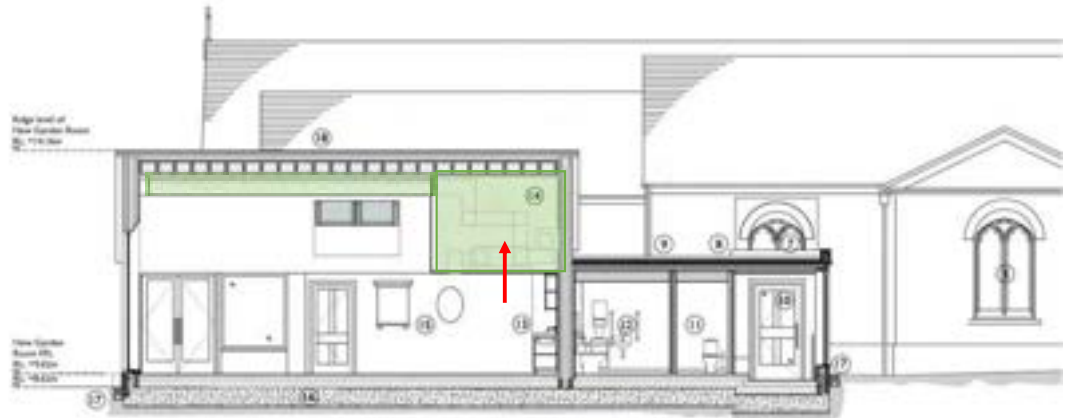
The proposed solution is to install a ground source heat pump array (GSHP) and suitably sized MVHR unit [mechanical ventilation with heat recovery] to serve gatherings of up to 30 people within the new extension. The clear spatial advantages of the GSHP strategy is that only a small amount of equipment requires integrating into the floor plan of the new extension. This has been achieved in the storage area adjacent to the Garden Room. There is minimal external manifestation.

The MVHR will provide fresh air into the building throughout the year, and it will also recover heat from the exhaust air, reducing the energy load requirements for the new extension. The environmental advantages of this strategy are significant but accommodating the MVHR unit and associated ductwork presented a bigger challenge.

A&RMÉ undertook a study to see how best to integrate the equipment into the extension's envelope – please see page 31 which illustrates the discounted options of the study. The P.C.C.'s preferred solution (Option A) is an internal bulkhead within the Garden Room interior housing all the MVHR equipment (Refer to adjacent illustrations). The only external impact is the two new air diffusers located on the gable end wall of the West elevation. These will be colour-matched with the external brickwork. Refer to drawing 201804-D-215 Coloured West Elevation.



Preferred Option A - To address the operation carbon footprint of the new extension, the Design Team have integrated a new MVHR unit into the building envelope with minimal impact on the original massing strategy.



Preferred Option A - Integrated MVHR equipment in the Garden Room bulkhead and air distribution ductwork at high level. Extract from Section DD drawing 223 (highlighted in green).

The main advantages of Option A are summarised below:

- No impact on the proposed massing strategy for the new extension in comparison with the other options (see p.32).
- Good air distribution within the Garden Room – the fresh air distribution ductwork is located centrally at high level.
- Easy maintenance access for regular inspection of MVHR unit through an access hatch in the ceiling bulkhead.
- Mechanical ventilation ductwork to the WCs is kept outside the pentice corridor interior, via roof supply and exhaust pipes
- Minimal structural impact on design.

DETAIL STUDY FOR INTEGRATING MVHR EQUIPMENT INTO THE NEW EXTENSION MASSING



Discounted Option B - MVHR unit placed on top of Pentice roof with external screening up to 1m high to perimeter of equipment.



Discounted Option C - MVHR unit placed on top of Pentice roof with an extended pitched roof form to house it.



Discounted Option D - MVHR unit placed extended furniture storage cupboard.

Three other options for integrating the MVHR unit have been considered during the design process. Each of the below options has been discounted for the following reasons:

Option B - MVHR unit placed on top of Pentice roof with an external screen.

Disadvantages:

- Negative impact on the massing strategy in comparison with Option A.
- Roof access of M&E equipment to be resolved – regular maintenance required
- Pentice roof screen design required - careful consideration with Pentice roof light design
- Structural implications – timber joists to be larger and doubled up or tripled up
- Acoustical and vibration impacts, due to lightweight structure
- Architecturally unsympathetic to the existing listed building context: appears an after-thought or ‘add-on’.

Option C - MVHR unit placed on top of Pentice roof with an extended pitched roof form to house it.

Disadvantages:

- Large impact on the on the massing strategy in comparison with Option A.
- Roof access to M&E equipment to be resolved – regular maintenance required
- Unsatisfactory abutment with the existing north wall of the church at the west end, further design development required to test whether resolution was possible
- WC ventilation ductwork through Pentice ceiling (louvres in Pentice fascias)
- Distinction in form between the Garden Room and Pentice is lost
- Structural implications – one added steel frame, larger timber joists to be doubled up or tripled up where required
- Acoustical and vibration impacts, due to lightweight structure.

Option D - MVHR unit placed extended furniture storage cupboard.

Disadvantages:

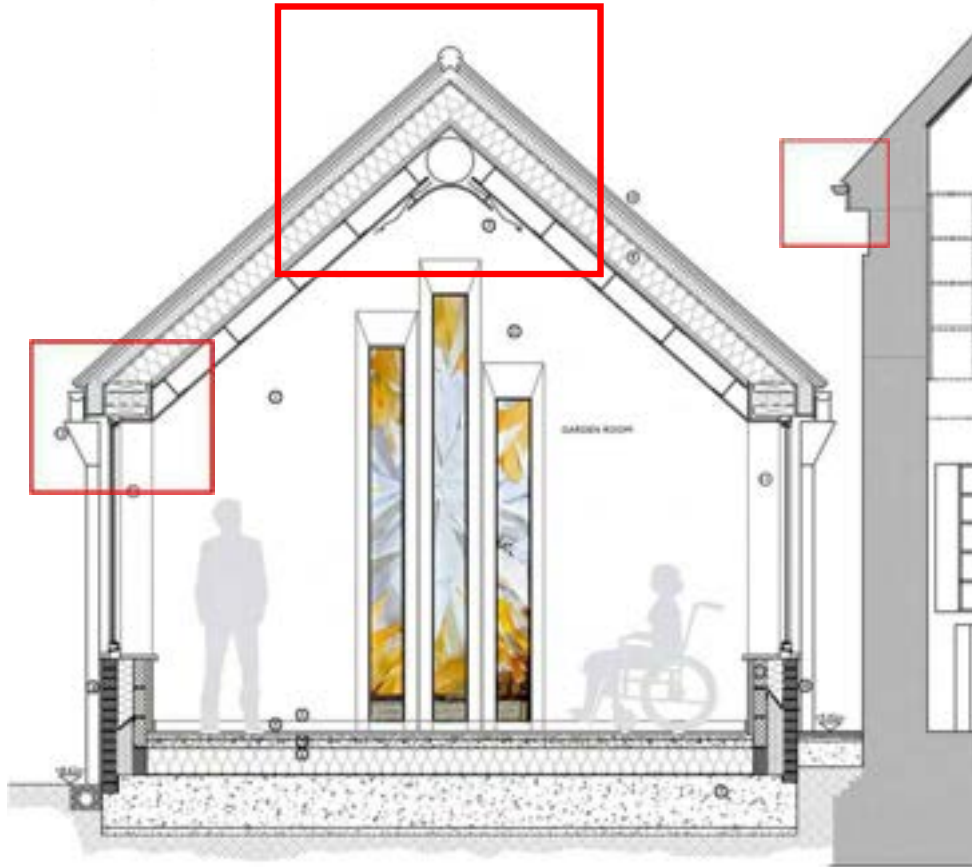
- Limited impact on the on the massing strategy in comparison with Option A.
- M&E air distribution within the Garden Room is at lower level, and therefore not as even as in all other options where the ductwork for air supply is at high level, at the apex of the ceiling to the Garden Room
- Larger potential archaeological impact than in all other options, as the increased footprint of the store extends into the churchyard by an additional 600mm.

5.6.2 Operational Carbon – M&E Solution and Building Envelope continued

In the preferred Option A, the air distribution ductwork runs centrally at high level within the proposed Garden Room extension and is integrated into the ceiling design to evenly supply fresh air within the multipurpose use space.

The design of the new ceiling references the existing architectural articulation of the nave aisle ceiling form.

The building envelope has also been enhanced to improve its thermal performance with particular attention given to junctions and abutments, where thermal bridging can occur and lead to a weaker performance of the building envelope. The existing Church's eaves fascia board created an opportunity to implement a similar detail for the extension but at the same time improve the thermal performance at the junction between the eaves and the roof. These improvements, together with the chosen M&E solution, will positively effect the operational carbon emissions reductions. Further information in relation to the M&E strategy is included in Appendix 6.4



Integrated M&E design referencing existing church ceiling coves, enhanced thermal insulation provisions and the avoidance of cold bridging has been incorporated into the enhanced design details for the new extension.

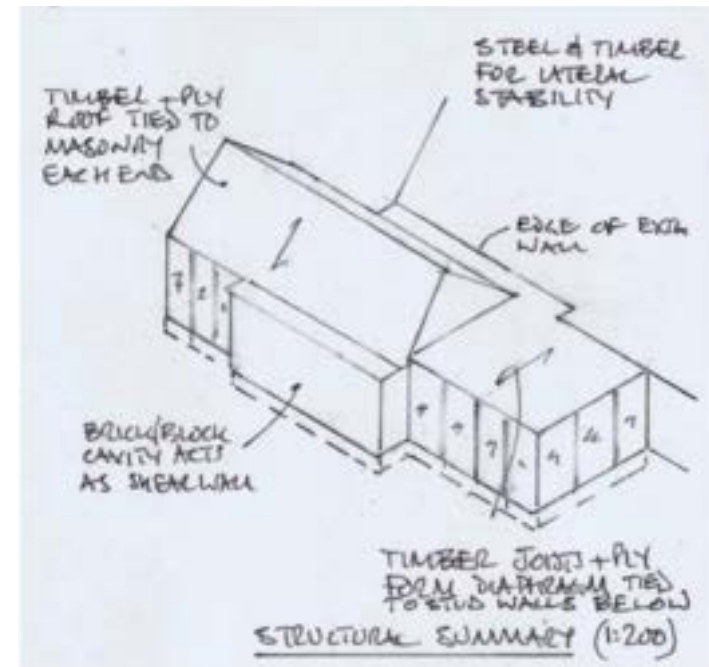
5.6.3 Embodied Carbon

The RIBA Climate Challenge 2030 guidelines emphasise the climate emergency and stress the need to take urgent action via leadership from Architects and the wider Construction Industry. These guidelines are voluntary but aim to set targets for the future legislative horizon. The 2019 Green Construction Board Mission Report states that net zero carbon operational emissions are already possible. The challenge for the profession is to extend good practice to the whole life carbon of a building, a large part of which is the embodied carbon at construction stage.

A&RMÉ worked closely with Stand Consulting Engineers to refine the new building's structure. One of the biggest embodied carbon sources in a new building is associated with the building's structure – amounting up to 50% of the total embodied carbon. Within this parameter, concrete and steel construction are the biggest polluters.

The original structural strategy for the new extension was a steel frame and timber solution. Following the P.C.C.'s revised Brief and Sustainability Strategy the structural concept has been evolved to omit the steel frames, replacing them with timber and cavity wall construction. Only minimal steel is used throughout. The structural concept is described in Appendix 6.3 prepared by Stand Consulting Engineers.

Furthermore, in the next design stages of the project the other aspects of embodied carbon calculation will be addressed, such as material production, transport to site and the interior fitout specification.



Proposed, evolved structural solution – 3d diagram. Refer to Appendix 6.3 for further details.

5.7 INTEGRATED ART PROPOSAL



PROPOSED EAST ELEVATION: Integrated Artwork in the east gable wall.

The proposed new extension to St Mary with St Alban presents an opportunity to consider artwork as part of its architectural expression. The application includes a proposal for contemporary stained glass windows integrated into the east gable wall, echoing the existing stained glass windows present in the main Church structure. The P.C.C.'s aspiration for the new art piece is summarised below:

'The extension at St Mary with St Alban offers a wonderful opportunity to better serve our community. The east end of the new structure provides a clear link with the church and the churchyard beyond so the creation of a new window will allow people inside to feel rooted in the setting of the church. A window in this location will catch the morning sun and allow colour-tinted daylight to fall within the new room, giving a sense of contemplation.'

While being in-keeping with the existing church, the Garden Room is also a modern structure. As the church has evolved over the centuries and new buildings, windows and inscriptions have been added they have been reflective of the time in which they have been created and have contributed to the sense of history of our church. We have set out to commission an artwork that is a 21st century addition, but reflective and mindful of the other stained glass artworks already present in the church so that there is a 'flow' from the old to the new.'



Extract of Section F-F showing the East gable-wall window design. Three slender stained glass windows forming one artistic composition, integrated into the architectural language of the new extension and into the wider context of the Church and Churchyard.

5.7.1 The Parochial Church Council's Summary of the Proposed Window

'For the window at the east end of the new extension, we wanted to create something that provided a reflection on the Resurrection theme, with colour and light, signifying new life, which offered a form of contemplation from wherever visible and was mindful of the church as a sacred space. We also wanted the new work to reflect the welcome that we hope people will feel when they encounter the new building. We did not want it to be over-bearing, but we did want to use this opportunity to create a new artwork to be enjoyed by all and to enhance its surroundings.'

The artist who has been chosen, Maria Christina White da Cruz, was selected both for the quality of her work and for the theological message of her piece. Two references were sought and both rated highly her artistic talent, her ability to create something fitting for the context, her wish to listen and her attention to detail to ensure colours and textures are absolutely right. The window concept is one that has symbolic and physical connection to the churchyard, as, via the Resurrection theme, people will be reminded that Jesus's tomb was also in a garden. The light that will come through the east facing window will echo the radiating light seen from the tomb by Mary Magdalene and her companions. The three thin glass installations have been specifically chosen not to be overbearing of the existing church. The abstract nature of the work, in simple, almost monochrome, yellows and whites, will bring an understated elegance, a visually pleasing view from inside and out and be a point of interest, inspiration and contemplation for visitors to the church and churchyard.'

5.7.2 Art and Architecture

The collaborative nature of this art piece resulted in numerous meetings between the P.C.C., Artist and the Design Team. The form of three slender windows was chosen as a contemporary way of integrating the artistic and functional design of the piece. The number of windows makes a reference to the existing east-end stained glass windows consisting of three panes. The new windows are of different heights alluding to the Holy Trinity. Window cill level is at the interior floor level to enable viewers of all ages and mobility to engage with the window with the sense of touch, not just visually. The chamfered brick piers between the windows provide a contemporary articulation to the modern 'mullions'. They also serve a structural function with integrated steel angles and T sections in their build-up. The internal chamfered reveals ensure more light is captured in the interior with a polished floor allowing reflection of the soft warm colours on its flat surface. The plan and elevational details of wall can be seen on drawing 201804-D-700 East Elevation and Plan Details.

5.7.3 The New Stained Glass Windows – The Artistic Process

The Artist Maria Cristina da Cruz describes her creative process of forming the idea and final design of the art piece below:

'My first tasks were to visit St Mary's Teddington and explore its history and heritage and meet the representatives of the parish community to engage more fully with their Brief. The other key task was to return to the Resurrection passages in all four Gospels. The study and contemplation of these pivotal extracts pointed to the EMPTY TOMB.' (..)

Once the main concept was established I wanted to encounter the essence of the spirit of the place (the Church and its surrounding garden) and find a way of retelling the Resurrection story within this specific context.'



A photograph of the original collage-technique maquette for the new Garden Room east gable wall windows seen from the inside, St Mary with St Alban, May 2022. Maria Cristina White da Cruz.

5.7.3 The New Stained Glass Windows – The Artistic Process continued.

1. WINDOW DESIGN of Empty Tomb and reference to the Light of the Resurrection.

'This has led me to create a non-figurative composition. The principal reference to the Resurrection in the design is the emanating light indicating that this is indeed no ordinary place, whether the light is emanating from the tomb or the reference to the dazzling look of the angels' garments, as seen in the Gospels. In the window design the rays are emerging out from the centre rather than having a single point of radiating light from one side. Also, the context of the Garden Room itself, built among the evocative historic graveyard of St Mary's, is an indirect reference to the Empty Tomb/Christ's Resurrection. The people who worship at St Mary's and those who have been buried here over the centuries are Christians and are/were all believers in Christ's Resurrection and in the resurrection of the body at the end of time.

The base of the design will include a continuous element across the three windows, referring to the stone block on which Jesus' body had been laid. I would like to explore the possibility of including an inscription on this design element using textured, acid etched and printed Lambert's Glass. The text here should have resurrection references from the Gospels and/or writings of the mystic Thomas Traherne, who was buried at St Mary's.

The enhanced textured surface of glass should be present throughout the windows, including the lower register, to enable younger people and people with mobility issues, such as those in wheel chairs, to engage with the windows visually and also experience window through the sense of touch. I would also like to include some details of plants and insect life to captivate the attention of the very youngest users of the Garden Room who may be crawling nearby.

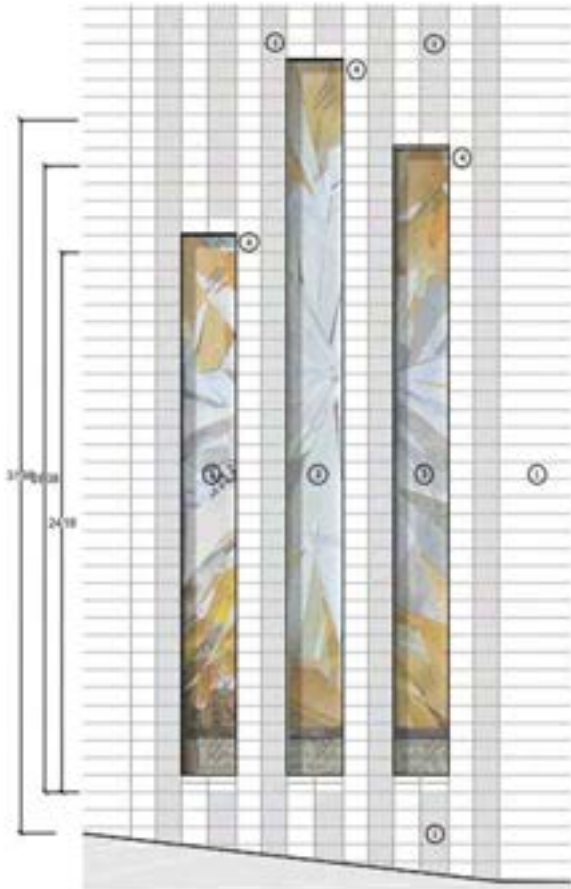
2. COLOUR AND TONE of windows radiating from white to golden ambers.

The three windows will be dominated by a gentle radiating glow of light starting from pure white to gentle tints of opalescent textured whites and greys and finally merging into a range of warm tones of golden ambers.

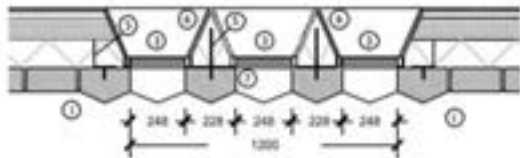
'While the Garden Room will be a separate entity from the main church with distinct functions, from the outside the church, its aisles and extensions will be seen as a single modulated structure of different elements with their own gabled roofs. When it gets dark relatively early in the afternoon, especially in the mid-seasons and especially the winter months, the interior spaces will be lit and all of its windows will be visible from the outside. While the proposed three slender Resurrection windows of the Garden Room are different in idiom and technique from the leaded main sanctuary window, there is nevertheless a visual link between these in the consonant golden tones present in the centre of the east-facing sanctuary window.'

INTEGRATED ART PROPOSAL

Drawing 201804-D-700 East Elevation and Plan Details



1 EAST WINDOW ELEVATION DETAIL - PROPOSED
1:20@A3



2 EAST WINDOW PLAN DETAIL - PROPOSED
1:20@A3



3 EAST ELEVATION - PROPOSED
1:100@A3



4 EAST ELEVATION - PROPOSED IN COLOUR
NTS



- KEY**
- 1 New brick wall (special bricks Custom bond 246) integrated stained glass artwork within depth of the brickwork wall + projecting brick pilars to create texture.
 - 2 New Kymor handrails clip the roof with full round ridge tile. Appearance to match existing roof.
 - 3 Artwork designed by artist Maria Cristina De Cruz - White.
 - 4 Stainless Steel fixed to window opening.
 - 5 Stainless Steel 'L' angle and 'T' section windowpost + Ancor brick ties, full height fixed to roof structure.
 - 6 Internally clad window reveals.
 - 7 Stone window sill.

NOTES:

Do not scale from this drawing. APMDC takes no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Nothing is to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications and other consultants drawings.

Refer to drawing 201804-D-234 Cross Section facing East.

REV	DATE	NOTES
F	June 2022	Issue for Statutory Consent

PROJECT	St Mary with St Alban, Teddington Extension and Alterations
DRAWING	Garden Room Proposed East Elevation and Plan
SCALE	1:100 (1:20 @ A3)
DRAWING No.	201804-D-700
ISSUE DATE	June 2022
STATUS	Issued for Statutory Consent

5.8 SOUTH ENTRANCE DOOR STUDY



PROPOSED SOUTH ELEVATION: Recommended Option 4 – Oak framed clear glazed double door, serving the extension’s function as a community space.

The pre-application consultation process, as described in Section 1.2, included discussions about the proposed appearance of the new South Entrance Doors to the extension. The Applicant was encouraged to explore a more ‘solid’ appearance to the new entrance doors, to accord with the existing historic doors to the South elevation of the church (above).

The new extension is designed as a multipurpose Garden Room and community space with associated facilities (WC and kitchenette). The P.C.C.’s aspiration for the new extension can be summarised as below:

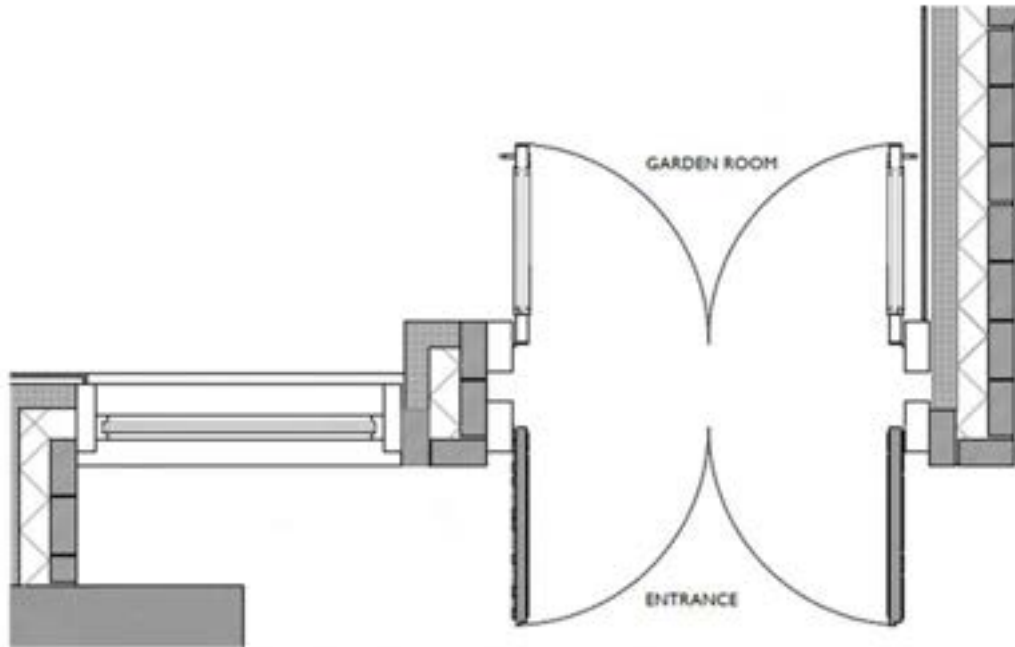
‘We aspire to be a open and welcoming church, serving our local community, fostering faith and friendship, bringing people of all ages together, to the Glory of God. (..) Our church is a wonderful place to connect with God, but should also be a place to connect with each other and with our local community.’

In response to this clear aspiration to be opening and welcoming to the wider community, A&RMÉ explored options for a double door solution that would allow the extension to appear open and welcoming during the day, and closed, with solid boarded character when not in use, or at night time. The following two pages summarise the four design approaches Options (1-4) which were explored as part of a focussed feasibility study, as encouraged by LBRuT.

The P.C.C.’s conclusion was that glazed doors are essential to provide visibility into the Garden Room space, ensuring it appears more welcoming in contrast to a closed solid door. An arrangement of two double sets of double doors: one glazed, and one solid presented operational difficulties and also spatial pressures given the reduced footprint of the Garden Room, following reduction of the eastward projection into the Churchyard which was requested by LBRuT.

SOUTH ENTRANCE DOOR STUDY

Discounted Option 1 Two sets of double doors and Discounted Option 2 Inner Glazed door, outer top hung sliding solid oak door



1 South Entrance Study - Option 1 - TWO SETS OF DOUBLE DOORS
400 Scale 1:20@A3

ADVANTAGES

- Addresses LBRuT Conservation Officer's query about the new entrance doors having a solid appearance. Solid doors present a more secure appearance.

DISADVANTAGES

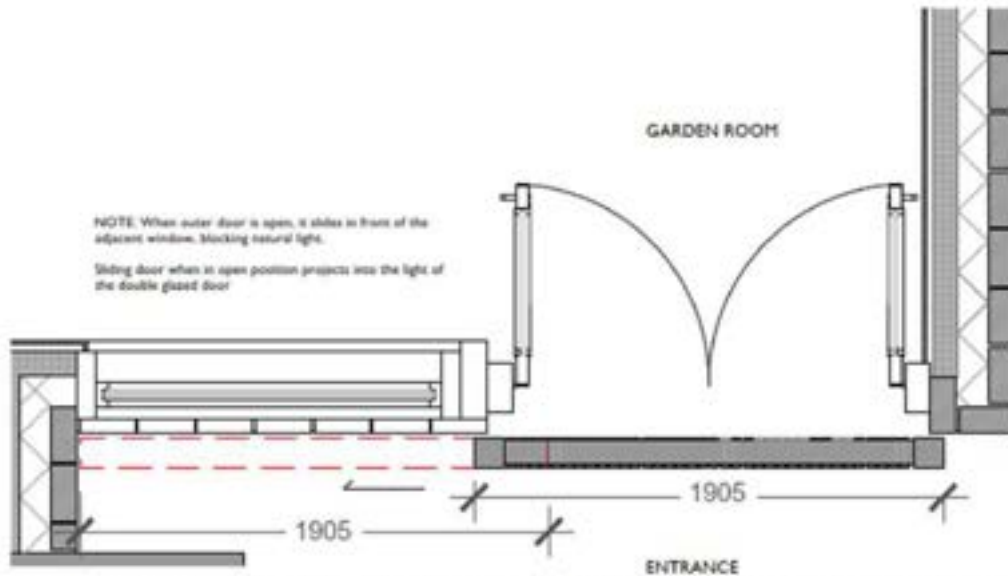
- Cumbersome and more costly arrangement of 2 sets of doors adjacent to each other.
- When the Garden Room is not in use, the solid doors send a clear message that the buildings is closed, irrespective if the church is open.
- Inner set of doors project into the interior circulation space, thereby reducing seating capacity.
- As double doors, the solid, modern appearance of the outer doors cannot reflect the character of the existing single solid timber doors of the church.

NOTES

Do not scale from this drawing. AARME take no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Setting out to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

Squared metre room measurements in the Choir Room and Sanctuary only take into account usable space and do not include door reveals or furniture.



2 South Entrance Study - Option 2 - INNER GLAZED DOORS, OUTER DOOR OAK, VERTICAL BOARDED, FRAMED, LEDGED AND BRACED, TOP-HUNG SLIDING DOOR
400 Scale 1:20@A3

ADVANTAGES

- Addresses LBRuT Conservation Officer's query about the new entrance doors having a solid appearance. Solid doors present a more secure appearance.

DISADVANTAGES

- More costly arrangement of 2 sets of doors adjacent.
- When the Garden Room is not in use, the solid doors send a clear message that the buildings is closed, irrespective if the church is open.
- Inner set of doors project into the interior circulation space, thereby reducing seating capacity.
- As double doors, the solid, modern appearance of the outer doors cannot reflect the character of the existing single solid timber doors of the church.
- Solid sliding door blocks proposed view adjacent to the entrance doors when it is opened and the Garden Room is in use. Therefore, window may as well be omitted = wall realigned as a solid wall.
- Sliding door may not be appropriate for a Final Exit door, even when the Garden Room is not in use and the doors are closed, as it is a means of escape from the church. To be reviewed with the Fire Consultants.

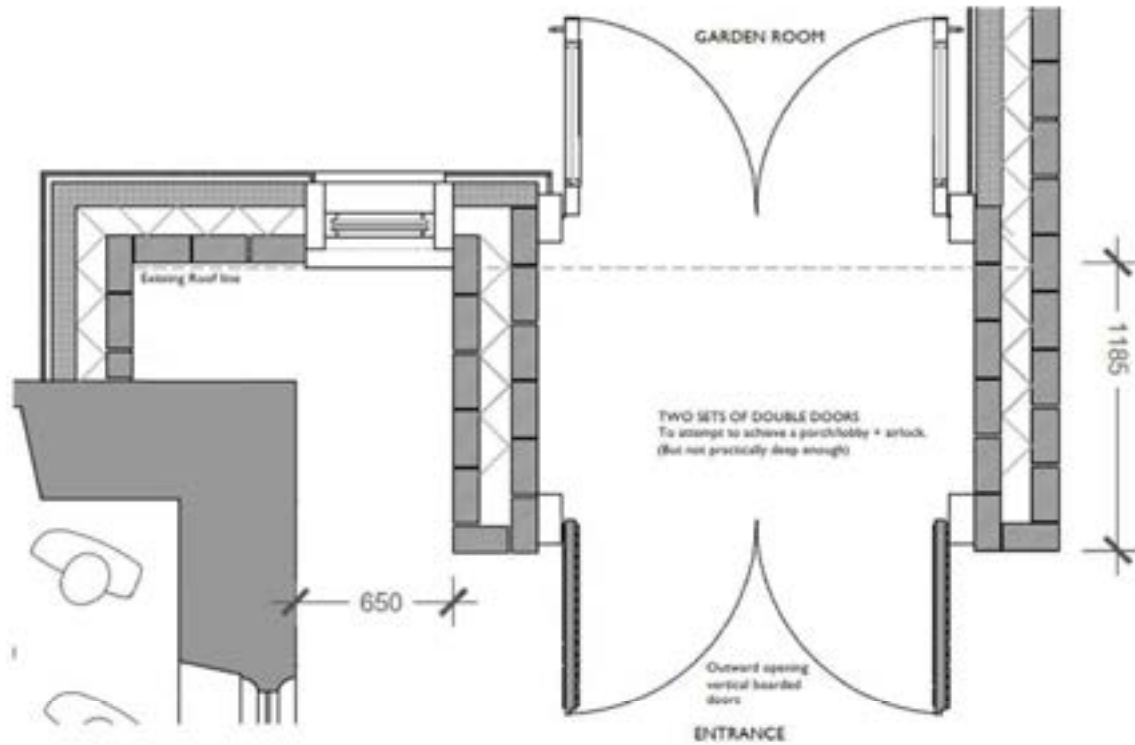
REV	DATE	NOTES
A	June 2022	Issue for Statutory Consent

PROJECT	St Mary with St Alban, Testington Extension and Alterations	
DRAWING	South Entrance Study - Option 1 and 2	
SCALE	1:20	REV A
DRAWING No	21054-D-400	ISSUE DATE
ISSUE DATE	June 2022	Status
Status	Issue for Statutory Consent	PROJECTS is a subsidiary of AARME



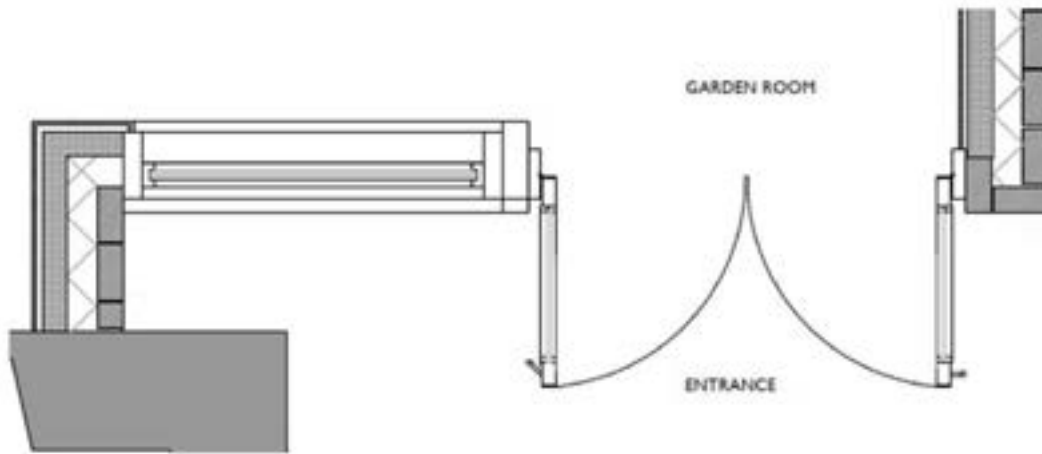
SOUTH ENTRANCE DOOR STUDY

Discounted Option 3 Vertical boarded double doors with small Porch and Preferred Option 4 Oak framed clear glazed double door



1 - VERTICAL BOARDED DOUBLE DOORS WITHIN SMALL PORCH

1
481



2 South Entrance Study - Option 4 - EXISTING PROPOSAL - OAK FRAMED CLEAR GLAZED DOUBLE DOORS OPENING OUTWARDS
Scale 1:20 @ A3

2
481

ADVANTAGES:

- Addresses LBRUT Conservation Officer's query about the new entrance doors having a solid appearance. Solid doors present a more secure appearance.

DISADVANTAGES:

- Cumbersome and more costly arrangement of 2 sets of doors adjacent to each other.
- When the Garden Room is not in use, the solid doors send a clear message that the building is closed, irrespective of the church is open.
- Inner set of doors project into the interior circulation space, thereby reducing seating capacity.
- As double doors, the solid, modern appearance of the outer doors cannot reflect the character of the existing single solid timber doors of the church.
- There has been no pre-application consultation about the addition of a small porch.
- It increases the footprint of the building
- Creates a small, unsatisfactory space immediately adjacent to the entrance which may encourage antisocial behaviour.

NOTES:
Do not scale from this drawing. JARRMS takes no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Setting out to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

Squared metre room measurements in the Choir Room and Sanctuary only take into account usable space and do not include door reveals or furniture.

Preferred Option

ADVANTAGES:

- Glazed doors, power operated with a free standing control panel on a taster located on the approach to the door for ease of use for all end users (the elderly, wheelchair users, young families with push prams). See drawing number 201804-D-223 of Plan-A for further door approach details.
- The glazing present in open and welcoming invitation at the entrance.
- The design does not impact on the usable area of the Garden Room.
- There is architectural unity between the design of the new doors and adjacent windows to the South elevation.

Disadvantages:

- Visibility into the interior, after hours.

REV.	DATE	NOTES
A	June 2022	Issue for Statutory Consent

PROJECT	St Mary with St Alban, Tevelington Extension and Alterations
DRAWING	South Entrance Study - Option 2 and 4
SCALE	1:20
DRAWING No	201804-D-481
ISSUE DATE	July 2022
Status	Issue for Statutory Consent



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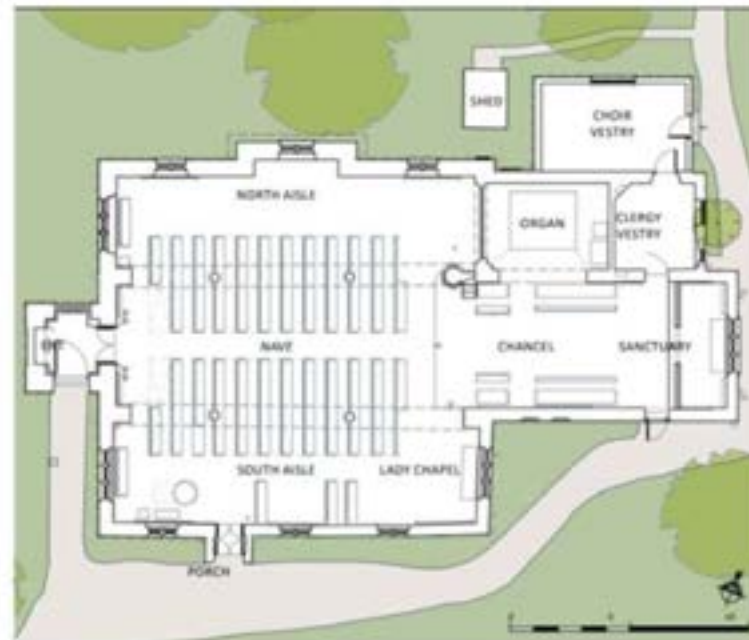
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6.1 CLIENT'S PROJECT BRIEF, SPACE NEEDS ASSESSMENT, AUDIT OF STORAGE REQUIREMENTS

6.1.1 Client's project brief prepared by the Project's Governance Group, St Mary with St Albans 2019.

Requirements Document

Document no: SMwSA-2019-RD



St Mary with St Alban 2019 Development Requirements



MASTER DOCUMENT CONTROL

Master authorisation record:			
	Name	Role	Signature & date
Prepared by:	Martin Smith		
Assured by:	John Ramsay		
Authorised for issue by:	Steven Randall		

Change History:				
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0.2	Review	11/04/19	Updated following meeting on 04/04/19	
0.3	Final Review	23/04/19	Incorporating Governance Group comments	
1.0	First Issue	27/04/19	Issued following final comments	
1.1	For Info	12/05/19	For consultation with Diocesan Advisor	
2.0	For use	30/05/19	Updated following DAC and PCC comments	PCC
2.2	Review	02/03/20	Updated following design development	
2.3	Review	05/05/20	Heating and Artwork	

SECTION A – INTRODUCTION
 SECTION B – REQUIREMENTS
 SECTION C – REFERENCES and CONSULTees
 SECTION D – OTHER CONSIDERATIONS
 SECTION E – EXISTING FLOORPLAN

SECTION A – INTRODUCTION

The Vision for the Church of St. Mary with St. Alban:

‘We aspire to be an open and welcoming church, engaging with the wider community, fostering faith and friendship and bringing people of all ages together for the glory of God.’

To this end, we desire to enhance our historic church building by adding much-needed facilities. As our congregation and community changes and thrives, we urgently need to develop the building in order to meet their needs while retaining the sacred beauty and character of the church.

The requirements listed in Section B have been prioritised, with Item 1 (ie: toilets) being of greatest importance. It is our intent to fulfil all these requirements, but if constraints (financial, consent or otherwise) lead to a reduction in scope then this order of priority should be respected. (NB: The sub numbering [1.1, 1.2, etc] does NOT indicate any prioritisation within each section.)

The planning and delivery of these requirements shall result in functional spaces that shall be accessible to all. However, it is not within scope to make all current areas of the church accessible.

It is important that proposals take account of the Conservation Management Plan 2019 (CMP), the Activity Space Needs Assessment 2019 and the Storage Space Needs Assessment 2019, as well as the relevant planning and other statutory requirements.

In line with the Assessment of Significance (Section 4.0) in the CMP, the Choir Vestry (aka Vestry Extension), Organ space and Shed would appear sensible areas for redevelopment/change of use. The function and size of the current Clergy Vestry needs to be retained but could be re-located if it brought about a better overall design. We anticipate any scheme shall concentrate on these spaces, but are open to new ideas providing areas of significance are not detrimentally affected. Section 3.14 of the CMP draws attention to significant constraints/considerations of the Churchyard itself.

SECTION B – REQUIREMENTS

1 Toilets		
	WHAT?	WHY?
1.1	Toilet facilities, fully compliant with the Equality Act 2010	<ul style="list-style-type: none"> There are currently no toilets at the church and only one old and poorly-situated sink in the Choir Vestry (not readily accessible to the congregation) Although the nearby St Mary's Parish hall has good facilities, it is 100m away and situated across the busy A313 High Street. This road is difficult and dangerous to cross due to the speed of traffic, stopping buses, a blind bend, parked cars on both sides and proximity to the busy junction with Langham Road and a second junction with Twickenham Road Children must always be escorted across this busy road by an adult if they need to use the toilet during a service It is not appropriate to expect our worshippers, of all ages, to navigate this busy and hazardous road during services should they need to use a toilet (we recognise the national trend towards an ageing population) Visitors not familiar with the church should not need to ask for directions to the toilet or have to ask to be escorted across this dangerous stretch of road This is particularly problematic for major services or where people may have travelled extended distances for special services Toilet facilities must be suitable for all users
1.2	A second toilet	<ul style="list-style-type: none"> A single toilet would lead to queuing at peak times Preference for toilets to be adjacent to each other for flexibility of use and for efficiencies of plumbing
1.3	Baby change facilities (could be co-located)	<ul style="list-style-type: none"> A significant number of young children attend church, who require suitable changing facilities (and associated refuse facilities, etc.)
2 Kitchenette facilities		
	WHAT?	WHY?
2.1	Water <ul style="list-style-type: none"> Hot and cold running water Facility to create boiling water 	<ul style="list-style-type: none"> We wish to be able to offer hospitality and basic refreshments (particularly drinks) on site to people attending the Church Including but not limited to cold drinks, tea, coffee, etc.
2.2	Facility to prepare and heat snacks	<ul style="list-style-type: none"> We wish to be able to offer a minimal catering function after services or as part of a special event Serving sandwiches and snacks Preparing soup Heating food which has been prepared elsewhere Not preparing and cooking full meals from scratch
2.3	Fridges	<ul style="list-style-type: none"> To store milk and food in a hygienic manner
2.4	Dishwasher	<ul style="list-style-type: none"> To clean cups, plates, etc in an efficient and hygienic manner
2.5	Sink (or 2 sinks if health & safety regulations require)	<ul style="list-style-type: none"> To wash hands To rinse cloths and cups, etc.

		<ul style="list-style-type: none"> To wash paints, brushes and clean up craft materials after workshops For flower arranging requirements
2.6	Work surface	<ul style="list-style-type: none"> To serve drinks/snacks on To prepare flower arrangements
2.7	Cupboard/storage space	<ul style="list-style-type: none"> For cups, glasses, cutlery For tea bags, coffee, sugar, etc. For consumables (dishwasher tabs, cling film, paper towels, hand-soap, cleaning products)
2.8	Bins	<ul style="list-style-type: none"> For disposal and recycling of associated waste
3 Multi-purpose space for c.30 people		
	WHAT?	WHY?
3.1	A meeting space separate from, but adjacent to, the main body of the church	<ul style="list-style-type: none"> There is no separate space for meetings, group work or contemplation close to the church building To provide a location adjacent to the church to serve refreshments and enable social interaction following the 9am service (c.9:40-10:10am Sunday) simultaneously with the arrival of the 10am congregation and start of the 10am service To enable Children's Church (Sunday School) to be held adjacent to the church and remove the danger and time associated with chaperoning the children across the busy A313 to the Parish Hall To provide a location adjacent to the church to serve refreshments and enable social interaction following the 10am service (c.11:15-12:00 Sunday) St Mary's Parish hall has good facilities, but it is situated across the busy A313 and it is already very heavily booked so we cannot expand our activities any further Sub-division is desirable to enable the Children's Church, which has attendees ranging from 4 to 16 years old, to meet in two separate groups It would help greatly if we had space to establish a creche to enable parents to have the time to focus on worship Our workshops, talks, Bible Study sessions, etc will have greater meaning, poignancy and resonance if they can be held in a space within and adjacent to the beautiful, historic and naturally inspiring religious building itself Both our ambition and local demand means that we could accommodate a larger variety of activities and meetings than we are able to at the moment. This could include more activities such as hosting support groups for addiction or grief; outreach to schools and the wider community on the history and iconography of their local church; or the hosting of community-based exhibitions and arts workshops To enable even greater spiritual outreach to the community: our church is very special, but the time it is possible for anyone to spend in it is significantly curtailed by its lack of amenities. We wish to change that and enable the church to be as full of joy and devotion at all times, as it is on Sunday mornings
3.2	Simultaneous use: this must be useable whilst another activity is taking place in the main body of the church	
3.3	To accommodate either: <ul style="list-style-type: none"> c.20 adults; c.30 children in 2-3 groups; A school class of 30 (including teaching staff) 	
3.4	Soundproofed when being used	
3.5	To accommodate AV/projection facilities – including either a wall that can be projected onto or a retractable projection screen	
3.6	Ability to be sub-divided desirable	

	<ul style="list-style-type: none"> To accommodate school groups, community organisations and larger groups of adult learners for workshops, talks and contemplative sessions alongside the sacred space of the Church, from which these sessions will take their inspiration
--	---

4 Meeting / gathering space for c.100 people	
WHAT?	WHY?
4.1 A place for people to informally stand and gather after a service/event	<ul style="list-style-type: none"> To enable attendees of services and events to talk and socialise after the event, whilst consuming drinks and snacks To avoid the need to reconvene elsewhere for refreshments, which invariably leads to people drifting away sooner
4.2 This does NOT need to be used simultaneously with church services	<ul style="list-style-type: none"> Close to kitchenette for ease of serving and clearing Close to other meeting space to allow people to flow easily between spaces
4.3 To be adjacent to the proposed kitchenette facilities and other meeting space	<ul style="list-style-type: none"> To have flexibility in the way that seating is used, so that seating required during services and events could be efficiently re-positioned to create open space after the event
4.4 The North Aisle and part of the Nave could be re-ordered to enable this	

5 Defined storage locations	
WHAT?	WHY?
5.1 Storage for items required on a daily/weekly basis e.g.: Clergy Robes, Choir Robes, linen, candles and other items required for the clergy	<ul style="list-style-type: none"> Convenience and efficiency of clergy activities and easy to replenish
5.2 Storage for items required on a seasonal basis e.g. Christmas crib and figures	<ul style="list-style-type: none"> Does not need to be as accessible
5.3 Space for a new boiler / heating system	<ul style="list-style-type: none"> Current location in the church tower has poor access up a ladder through a trap door. Current boiler is unlikely to be efficient to be extended to serve further spaces
5.4 Space for a safe	<ul style="list-style-type: none"> For any items of value which may be entrusted to the church for safekeeping (precious metalwork, documents, cash)
5.5 Storage for music, small musical instruments and equipment	<ul style="list-style-type: none"> To avoid damage/deterioration of materials and associated costs of replacement
5.6 Storage for flower arranging equipment	<ul style="list-style-type: none"> This is an activity which regularly happens within the church and it is impractical to store this elsewhere
5.7 Storage for craft materials and meeting/workshops eg: flipcharts, pencils and scissors	<ul style="list-style-type: none"> For Children's Church activities, meetings, and workshops
5.8 Storage for chairs, foldable tables stored on trolleys for ease of setting out and putting away	<ul style="list-style-type: none"> Ad-hoc requirements for seating, but the ability to store these away to make use of larger open-plan facilities for alternative uses
5.9 Buggies, mobility scooters, etc	<ul style="list-style-type: none"> Extensive evidence of the use of these for people to reach the church facilities, so their temporary storage must be factored in.

	<ul style="list-style-type: none"> either inside or under cover outside, rather than absorbing space which is planned for use when the people are there
5.10 Waste/recycling bins	<ul style="list-style-type: none"> Designated location for waste/recycling to be stored until collection day (could be outside)
Volume requirements for all storage items are specified in the 'Storage Space Requirements' document	

6 Vestry re-ordering	
WHAT?	WHY?
6.1 Retain a vestry for the regular choir (10-14 people) to robe and warm up before the 10am service (09:40 – 10:00am)	<ul style="list-style-type: none"> Timings preclude the multi-purpose meeting room being used for this purpose Moderate acoustic separation required to avoid disturbance between the choir warm up, the arrival of the 10am congregation and the refreshments being served simultaneously in the adjacent multi-purpose meeting room
6.2 The choir vestry needs to be moderately acoustically separated but not fully insulated	<ul style="list-style-type: none"> Choir members need to be able to access music and other materials during the warm-up before the 10am service The multi-purpose meeting room (or alternative arrangements) would be used for occasional services and concerts when a larger choir is singing
6.3 Storage of choir materials needs to be within the choir vestry or directly accessible from it	
6.4 Retain a clergy vestry/sacristy for clergy robing, storage of sanctuary items and service preparation	<ul style="list-style-type: none"> Clergy require a dedicated space for preparation and storage of items Clergy and servers need to robe and prepare for the 10am service simultaneously with the choir warm-up
6.5 Sacristy could be relocated but must remain adjacent to the chancel	<ul style="list-style-type: none"> Valuable items are stored in the sacristy, so it must be possible to prevent access to the sacristy when the rest of the church and rooms are open
6.6 Sacristy must be lockable without preventing access to other rooms and the church	

N Facilities not required	
WHAT?	WHY?
N.1 Kitchenette does NOT need to enable preparation and cooking of hot food from scratch	<ul style="list-style-type: none"> No intention to provide full meals from kitchenette
N.2 Kitchenette does NOT need to store large amounts of food	<ul style="list-style-type: none"> Parish Hall kitchen storage can be used for large quantities
N.3 Meeting/gathering space for 100 does NOT need to be separate from the main body of the church	<ul style="list-style-type: none"> This gathering/meeting space is not required to be used simultaneously with a fully occupied church
N.4 Toilets do NOT need to include showering facilities	<ul style="list-style-type: none"> We have no need for this facility
N.5 Space does NOT need to accommodate a Parish office	<ul style="list-style-type: none"> Parish office can continue to be located in Parish Hall

SECTION C – REFERENCES and KEY CONSULTEES

Conservation Management Plan (CMP)
 Archaeology ADCA 2004, APABE 2017
 Site Information Document
 Space Needs Assessment
 Storage Space Requirements

Parochial Church Council (PCC)
 Diocese of London

Historic England
 Greater London Archaeology Advisory Service (GLAAS)
 London Borough of Richmond-upon-Thames (LBRT)

SECTION D – OTHER CONSIDERATIONS

Spaces which cannot be touched: It is not expected that the Chancel, Sanctuary, St Alban's Chapel, the central Nave, South Aisle or Entrance shall be touched to deliver these requirements. (Caveat: see item 4 re shared space of Nave/North Aisle.) The function and size of the current Clergy Vestry needs to be retained but could be re-located if it brought about a better overall design.

The Churchyard: In preparing this document, the significance of alterations to the churchyard has been given considerable attention, particularly in view of the requirement to obtain local authority planning consent and of possible wider community concerns.

The churchyard is closed and has a very high density of graves at different levels. As such, it is likely that any building, foundations or pipework may disturb remains or impact on the archaeology of the area.

The Conservation Management Plan (section 3.14 in particular) describes the nature and environment of the churchyard in detail and it should be noted that records of burials and use are incomplete and will require further investigation to support proposals for extension of the church building. This will include detailed archaeological assessment and, where extension is to be undertaken and drainage installed, a comprehensive archaeological investigation and the relocation of grave sites.

The correct procedures will need to be followed to ensure that remains are dealt with in a sensitive and legal manner.

Organ: An independent report has been commissioned on the existing pipe organ which suggests it is reaching the end of its useful life and is not of sufficient quality to be considered for retaining in the long term. There may be an opportunity to replace this with a digital organ, which would release space which could be (partially) used to facilitate the requirements described above. Any new organ is likely to remain in the same geographic area (for musical reasons) but would be much smaller. Typical dimensions of a digital organ console are 130-150cm (height) x 120-165cm (width) x 115-130cm (depth including pedal board). Further space for associated speakers shall need to be designed.

Heating, Insulation and Sustainability: Having considered advice from the project team and specialist consultants, the PCC have decided [in spring 2020] that the church shall retain gas heating for the current cycle of plant replacement, installing a more efficient new gas boiler, and to do as much as possible in parallel to improve the building fabric now to save energy.

The PCC committed to install a new heat source system in the future, but only when a long-term sustainable technology solution is determined/proven.

The PCC supported the consideration of a range of other ecologically helpful measures in the longer term. If new structural elements are created, these should be provided with optimal insulation, to minimise energy wastage. The feasibility of insulating the existing church building roof shall be scoped. Inclusion of those elements shall be considered, following a cost/benefit review.

Integrated Artwork: There is a desire to integrate artwork into the development, potentially in the form of a contemporary coloured glass artwork and/or other features. The planning consent, structure, lighting and insulation aspects of this shall need incorporating with the overall scheme.

The architect shall work with the church's artwork advisor to review, advise and formulate options for best effect. This shall be considerate, proportionate and complementary to the existing artistry, memorials and design, whilst acknowledging the modernity of the current development.

General:

Maintain items of significant heritage importance.

Do not harm what is unique, special and valued.

We have not set out prescriptive requirements for design and materials at this stage as we are interested in a concept approach to meeting the space requirements described above together with proposals for designs and materials which shall work successfully with the existing building - sympathetic to its age, proportions and setting.

SECTION E - EXISTING FLOORPLAN



6.1.2 Client's project brief updates November 2021 – Paper for P.C.C. 'Building Anew' Decisions on Heating and Insulation' prepared by the Project's Governance Group, St Mary with St Albans.

PAPER FOR PCC – 16 NOV 21

"BUILDING ANEW" - DECISIONS ON HEATING AND INSULATION

1. **Background.** The project in 2019 engaged the services of expert engineers and consultants to advise on a range of issues related to the design. This led to a paper to the PCC in March 2020 seeking their approval for an approach to heating and insulation. In the light of the rapidly developing agenda on the response to climate change and sustainability it is important that the forthcoming planning application clearly shows how careful and appropriate attention has been given to the choice of materials, heating arrangements and measures designed to minimize the carbon footprint and give clear evidence of "greening".
2. **Current situation.** The existing building is heated through a set of radiators, fed by pipes running around the church, with the water heated in a gas fired boiler situated in the tower. This boiler was installed some 30 years ago and, although still operating effectively, is inefficient and due for replacement. The church has little, if any, insulation of roofs, walls or floors, and none of the windows are double glazed or draught-proofed.
3. **Areas of concern.** In the design of the new building, and the modifications to the existing building, there are five aspects which need consideration:
 - a. Materials.
 - b. Insulation.
 - c. Double glazing.
 - d. Heating supply.
 - e. Solar panels.

N.B. For each of these this paper will say whether there is any change to what the PCC agreed 18 months ago

4. **Future proofing.**
 - Government policy is for the UK to be carbon neutral by 2050, which is 30 years from now. The General Synod in February 2020 passed a resolution committing the CoFE to be carbon neutral by 2030, i.e. 10 years from now.
 - Normal life of buildings is probably 50-100 years, listed buildings obviously last longer.
 - Normal life of heating systems is 20-30 years; pipes, radiators and so on last longer than heating plant.
 - Natural gas is being phased out but replacement technologies have not yet been fully developed. For example, the long-term sustainable technology may prove to be boilers burning green hydrogen, for which conversion from a gas boiler would be minimal and the existing pipework and radiators would be suitable
 - Current government thinking is to use heat pumps, but these are more expensive, and have issues with location and associated heat distribution and emitters. Ground source pumps require the digging of holes several metres deep outside the footprint of a building; this has archaeological and financial implications, although once installed they should last for up to 100 years. Air source pumps require an external heat exchanger and fan, which must be kept free from leaves and debris, but they may need replacing after 20-30 years.

- Boiler fed radiator systems work with water heated to about 80 degrees C, whilst heat pumps provide heat at about 50 degrees C. It is difficult to retrofit conventional heating systems that use radiators with heat pump sourced heat. The lower heat pump output temperatures would mean radiators would have to be increased in size or a low temperature underfloor heating system be installed instead. This would have implications for the church, and be costly.
- A range of grants are available to encourage individual home owners and the management of organisations to adopt/install equipment and systems which minimize the impact on the environment, and maximize carbon neutral energy sources.

6. **Materials.** We will be checking with the architect and consultants that the choice of materials for the new building, and the internal adjustments to the existing building, involves optimum use of materials whose origins are as carbon neutral as practicable. NO CHANGE

7. **Insulation.**

- Plans for the new building already include use of modern insulation in walls and roof spaces.
- We will include provision for insulation of the nave and aisle roofs, and any other accessible wall and roof spaces in the existing building.
NO CHANGE

8. **Double glazing.**

- The new building already has plans for double glazing.
- To double glaze the windows in the existing building would involve a very complex, and prohibitively expensive, process of removing all the glass, remounting it in new frames and re-installing them. This is beyond reasonable consideration and should not further be contemplated.
RECOMMENDATION TO BE AGREED

9. **Heating supply.**

Costs of heat sources.

- Ground source heat pump: Cost £98,800, Running cost £2,888, CO₂ 6,116 kg
- Air source heat pump: Cost £28,850, Running cost £3,850, CO₂ 8,115 kg
- New gas boiler: Cost £11,375, Running cost £3,500, CO₂ 24,500 kg

Options.

A. We accept the General Synod challenge, and replace the current boiler fed system with either ground source or air source heat pump (heat pump choice needs to be made now)

Advantages:

- Embracing energy efficiency, reducing carbon emissions by up to two-thirds
- Leading by example

Disadvantages:

- Significant extra cost for heat source (up to more than 8 times cost of gas boiler)
- Radiators will be less efficient in heating the whole church so more or bigger

radiators would need to be installed to maintain level of heat obtained from our current systems

- Much greater ingress into churchyard for ground source pumps with associated risk of greater archaeological issues and cost
- Type of heat pump needs to be selected now (i.e. ground source or air source)
- Uncertainty around sustainable long-term technology. This is not yet determined or proven. Installation of ground or air source heat pump technology now may prove to be short-lived and need replacing in the medium-term

B. The church does as much as possible to improve the building fabric now, to save energy, and to retain gas heating for the current cycle of plant replacement, using a more efficient new boiler. Commit to install new heat source system in the future when long-term sustainable technology solution is determined/proven

Advantages:

- New gas boiler will be far more efficient than existing old gas boiler, reducing church's carbon emissions compared to today
- Reduces the disruption to the existing building
- Heating efficiency of existing radiators is maintained
- Reduced cost and less risk (no additional archaeological risks)
- Does not exclude conversion in the long term to new sources
- Sustainable heat source technology likely to become cheaper once long-term solution is determined and enters mass production
- Sustainable technology may involve minimal conversion from gas boiler system (e.g. green hydrogen use in boilers, for which existing pipework and radiators would be suitable and efficient)

Disadvantages:

- Almost certainly unable to be carbon neutral by 2030
- Conversion to a new heat source technology will almost certainly be required within 20-30 years
- Potential criticism of setting a poor example

C. A new gas boiler is fitted to the heating system in the current building, but the new building is heated with an air or ground source heat pump.

Advantages:

- All of those listed under B as they apply to the existing building, plus:
- We can even arrange to replace the existing boiler now to optimize the advantage
- There is separation between the solution needed to heat the new building, and the system in use in the existing building
- We are actually, and seen to be, moving forwards with new technology at least in part, and getting closer to being carbon neutral by 2030
- Experience with the new technology in the new build will inform decisions we will have to make about heating the existing building later this century

Disadvantages:

- We will have to work with two different systems in the church complex
- If we replace the existing gas boiler with a new gas boiler before the new build is underway we will have to use the existing location and may have to

move it into the new build later

RECOMMENDATION – To proceed with Option C, involving replacement of the existing gas boiler now (which does not involve either planning permission or a faculty), and instructing the architect to include air or ground source heat pumps in the planning application for the new building, whilst concurrently conducting a cost/ benefit and technical analysis of the two varieties of pump

10. **Solar panels.** Based on research done by Fred Squire with the Diocesan adviser, Brian Cuthbertson, we have the following quotes from a company called Treadlighter:

- One for a large installation on the Hall roof – 36kW
- One for a smaller installation on the Church – 4.88kW and
- One for the same Church installation but including a battery

	No of Panels	Peak output	Cost	CO2 saved/yr	Return over 20 yrs
Hall	96	36.0kW	£36,595	15.7tes	£59,358
Church	13	4.88kW	£7,279	2.0 tes	£9,597
Church inc battery	13	4.88kW	£10,771	2.0 tes	£15,530

Although the cost for the church is relatively small we will have to contend with getting a faculty and planning permission to put solar panels on a Grade II* listed building, and with a minimal carbon saving or RoI. The way ahead is probably to plan for panels on the church hall as a first step to prove the process and the financial benefits, and include the provision of EV charging points.

RECOMMENDATION – we do not consider solar panels for the church as part of "Building Anew", and simply flag up the idea of solar panels on the hall roof to be taken forward separately

11. **Other factors.** Whichever options are chosen it will still be feasible to consider a range of other ecologically helpful measures, such as:

- a. Being selective with energy providers
- b. Ensuring universal use of high efficiency LED lights

12. **Recommendations.** The PCC is invited to consider and agree the following:

- a. Confirming the previous decisions on materials, and insulation.
- b. That no double-glazing is contemplated for the existing building.
- c. To proceed with Option C, involving replacement of the existing gas boiler now (which does not involve either planning permission or a faculty), and instructing the architect to include air or ground source heat pumps in the planning application for the new building, whilst concurrently conducting a cost/ benefit and technical analysis of the two varieties of pump.
- d. That consideration of solar panels for the Parish Hall roof be taken forward separately from the Building Anew project.

Robin Field-Smith
Churchwarden
As directed by the Building Anew Governance Group

11 November 2021

6.1.3 Space Needs Assessment prepared by the Building Anew Project's Governance Group, St Mary with St Albans



St MARY *with* St ALBAN

Activity Space Current Use and Needs Assessment

Published:
May 2019

Prepared for:
St Mary with St Alban Church
Building Anew Governance Group

Contact:
future@stmarywithstalban.org



St MARY *with* St ALBAN

Church of St Mary with St Alban
Activity Space Current Use and Needs Assessment

1.0 Introduction

- 1.1 This Assessment looks at the space requirements for activities within the Church and the Parish Hall. It should be read with the Conservation Management Plan 2019 (CMP) and the Storage Requirements 2019.
- 1.2 The Assessment sets out factually what currently takes place, where and how often, using information provided by or agreed with the users'. The analysis will help to identify where there are shortfalls in space/facilities and may identify opportunities for adjustments to make better use of the space available. The Assessment also includes future likely requirements as well as some aspirations – activities that might take place should there be a demand or an improvement in facilities which might make something possible.

2.0 The Accommodation

(for much more detail see the CMP)

2.1 The Parish Church

- The Church is positioned at the East end of Teddington, on Ferry Road, which is part of the main road through Teddington (the A313).
- Holds up to 250 people seated on fixed pews as well as 15 choir. More can be accommodated if extra chairs brought in or if a standing service.
- Vestry, organ space and tower (upper levels unused, except for boiler)
- No toilets, one cold water tap, centrally heated
- Closed churchyard with 393 headstones, thought to be three times as many unmarked burials beneath
- Church is open during the day from 9-5 (sometimes earlier and later than this), the churchyard open to the public at all times
- No car parking on site, fairly limited availability of on street car parking, bus stop outside

2.2 The Parish Hall

- The Parish Hall is located off Langham Road, some 100m from the Church, across Ferry Road (A313).
- Entrance Foyer with lift down to main hall and up to upper floor
- Downstairs:
 - Main hall with stage would accommodate at least 100 sitting
 - Kitchen – can be used in conjunction with main hall
 - Mina Hogan Room, seats 25
 - Toilets – off kitchen – one; off foyer – one unisex disabled, two ladies', one men's and two urinals
- Upstairs:
 - Balcony room, can only be used if main hall not in use
 - Parish Offices, comprising one large and one small office off a small entrance area for storage and tea/coffee making. Toilet for offices

- Limited car parking on site, fairly limited availability of on street parking, bus stop nearby

2.3 Users of the Church and Parish Hall

The population of Teddington was 10,330 in the latest census (2011) having grown 7.5% over 10 years with a particular growth in the number of young families. In the last 5 years the size and structure of the congregation has reflected this change. In April 2017 there were 452 names on the Parish Electoral Roll (an increase of 21% from 2014) and more than 100 children on the Sunday School register.

It should be noted that this is an open church where all are welcome, many people attend the church and other activities promoted by the church who are not on the Parish Roll.

The Parish Hall is used in conjunction with church activities and the Parish Offices are there. The Hall and Mina Hogan Room are also let out for a wide number of community uses. In all the Church and Hall are used by a large number of local people as well as those visiting for example for christenings, weddings, funerals and festival and community services.

3.0 Details of Services and Other Activities in the Church

3.1 A typical weekly timetable for the Church of St Mary with St Alban

Day/time	Activity	Average numbers	Details	Needs
Sunday				
8am - 8.40am	Service	15		Toilets in church
9am - 9.40am	All Age service	60 adults, 50 children		Toilets and Coffee facilities in church
10am - 11.15am	Service and Sunday School. Several festival/ community services a year*	100 adults 20-30 children. More when a festival or community service.	Choir in attendance from 10.00 8-12 children are taken to Sunday school in Parish Hall then return to Church. After service coffee served in Parish Hall, about half attend. Greater numbers if a festival or community service	Toilets and Coffee facilities in church Room for Sunday school in church
Midday - 12.30 pm (40 Sundays a year)	Christening Service	Usually 30 per party Up to 4 parties	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
6.30pm - 7.30pm (bi-monthly)	Service	100	Choir in attendance	Toilets in church Coffee/wine in church

			After service coffee/wine served in church	
Wednesday				
9.30am - 10am	Service	10		Toilets in church Coffee facilities in church
10.30am - 11.30am	Service for families	15 adults 15 children	Service aimed at families with small children. After service coffee served in church	Toilets in church Coffee facilities in church
Thursday				
8pm (monthly)	Service	10	Service of wholeness and healing, growing numbers attend	Toilets in church Coffee facilities in church
Friday				
Daytime (approx 6 a year)	Weddings	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
6.30pm - 8pm	Choir practice	Up to 20		Toilets in church
Saturday				
Daytime (approx 6 a year)	Weddings	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
Any weekday				
Daytime (up to 30 a year)	Funeral service	Up to 200	Includes visitors who may have travelled some distance	Toilets in church Coffee facilities in church
Daytime	School services	Up to 200		Toilets in church Coffee facilities in church

In addition to the typical week, more services and other activities take place around important dates in the Church calendar.

3.2 Christmas

Throughout Advent there are daytime and evening school and community services, major evening Advent services with orchestra and augmented choir, 3 Christmas Eve Crib services, Midnight Mass, Christmas Day and New Years Day. The church is full for most of these events.

3.3 Easter

Again, a heavily attended programme of Lent and Holy Week Services, including the Maundy Thursday Vigil, 3-hour Good Friday Liturgy, a Dawn Celebration on Easter Sunday with breakfast and a main Parish Communion.

3.4 Festival and Community Services

These are attended by the usual congregation, additionally uniformed organisations such as brownies, cub, guides and scouts and their parents (Church Parade), guest choirs and community groups. Including Mothering Sunday, Christian Aid Sunday, River Sunday and Harvest Festival, as well as Church Parades and the occasional Ecumenical Service.

3.5 Other Activities within the Church and Church yard

Alongside prayer and worship the Church is used as a venue for other activities such as concerts, debates, lectures, choral workshops, childrens and educational activities, flower festival, fundraising and church yard teas.

4.0 Analysis of Use of the Church and future Needs

Although the type of service or other activity may vary, it is clear that the following facilities are needed:-

4.1 Toilets

There are no toilets at all within the Church. People attending any activity within the Church have to use the toilets within the Parish Hall. This is 100 m away, across a busy main road which is dangerous to cross due to the speed of traffic, buses, a blind bend, the proximity to the junction with Langham Road and the presence of parked cars. The Council have advised that for these reasons a pedestrian crossing would not be possible here. This is particularly problematic for those who may need a toilet quickly, or for disabled people as well as those coming some distance for services or events. Anecdotally people do not attend services due to the lack of toilet facilities. A toilet within the church would allow further use of the building for additional church related activities.

4.2 Kitchenette for coffee facilities in Church

Tea or coffee is served after most services, generally in the Parish Hall as the old and poorly located sink and cold tap in the church are inadequate. There is a wish to be able to provide hospitality within the Church itself as a natural continuation of the fellowship of the service rather than expecting people (many young or elderly) to cross the busy road to the Parish Hall.

4.3 Area to accommodate 30+ people

This space should be usable at the same time as the Church. It would be for the Sunday School, which currently have to cross to the Parish Hall and then return (this can take several minutes with adult escorts). The problems with crossing the road are detailed above under "Toilets, para 4.1". The area could also be used for refreshments and meetings in connection with the church.

4.4 Area to accommodate 100+ people

This space would be used for larger social meetings and refreshments in connection with the church and could be within the church itself with some alteration of pews.

4.5 New Boiler

Although not currently an issue, it is anticipated that a new boiler will be required within the next few years. The existing boiler is poorly located within the second stage of the tower, so when it is replaced, a new more suitable and accessible position should be found. This needs to be taken into account with any proposals.

5.0 Details of Activities in the Parish Hall

5.1 A typical weekly timetable for the Parish Hall

Day/time	Room (s)	Details
Monday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam playgroup - pre-booked pre-school
2pm – 5pm	Entrance, stairs and offices	Cleaning
6.30pm – 9pm	Mina Hogan	Hand Bell Ringing
6.30pm – 7.30pm	Hall	Zumba
8pm – 9pm	Hall	Private booking
Tuesday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
9am – 11am	Mina Hogan	Yoga
1pm – 6pm	Hall, kitchen, toilets	Play Cafe - Drop in play with toys and equipment for pre-school
7.30pm – 9pm	Mina Hogan	Plain and Pearl – community group
7.30pm – 9pm	Hall	Private booking
Wednesday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
10am – 11am	Mina Hogan	Lent Course
1pm – 6pm	Hall, kitchen, toilets	Play Cafe
5.30pm – 9pm	Mina Hogan	Scouts
6pm – 9.30pm	Hall	Beavers, Cubs and Scouts
Thursday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
9am – 11am	Mina Hogan	Yoga
1pm – 6pm	Hall, kitchen, toilets	Play Cafe
7pm – 9.30pm	Hall	Tango
7.45pm – 9.30pm	Mina Hogan	Parish Church Council
Friday		
7.30am – 12.30pm	Hall, kitchen, toilets	PlayWam
10am – 11am	Mina Hogan	Private Meeting
5pm – 6pm	Hall	Rainbows

6pm – 10pm	Hall	Brownies and Guides
6pm – 10pm	Mina Hogan	Guides
Saturday		
6am – 9am	Hall, Mina Hogan, Toilets, entrance, stairs and corridors	Cleaning
9.30am – 10.30am	Hall	Zumba
10.30am – 2pm	Hall	Private party
2.30am – 5.30pm	Hall	Private party
7pm – 11pm	Hall	Tango Party
Sunday		
9am – 12.30pm	Hall, Kitchen	Sunday school and coffee after church
10am – 11am	Mina Hogan	Church use
1.30pm – 4.30pm	Hall	Private Party
4.30pm (overnight)	Hall, Kitchen, toilets	Night Shelter
5.30pm – 7.30pm	Mina Hogan	Alcoholics Anonymous

6.0 Analysis of use of the Parish Hall

- Church activities take place within the Parish Offices which are in constant use and the Mina Hogan room which is partly reserved for church use. The Hall is used for the Sunday School, the Christmas Fair, fundraising and other church related activities.
- The Parish Hall and Mina Hogan room are let out when not in use by the Church and this provides a significant source of income. The Parish Hall is very well used every day and into the evening, by a wide range of mainly community organisations providing for all age groups. The Mina Hogan room is also well used for smaller groups.
- If toilets and meeting facilities are provided at the Church, the Parish Hall would be freed up on Sunday mornings for other uses and also church uses currently taking place in the Mina Hogan room could potentially be carried out within the Church itself.

7.0 Conclusions

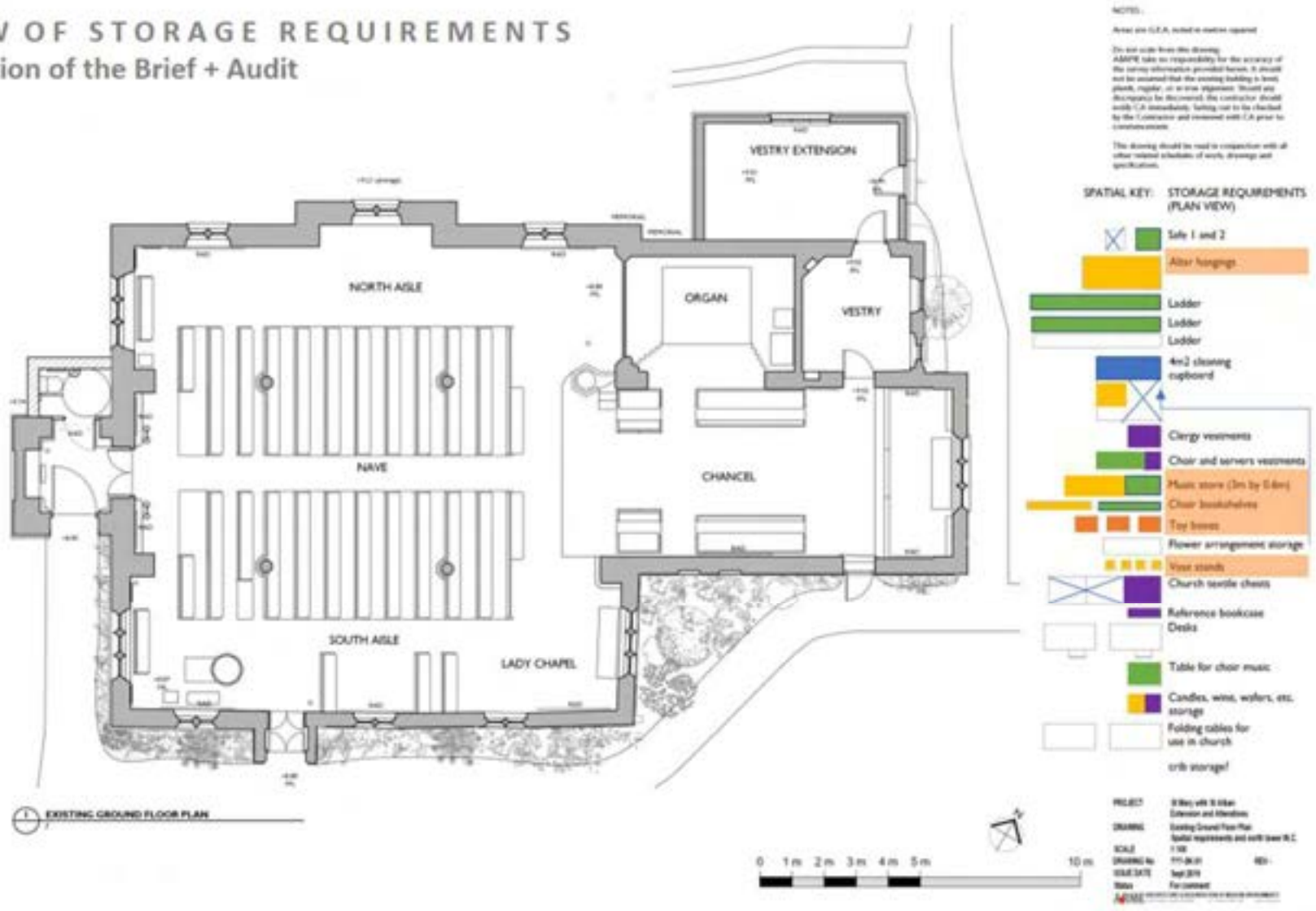
There is currently a need for toilets, kitchenette and meeting spaces attached or within the Church building to allow the congregation and community to make the fullest use of the Church in a comfortable, convenient and safe way. For the future, such additions would allow for additional church and community activities to take place both in the Church and in space freed up within the Parish Hall complex.

The information used in this Assessment was provided by the Revd Joe Moffatt (vicar), Steven Randall (Chair of Governance Group) and Suzanne Parker, (Parish Administrator).

6.1.4 Storage Requirements prepared by the A&RME Architects

REVIEW OF STORAGE REQUIREMENTS

Interrogation of the Brief + Audit



6.2 ARCHITECTURAL PROPOSALS – A&RMÉ ARCHITECTS

Refer to documents submitted separately as part of the Planning Application and as listed in the Document Issue Register below

DOCUMENT ISSUE REGISTER Project: ST MARY WITH ST ALBAN, TEDDINGTON

A&RME

Project Reference: 201804 – St Mary with St Alban, Teddington- Extension and alteration.						Day	25	06	22			
						Month	06	07	07			
						Year	21	22	22			
Dwg Ref	Drawing/Document Title	Scale	Size	CAD								
201804-D-100	Location Plan	1:1250	A3	N	B				B			
201804-D-101	Site Plan	1:500	A3	N	B				B			
201804-D-102	Site Plan	1:200	A3	N	C				C			
201804-D-103	Ground Floor Plan - As existing	1:100	A3	N	D				D			
201804-D-104	Roof Plan - As existing	1:100	A3	N	B				B			
201804-D-203	Ground Floor Plan - As proposed	1:100	A3	N	I				I			
201804-D-204	Roof Plan - As proposed	1:100	A3	N	C				C			
201804-D-210	North Elevation - As existing and proposed	1:100	A3	N	E				E			
201804-D-211	West Elevation - As existing and proposed	1:100	A3	N	C				C			
201804-D-212	East Elevation - As existing and proposed	1:100	A3	N	E				E			
201804-D-213	South Elevation - As existing and proposed	1:100	A3	N	C				C			
201804-D-214	North Elevation – in colour	1:100	A3	N	B				B			
Issue Purpose P Preliminary; S Scheme Design; A Approval; SC Statutory Consent; PL Planning; BR BldgRegs; CP Cost Plan; T Tender; CO Contrast; C Construction; AB As Built						PL	PL	PL				
Distribution	Organisation Name	Contact										
Client	St Mary with St Alban, Teddington	Steven Randall / Joe Moffatt		1e	1e	1e						
Project Manager		John Ramsey		1e	1e	1e						
Quantity Surveyor	Hurtley Carterright	Antony Austin / Josh Lloyd										
Services Engineer	ENG Design	Martin Dow		1e		1e						
Structural Engineer	Stand Engineers	Stuart Tappin		1e		1e						
CDM Advisor		Bill Pender				1e						
Heritage Consultant	Spurstone Heritage	Kit Wedd		1e	1e	1e						
LPA	London Borough of Richmond upon Thames	Lucy Hale, Thomas Faherty				1e						
Planning Consultant	The Planning Lab	Lindsay Egner		1e	1e	1e						
Architect's Instruction No:												
Issued by:						KC	MG	MG				

1

Refer to documents submitted separately as part of the Planning Application and as listed in the Document Issue Register below

DOCUMENT ISSUE REGISTER Project: ST MARY WITH ST ALBAN, TEDDINGTON

A&RME

Project Reference: 201804 – St Mary with St Alban, Teddington- Extension and alteration.						Day	25	06	22			
						Month	06	07	07			
						Year	22	22	22			
Dwg Ref	Drawing/Document Title	Scale	Size	CAD								
201804-D-215	West Elevation - In colour	1:100	A3	N	B				B			
201804-D-216	East Elevation - In colour	1:100	A3	N	B				B			
201804-D-217	South Elevation - In colour	1:100	A3	N	B				B			
201804-D-220	Section AA - As existing and proposed	1:100	A3	N	G				G			
201804-D-221	Section BB - As existing and proposed	1:100	A3	N	I				I			
201804-D-222	Section CC - As existing and proposed	1:100	A3	N	B				B			
201804-D-223	Section DD - As existing and proposed	1:100	A3	N	H				H			
201804-D-224	Section EE - As existing and proposed	1:50	A3	N	A				A			
201804-D-225	Section FF - As existing and proposed	1:25	A3	N	B				B			
201804-D-700	East Elevation and Plan Detail	1:100 1:20	A3	N	F				F			
201804-D-901	Design and Access Statement	NA	A4	N				V3	V4			
Issue Purpose P Preliminary; S Scheme Design; A Approval; SC Statutory Consent; PL Planning; BR BldgRegs; CP Cost Plan; T Tender; CO Contract; C Construction; AB As Built						PL	PL	PL				
Distribution	Organisation Name	Contact										
Client	St Mary with St Alban, Teddington	Steven Randall / Joe Moffatt		1e	1e	1e						
Project Manager		John Ramsey		1e	1e	1e						
Quantity Surveyor	Huntley Cartwright	Antony Auston / Josh Lloyd										
Services Engineer	ENG Design	Martin Dow		1e		1e						
Structural Engineer	Stand Engineers	Stuart Tappin		1e		1e						
CDM Advisor		Bill Pender				1e						
Heritage Consultant	Spurstone Heritage	Kit Wedd		1e	1e	1e						
LPA	London Borough of Richmond upon Thames	Lucy Hale, Thomas Faherty				1e						
Planning Consultant	The Planning Lab	Lindsay Egnor		1e	1e	1e						
Architect's Instruction No:												
Issued by:						KC	MG	MG				

Refer to documents submitted separately as part of the Planning Application and as listed in the Document Issue Register below

DOCUMENT ISSUE REGISTER Project: ST MARY WITH ST ALBAN, TEDDINGTON



Project Reference: 201804 – St Mary with St Alban, Teddington- Extension and alteration						Day	25	05	22			
						Month	06	07	07			
						Year	22	22	22			
Dwg Ref	Drawing/Document Title	Scale	Size	CAD								
Schedules												
201804-D-001	Schedule of Monuments and Windows Impact Assessment	NTS	A4	N	V2			V2				
2019-04-26	The Church of St Mary with St Alban Conservation Management Plan	NTS	A4	N				-				
Issue Purpose: P Preliminary; S Scheme Design; A Approval; SC Statutory Consent; PL Planning; BR BldgRegs; CP Cost Plan; T Tender; CO Contrast; C Construction; AB As Built						PL	PL	PL				
Distribution	Organisation Name	Contact										
Client	St Mary with St Alban, Teddington	Steven Randall / Joe Moffatt		1e	1e	1e						
Project Manager		John Ramsey		1e	1e	1e						
Quantity Surveyor	Huntley Cartwright	Antony Auston / Josh Lloyd										
Services Engineer	ENG Design	Martin Dow		1e		1e						
Structural Engineer	Stand Engineers	Stuart Tappin		1e		1e						
CDM Advisor		Bill Pender				1e						
Heritage Consultant	Spurstone Heritage	Kit Wedd		1e	1e	1e						
LPA	London Borough of Richmond upon Thames	Lucy Hale, Thomas Faherty				1e						
Planning Consultant	The Planning Lab	Lindsay Egner		1e	1e	1e						
Architect's Instruction No:												
Issued by:						KC	MG	MG				



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52 Founding Court
The Brunswick Centre
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W: standengineers.co.uk

St Mary with St Alban, Teddington: New Extension

Summary notes on the proposed structure and SuDS

Introduction

Stand Consulting Engineers are appointed as the consulting structural engineer for the PCC of St Mary with St Alban for the proposed extension against the north elevation of this grade II* listed church.

Our involvement to date includes visits to the church to gain an understanding of the site, attending workshop meetings with the design team & the client, the recording the findings of trial pits as part of a site investigation and a presentation of our proposals at St Mary's.

This note is a summary of the structural design and sustainable drainage measures. It updates our note dated 5 May 2020 which was prepared for a submission to the London Diocesan Advisory Committee. This note has been prepared for inclusion in the package of information prepared by the architect for planning permission. It is to be read in conjunction with the structural summary shown drawing SK 10.

The Proposal and the Structural Engineering Response

The proposal comprises the replacement of the late-19th century extension at the northeast corner of the church with a new multi-purpose building. An existing window in the north elevation is to be converted into a door to provide direct access between the church and the new building. A new mezzanine floor, for storage, is to be added within the church.

The existing late-19th century extension that is to be removed is formed with brickwork walls on brick footings with a pitched, timber roof structure. There are no significant structural implications from the proposal to remove this extension, or to alter the existing window in the north elevation to form a door.

In February 2020, during the initial stage of the project, we prepared feasibility-stage drawings for a number of options for the new super-structure of the proposed extension. These options were steel and timber, cross-laminated timber, and masonry and timber. Following discussions and comments from the project team it was agreed to proceed with the steel and timber option. This structural concept has since been developed following discussions with the client and architect. It now omits the steel frames in response to a request from the client to reduce the carbon-content of the new building. The structural concept is described below and shown on drawing SK 10.

The structure of the proposed extension has two distinct parts; the flat-roofed pentice at the west end, and the pitch-roofed garden room.

At the west end the extension is to house the entrance from the church and two wc's. The structure of this area is to consist of timber posts and stud walls that support timber joists which form the flat roof. Stability is provided by plywood fixed to the roof joists to create a rigid diaphragm that can transfer loads back to the stiff ply-sheathed timber stud walls and the timber posts.

The garden room structure is to be formed with masonry walls and timber roof rafters. Ply sheeting is fixed to the rafters to form a stiff diaphragm to help control spreading of the roof at eaves level and contribute to the overall stability in the east-west direction. The steel beams, timber joists and plywood below the north and south gutters provide support to the pitched roof and also contribute to the longitudinal stability. A feature window to the east elevation will have stainless steel wind-posts hidden in the cavity wall to provide stability to the masonry.

The proposed extension is to be constructed against the north wall of the church and within the churchyard. The existing foundations to the church, together with the location of burials within and adjacent to the footprint of the extension, have a significant influence on the design of the foundation. Our proposal is for a reinforced concrete raft foundation which limits the extent of excavation within the churchyard. This will be cast onto a membrane to avoid any contamination of the existing ground and to separate the new concrete from the existing foundations.

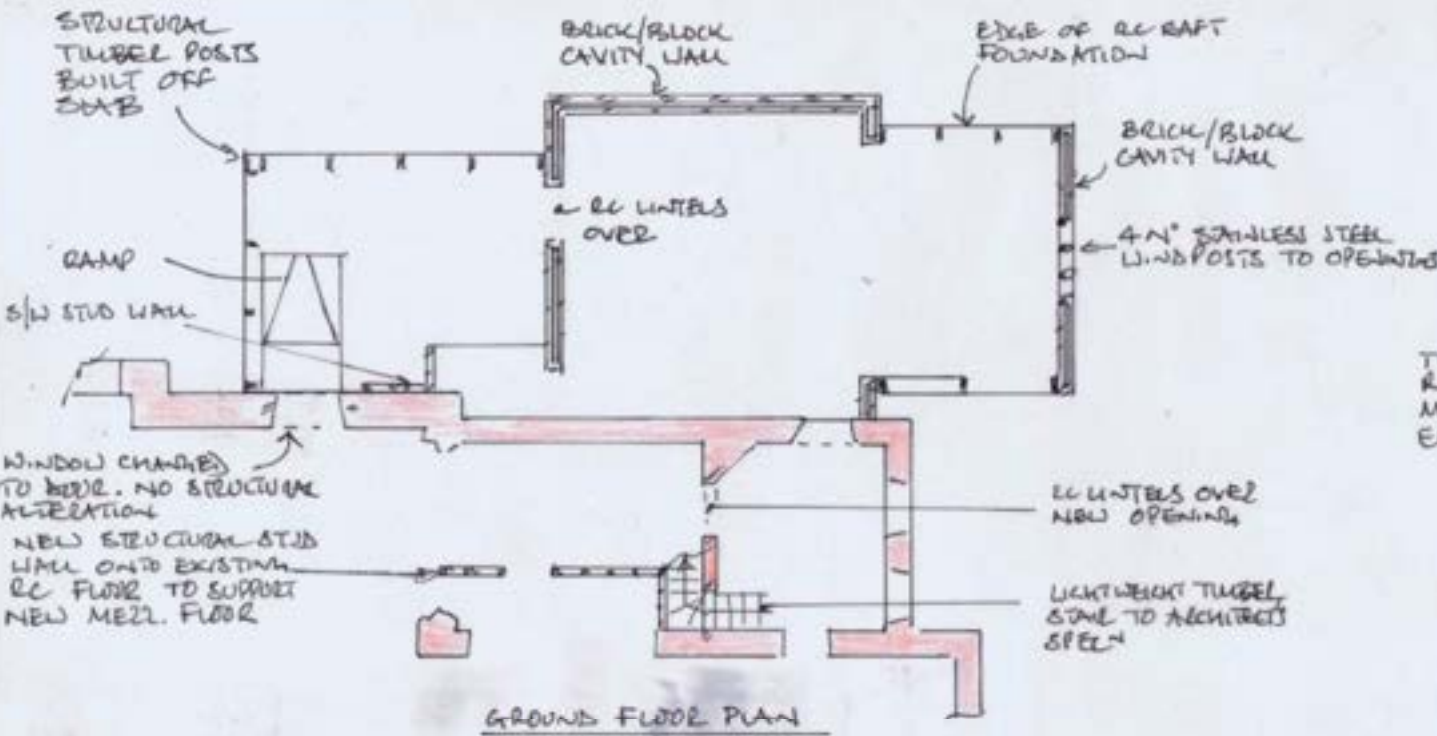
A key design principle has been to keep the primary structure independent of the historic fabric wherever possible. A support onto the existing north elevation is required to the new gutter and a small area of the flat roof. The imposed loads onto the existing building are not structurally significant. The proposed detail is reversible and stainless steel fixings will be specified to avoid the risk of corrosion damage to the historic fabric.

Within the church a new mezzanine is to be formed above a space currently occupied by the church organ. The proposed structure is timber joists that are supported on a new timber stud wall and a wall plate fixed to the inside face of the north elevation. This lightweight structure minimises the additional load onto the modern reinforced concrete floor and is reversible.

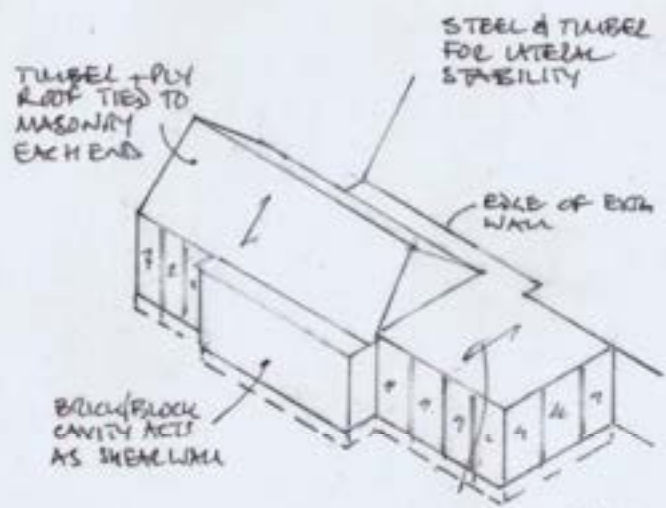
Foul and Surface Water Drainage

The proposed foul drainage will be a gravity system installed below the footpath to avoid any burials and trees. The route follows the natural fall in ground level to connect with the existing sewer.

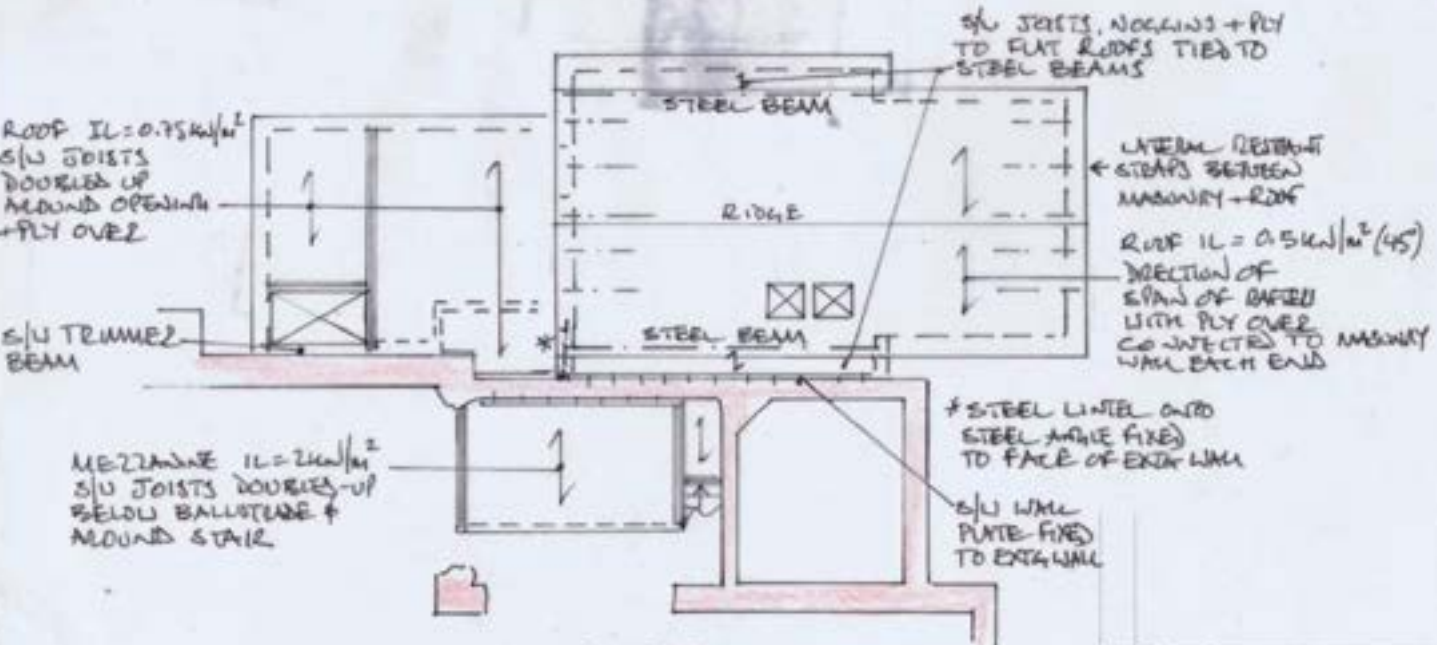
Stormwater currently feeds into French drain style soakaways on the site, within the land owned by the church. These soakaways allow the stormwater to infiltrate into the Kempton Park sands and gravels which overlay the London Clay. There is no significant change to the roof area and therefore the volume of rainwater run-off from the proposed arrangement is similar to the existing. The proposal is to continue to drain the existing roofs and new roof to the existing and new French drain soakaways. A local authority pro-forma for SuDS has been completed.



GROUND FLOOR PLAN



TIMBER JOISTS + PLY FROM DIAPHRAGM TIED TO STUD WALLS BELOW
STRUCTURE SUMMARY (1:200)



ROOF PLAN

Stand Consulting Engineers		Tel: 020 7275 8128	
52 Founding Court, The Brunswick Centre, Marsham Street London, WC1N 1AN		www.standengineers.co.uk info@standengineers.co.uk	
PROJECT	SUMMARY WITH ST ALBAN, TERN	W/S	STRUCTURAL SUMMARY
REV	DESCRIPTION	DATE	BY
		5/10	
		23/6/22	ST
		90	736 568 1198 P1



ST MARY WITH ST ALBAN TEDDINGTON

Mechanical and Electrical Services Strategy – RIBA Stage 3

EngDesign Limited
106 – 108 Beumondsey Street
London
SE1 3TX

3123-ME-3
17 May 2022
MRD/mrd

17 May 2022 Initial

mrd

INTRODUCTION

The new extension of Church of St Mary with St Alban at Teddington will provide WCs, a kitchenette, storage and space for meeting and other activities. The project includes the extension itself and reconfiguration of some of the smaller rooms in the existing church.

The design of the Mechanical and Electrical (M&E) services has been driven by two major considerations:

ARCHITECTURAL AND HISTORIC QUALITY

St Mary with St Alban is an ancient parish church which is listed Grade 2* and is set within a quiet churchyard located near the river in Teddington.

Modern building services are called on to provide a wide range of tasks, and systems may use sophisticated technology. Services at St Mary's Church will be designed to be simple to use, robust and high quality, and will be coordinated carefully and sympathetically with the architecture of the building.

SUSTAINABILITY

The parish have already taken a close interest in sustainability and have been awarded a Bronze Eco Church Award.

The following considerations have driven the design of the new extension:

- Government policy is for the UK to be carbon neutral by 2050, that is, 30 years from now.
- The General Synod of the Church of England has set a target of net zero carbon by 2030.
- Normal life of buildings is probably 50-100 years, listed buildings obviously last longer
- Normal life of heating systems is 20-30 years, pipes, radiators and so on last longer than heating plant.
- Natural gas is being phased out and replacement technologies are now being developed.

OVERVIEW

The new extension will be designed for maximum sustainability. Modification to the services in the existing church will be minor, and work to meet targets for minimal carbon emissions will be undertaken in the future.

EXTENSION

The M&E strategy is to minimize carbon emissions by using electricity as an energy source. As the national grid de-carbonizes, this will become even more effective in reducing carbon emissions. The strategy is based on the following order of implementation for the new extension:

- The building fabric has been made as efficient as possible to save energy. All new thermal elements will meet, and exceed where possible, the performance required by Building Regulations Part L2B.
- Highly efficient services will be installed. In particular, a ground-source heat pump will be used in conjunction with underfloor heating, and the extension will be lit with high

efficiency Light Emitting Diode (LED) technology. All ventilation will use heat recovery to minimize energy use while preserving good air quality.

- Opportunities for installing on-site energy sources are being investigated. Use of solar panels is inappropriate in this project given the sensitive nature of the site and the shading on the extension resulting from the the existing church, but in the future solar panels may be installed on other church property in Teddington.

EXISTING CHURCH

The parish are also considering ways to improve the performance of the existing church. The existing heating is being retained for the present while options are considered, but all new lighting in the rooms forming part of the project will use LED lamps. Improvements to roof insulation may also be the subject of future work outside the scope of the present project.

Services within the existing church will essentially remain the same, with minor alterations and upgrades:

- The cold water main will be increased to allow for multiple simultaneous use of outlets.
- The vestry electrical distribution board will be replaced to supply the new extension
- Note that an increased electrical supply would only be needed if electricity for heat pumps were to be used in place of gas to heat the whole church.
- Pipework modifications will be needed when the new entrance is created on the north side of the nave.

HEATING AND VENTILATION SERVICES

Heating and ventilation services have the greatest impact both on the form of the building and on the carbon emissions.

HEATING

An options analysis was undertaken to compare three different heat sources. Ground-source heat pumps have been chosen as the most sustainable system.

Direct Electric Heating

Although cheap to install, and requiring neither external plant nor a separate plant room, direct electric heating uses visible heat emitters and has both very high running costs and high carbon emissions, particularly until such time as the national electricity grid carbon factor falls.

Air-source Heat Pump (ASHP)

Air-source heat pumps have lower running costs, lower carbon emissions and can be used in conjunction with underfloor heating. However, some plant is external, so noise must be carefully considered, visual amenity must be preserved, and precautions against vandalism may be necessary.

Ground-source Heat Pump (GSHP)

These have the lowest running costs, the lowest carbon emissions and can use underfloor heating. There are no external noise issues and no external plant.

250 boreholes are likely to be needed. These can be located wherever feasible, but preferably avoiding root protection areas of trees and grave areas. Internal equipment would be located in the utility plant room. A wet underfloor heating system is included, although ordinary radiators could also be used.

VENTILATION

The recent Covid-19 pandemic has focused attention on the need for good ventilation. WCs and Sacristy will use small local fresh air systems, warmed by heat recovery from the extract air to minimize energy use.

The Garden Room can be naturally ventilated when necessary, and it is envisaged that this will be the normal arrangement in summer. In winter, a mechanical ventilation system will be installed to provide fresh air which has been filtered and warmed by the extract air to minimize energy use. This also reduces the size of the heating system. The Mechanical Ventilation with Heat Recovery (MVHR) unit will be located within a bulkhead in the Garden Room itself for ease of maintenance.

MECHANICAL & ELECTRICAL SERVICES

The following M&E services will be incorporated as part of the new development.

Heating

New GSHP in extension. Vertical ground loops alongside new drainage runs to minimise any archaeological disruption. Underfloor heating.

Minor alterations as necessary to heating in church.

Domestic Water Service

Review cold water main size

New cold water main to sanitary fittings as necessary

New hot water service from boiler or electric local heaters to sanitary fittings as necessary

Ventilation

Suitably sized plant to provide MVHR in Garden Room will be included. The system will supply recommended fresh air for users. This is particularly important to reduce the risk of transmitting respiratory diseases such as Covid-19. MVHR systems will also be provided for the WCs and for the internal Sacristy to meet Building Regulation requirements.

Soil & Waste

Above ground drainage connections to sanitary fittings as necessary

Small Power

New Distribution Board for extension

New small power ring circuits as necessary, MICC wiring on fair-faced brickwork, concealed wiring on plasterwork.

Local supplies for systems and equipment as necessary.

Minor rationalisation of power wiring in church

Lighting

New lighting in extension. Efficient LED lamps used throughout. Mineral-insulated (MICC) wiring on fair-faced brickwork, concealed wiring on plasterwork.

Emergency lighting in extension.

Minor upgrades to lighting and emergency lighting in church

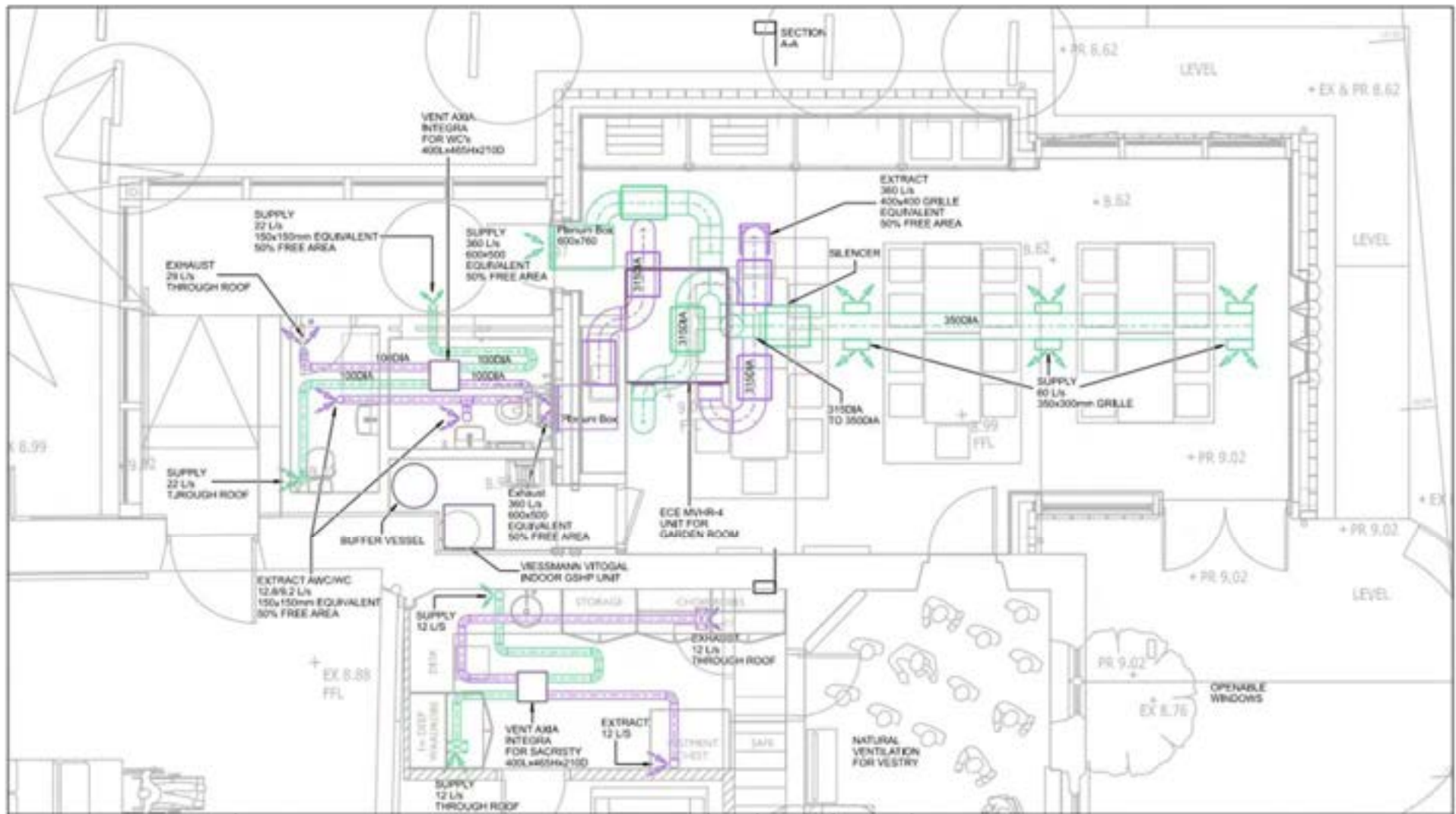
External lighting in connection with new extension

Fire Alarms

In line with fire risk assessment.

Audio-visual systems, data and telecommunications, security

Re-location of wiring and equipment as necessary in accordance with use of new extension and church. All wiring will be carefully concealed.



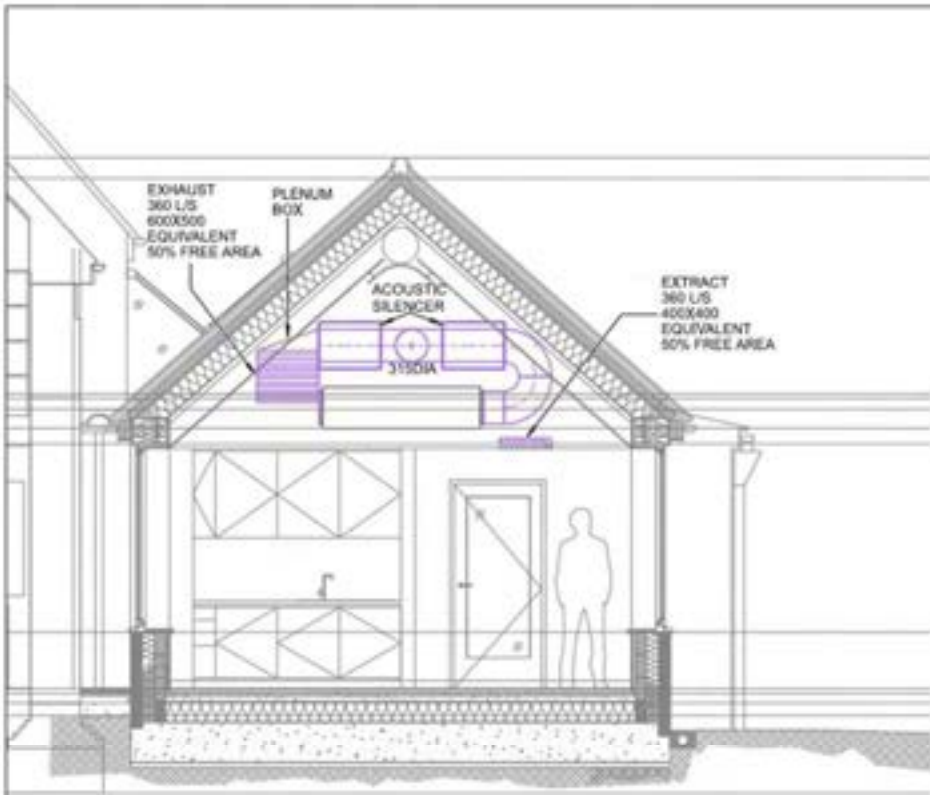
TITLE	VENTILATION PLAN	SCALE	A1 1:50
PROJECT	ST MARY'S CHURCH EXTENSION	DRAWN	AU
ARCHITECT	ARME	CHECKED	MRD
		DATE	06/2022

REVISION	DATE	CHK BY	NO
GARDEN ROOM MVHR IN BULKHEAD, REVISED SACRISTY DUCTWORK	06/2022	MRD	E
GARDEN ROOM MVHR IN BULKHEAD, REVISED WC+SACRISTY DUCTWORK	05/2022	MRD	D
GARDEN ROOM MVHR BEHIND CUPBOARD, WC+SACRISTY VENT SHOWN	04/2022	MRD	C
GARDEN ROOM MVHR IN BULKHEAD, WC + SACRISTY VENT SHOWN	04/2022	MRD	B
MVHR IN GARDEN ROOM WITH GABLE EXTENSION	03/2022	MRD	A

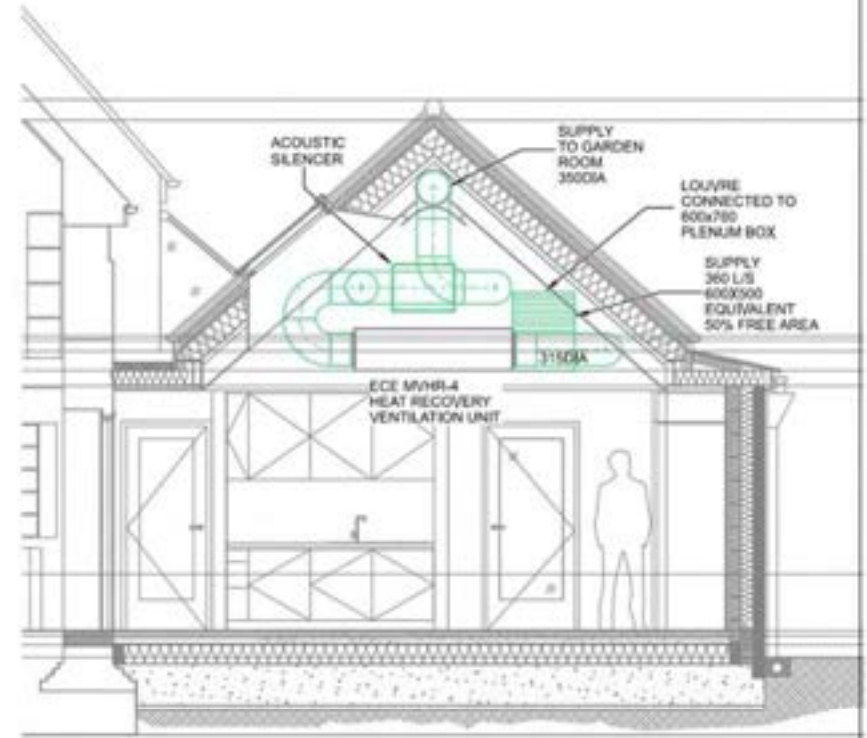
ENGDESIGN

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 106-108 BERNHARDSEY STREET
 LONDON SE1 3JY

3123-5-1 E



SECTION A-A, SHOWING EXHAUST



SECTION A-A, SHOWING SUPPLY

GARDEN ROOM MVHR IN EXTENDED BULKHEAD HEIGHT OF DUCT INTO GARDEN ROOM INCREASED	06/2022	MRD	C	
GARDEN ROOM MVHR BEHIND CUPBOARD	04/2022	MRD	B	
GARDEN ROOM MVHR IN EXTENDED BULKHEAD	04/2022	MRD	A	
REVISION	DATE	CHK BY	NO	

TITLE	VENTILATION ELEVATION	SCALE	A3	1:50
PROJECT	ST MARY'S CHURCH EXTENSION	DRAWN	AU	
ARCHITECT	ARME	CHECKED	MRD	
		DATE	06/2022	

ENGDESIGN

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106-108 BERNARDSSEY STREET
LONDON SE1 3TX


3123-5-2 C




ST MARY WITH ST ALBAN, Teddington
Extension and alterations project


Schedule of Monuments and Windows with Impact Assessment



Document Reference: 201804-D-001 v2
 Status: Issue for Statutory Consents
 Date: June 2022
 Rev: V2 - June 2022
 V1- 21 February 2020

Note: This report only looks at the monuments, grave markers and stained and leaded glass windows that will be potentially impacted by the extension and alteration works. The inventory numbers for the monuments and grave markers relate to the WMFHS SMwSA Churchyard Record. For a full report on the churchyard please see this report. Maps showing the approximate location of external monuments from the WMFHS SMwSA Churchyard Record are included at the end of this document for reference.



INVENTORY ITEM NO.	DESCRIPTION	EXISTING LOCATION	PROPOSED LOCATION:	IMPACT ON SETTING/ SIGNIFICANCE:	IMAGE OF MONUMENT
W 91	Brick tomb on plinth with high railings covered in ivy Sacred / to the memory of / ALEXANDER BARCLAY / of this parish / who departed this life / February 10th 1841 / in the 48th year of his age / Also of / ELIZABETH, widow of the above / who departed this life / October 11th 1862 / in the 73rd year of her age.	In the churchyard, north of the east window of the north aisle.	TBC to be dismantled and reconstructed in an alternative location to be agreed.	MODERATE IMPACT: At present, the brick tomb is in moderate to poor condition. The iron rails seen behind the tomb were removed during works to remove the ivy.	 <p>Current condition of tomb. Tomb with iron railings.</p>



<p>W 77</p>	<p>Headstone and footstone Headstone: Sacred / to the memory of / HARRIETT CLAPHAM / who died the 27th of July / 1837 / aged 44 years / And also / ELIZABETH CLAPHAM / (sister to the above) / who died the 1st of April / 1814 / aged 16 years. Footstone: H.C. 1837 / E.C. 1814.</p>	<p>In the Churchyard to the North of W 78</p>	<p>As existing</p>	<p>NO IMPACT: The headstone and footstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected for the duration of the works.</p>	
<p>W78</p>	<p>Headstone and footstone Sacred / to the memory of / SOPHIA wife of E. DELIGHT Esq. / (of this parish) / who died 26th Feb. 1837, aged 55.</p>	<p>In the Churchyard to the North of W 79</p>	<p>As existing</p>	<p>NO IMPACT: The headstone and footstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected for the duration of the works.</p>	
<p>W79</p>	<p>Headstone Here / lieth the remains / of MARY WALKER / wife of THOs. WALKER / of Hampton Wick who / departed this life [] Oct. 17[] / in the []th year of her age. Note: By reference to the Parish Register MARY WALKER, widow, was buried 9th Oct. 1747 aged 44 years.</p>	<p>In the Churchyard to the West of W 91</p>	<p>As existing</p>	<p>NO IMPACT: The headstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected for the duration of the works.</p>	



<p>W 89</p>	<p>Headstone with rounded body stone and footstone SARAH / the wife of / WILLIAM THOMAS HITCHCOCK / of King'swood, Surrey / died the 15th November 1848 / aged 72 / Also HARRIET HITCHCOCK / of Richmond, Surrey / died 1st February 1851 / aged 65 years / Also WILLIAM HITCHCOCK / of King'swood, Surrey / who died April 19th 1854, aged 72 / Also GEORGE HITCHCOCK / of King'swood, Surrey / who died at sea March 24th 1854 / aged 40.</p>	<p>In the Churchyard to the north of W 90-91</p>	<p>As existing</p>	<p>NO IMPACT: The headstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected for the duration of the works.</p>	
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<p>W 90</p>	<p>Low headstone JANE GRESSINGHAM / died the 5th of June / 1749 aged 84 years.</p>	<p>In the Churchyard to the north of W 91</p>	<p>As existing</p>	<p>NO IMPACT: The headstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected insitu for the duration of the works.</p>	
<p>W 104</p>	<p>Oval tablet attached to the church wall Beneath / is deposited / all that was mortal / of / BENJn. GLENTWORTH Esq. / a sincere Christian / and a truly honest man / He died Jan. the XXXI / aged LXXXII years / An. Dom. MDCCLXIII / PRUDENCE his wife / died Jan. XXVII / 1768 / aged LXXVIII.</p>	<p>External, east end of the north aisle nave wall.</p>	<p>To be relocated. Location to be kept within the new extension as close to original position as possible.</p>	<p>LOW IMPACT: Resite the monument within the new extension. This will allow a far greater appreciation of the memorial than at present. The internal church walls are covered in various memorials and this will continue the tradition.</p>	




<p>W 113</p>	<p>Headstone In memory of / WILLIAM TILBURY / of this parish / who died November 24th [1847] / aged 47 years / "There remaineth therefore a rest to / the people of God". Hebrews Chaptr 4 verse 9 / Also JANE TILBURY / daughter of the above / died July 15th 1870, aged 28 years / "Fear thou not, for I am with thee" / Isiah 41 v.10 / Also MARY TILBURY / wife of the above / died July 21st 1892, aged 90 years / "Right dear in the sight of the Lord is / the death of his saints". Psalm CXVI 15 v.</p>	<p>In the Churchyard to the north of the path on the north side of the existing Choir Vestry. To the East of W89.</p>	<p>To be relocated. Location to be kept as close to original location as practical.</p>	<p>LOW IMPACT: The headstone is to be relocated, location TBC. ...</p>	
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<p>W 114</p>	<p>Stone tablet attached to the church wall Sacred to the Memory of / Mr. RICHARD CUFF / formerly of Richmond in Surry / but for many Years an Inhabitant / of this Parish / Goodness of Heart united to Intelligence of Mind / Gentleness of Manners to Regularity of Conduct / engaged the Affection of his Friends / and commanded the Esteem / of all who knew him / He departed this Life the 30th of Nov. 1800 / in the 70th Year of his age / Also / of Mrs. ELIZABETH CUFF / wife of Mr. RICHARD CUFF / who died the 7th of April 1785 / aged 55 years.</p>	<p>External, west end of the organ chamber wall.</p>	<p>To be relocated. Location to be kept within the new extension as close to original position as possible.</p>	<p>LOW IMPACT: Resite the monument within the new extension. This will allow a far greater appreciation of the memorial than at present. The internal church walls are covered in various memorials and this will continue the tradition.</p>	 <p>W 104</p>
<p>W 122</p>	<p>Headstone Sacred / to the memory of / Mr. THOMAS SCARBOROUGH / who died June 14th 1832 / aged 58 years.</p>	<p>In the Church yard to the north of the path on the north side of the existing Choir Vestry.</p>	<p>To be relocated in close proximity to the original position.</p>	<p>MODERATE IMPACT: The headstone is to be relocated, location TBC.</p>	



<p>W 131</p>	<p>Headstone Sacred / to the memory of / Lieut. CHARLES WEBB, R.N. / who departed this life Sep. 7. 1837 / aged 61 years / Death is swallowed up in victory / 1 Cor 15. 54.</p>	<p>In the Churchyard to the north side of the path that runs along the north side of the existing Choir Vestry.</p>	<p>To be relocated in close proximity to the original position.</p>	<p>MODERATE IMPACT: The headstone is to be relocated, location TBC.</p>		
<p>W 132</p>	<p>Headstone with rounded body stone and footstone Headstone: Sacred / to the memory of / DOROTHY ELIZABETH / relict of the late / EDMUND BOEHM Esq. / who died at Hampton Court Palace / January 5th 1842 / in her 83rd year. Footstone: D.E.B. 1842.</p>	<p>In the Churchyard to the south of the path that runs along the north side of the existing Choir Vestry.</p>	<p>To be relocated in close proximity to the original position.</p>	<p>MODERATE IMPACT: The headstone with rounded body and footstone is to be relocated, location TBC.</p>		<p>W 132</p>



<p>C 50</p>	<p>Headstone In memory of / Mr. JAMES BEAGEN / who departed this life / May 18th 1826 / aged 35 years / WILLIAM BEAGEN son of the above / died Jan. 18th 1824 / aged 6 months.</p>	<p>In the Churchyard to the north east of the existing Choir vestry</p>	<p>As existing</p>	<p>NO IMPACT: The headstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected insitu for the duration of the works.</p>	
<p>C 51</p>	<p>Kerb Only a portion now showing North side: Jesus called a little child unto him.</p>	<p>In the Churchyard to the north east of the existing Choir vestry</p>	<p>To be relocated in close proximity to the original position.</p>	<p>MODERATE IMPACT: full extent of the grave marker is unknown as it is partially buried. Once the full extent of the grave marker is known it will be relocated, location TBC.</p>	

<p>C 57</p>	<p>Brick tomb Sacred / to the remains of / Mrs. FRANCES BELCHER / relict of WILLIAM BELCHER Esq. / formerly MP for the Borough of Southwark / who departed this life / grateful for God’s mercies / and resigned to his will / Dec. 19th 1812 / in the 94th year of her age / Also the remains of / WILLIAM CHARLES GOLIGHTLY Esq. / eldest son of the late WILLIAM / GOLIGHTLY formerly of Ham Common / in the county of Surrey Esquire / who died the 15th January 1833 / aged 27 years / Also the remains of / Mrs. FRANCES MARGARETTA GOLIGHTLY / relict of the said / WILLIAM GOLIGHTLY, Esq. / who died the 14th of February 1834 / aged 67 years.</p>	<p>In the Churchyard to the east of the existing Choir vestry</p>	<p>As existing</p>	<p>NO IMPACT: The brick tomb is close to area of works but outside the footprint of the new extension. The tomb will be protected insitu for the duration of the work.</p>	
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<p>C 58</p>	<p>Headstone To / the memory of / JOHN, son of / JOHN, and CHARLOTTE / COLBRAN / who died October 31st 1834 / aged 11 years.</p>	<p>In the Churchyard to the east of the existing Choir vestry.</p>	<p>To be relocated in close proximity to the original position.</p>	<p>MODERATE IMPACT: The headstone is to be relocated, location TBC.</p>	
<p>C59</p>	<p>Footstone [Illegible].</p>	<p>In the Churchyard to the south of C58.</p>	<p>As existing</p>	<p>NO IMPACT: The Headstone and footstone is close to the area of works but outside the footprint of the proposed extension.</p>	
<p>C60</p>	<p>Headstone and footstone Sacred / to the memory of / Mr. WILLIAM LEMON / who died July 25th 1848 / in the 69th year of his age / Also of / ELIZABETH his wife / who died December 1st 1873 / aged 85 years / Jesus Christ came into the world to save sinners" / 1 Tim. 1. 15 / Also of / MARIA SARAH JANE LEMON / who died August 18th 1885 / aged 58 years / Surely he hath borne our grief and</p>	<p>In the Churchyard to the south of C58.</p>	<p>As existing</p>	<p>NO IMPACT: The Headstone and footstone is close to the area of works but outside the footprint of the proposed extension. The headstone will be protected insitu for the duration of the works.</p>	

	carried our sorrows / Isaiah ch 53 v 4.				
CA 2	<p>Small metal plaque on peg Where two or three are gathered / together in my name / There am I in the midst of them! / Mat 18 v 20 / In loving memory of / CHRISTINE FLORENCE BRIMLEY / 1913 – 1988 / LEONARD WILLIAM BRIMLEY / 1915 – 1999 / GILLIAN CHRISTINE BRIMLEY / 1944 – 2006.</p>	In the Churchyard to the east of the existing Choir vestry	As existing	NO IMPACT: The small metal plaque on peg is close to the site area but outside the footprint of the new extension. The plaque will be protected for the duration of the works.	 
CA 3	<p>Small metal plaque on peg Sacred to the memory of / Dr. DENIS CHESELDEN QUIN / and / DORA BLANCHE QUIN / (nee BISLEY).</p>	In the Churchyard to the South of C58.	As existing	MODERATE IMPACT: The small metal plaque is outside the footprint of the new extension, but in the new landscaped area. To be relocated, location TBC.	No picture available at present.

<p>NAM 1-4</p>	<p>Wall monuments.</p>	<p>Surround the east window of the north aisle.</p>	<p>As existing</p>	<p>NO IMPACT: The internal monuments are close to the area of works and will be protected insitu for the duration of the works. Assessment of fixings will be made prior to any works to form lower the existing window cill. Dust will also be controlled to prevent impact upon the interior / organ.</p>	
<p>NAM 5-6</p>	<p>Wall monuments.</p>	<p>Surround the central window of the north aisle.</p>	<p>As existing</p>	<p>No Impact: The internal monuments are close to the area of works and will be protected insitu as required for the duration of the works.</p>	

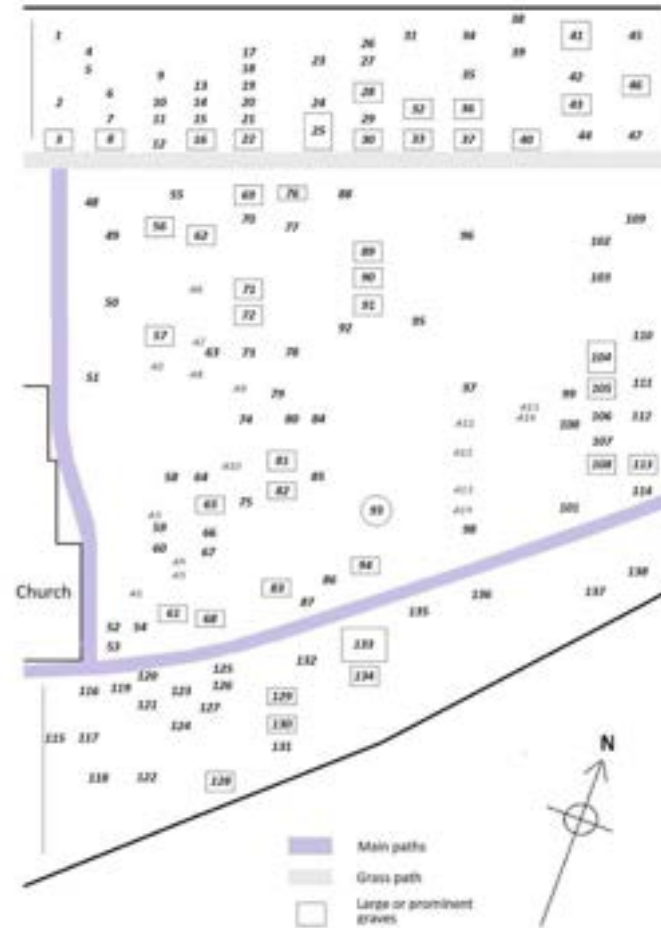
<p>NAW E</p>	<p>North aisle window east Stained glass window 1877 or later depicting Martha and Mary (left) and Jairus's daughter (right). Restored in 1976; the original designer and maker are unknown.</p>	<p>The eastern most window on the north wall of the north aisle</p>	<p>Relocated to the central window opening on the north wall of the north aisle</p>	<p>MODERATE IMPACT: An ICON accredited glazier will be asked to assess the condition of the window and the feasibility of relocating it to the central bay of the north wall. As the only coloured glass in the north wall, the symmetrical placement will respond to the architecture.</p>	
<p>NAW C</p>	<p>North aisle window central Diamond pattern leaded glass.</p>	<p>The central window on the north wall of the north aisle</p>	<p>Existing leaded lights to be adapted prior to reinstatement above the proposed new door opening in the north wall.</p>	<p>LOW-MODERATE IMPACT: The leaded lights are not of great significance but as much of the existing glass/lead matrix and ventilator with frame will be retained and reused as possible, subject to a detailed feasibility assessment by a glazier specialist in historic windows in listed buildings.</p>	

WMFHS SMwSA Churchyard Record Maps

West Section (prefix W)



Central Section (prefix C)



**Church of St Mary with St Alban
Storage Requirements, May 2019**

1. Precious metalwork, current documents and cash
 - a. Two safes
 - b. 76x64x150 cm; 60x60x75 cm
2. Altar hangings
 - a. Rectangular box
 - b. 245x105x35 cm
3. Ladders x 3
 - a. Max height 400 cm,
 - b. Max width 40 cm
 - c. Could be hung or stored horizontally
4. Cleaning equipment and materials
 - a. 2 x vacuum cleaners and extension leads
 - b. 3 x long handled brushes
 - c. Cloths, small brushes, polishes etc
 - d. c. .4 cu m.
5. Clergy vestments – hanging space
 - a. Max 2m height, 1m wide and 55 cm deep
 - b. Wardrobe style provision
6. Choir and servers vestments – hanging space
 - a. Max 2m height, 2m wide and 55 cm deep
 - b. Wardrobe style provision
7. Choir music store
 - a. Shelves min. height 25 cm
 - b. 3mx1mx60cm
8. Choir bookshelves
 - a. 2 units, partitioned into 8 sections – each c. 2m x40cmx25cm
 - b. Wall hung at accessible height
9. Plastic boxes of toys etc – currently 3
10. Flower arrangers' equipment and stores
 - a. Min 4 vase stands 1.20 m high
 - b. 65cmx50cmx180cm
 - c. Access to running water
11. Church textiles and smaller hangings
 - a. wooden chests with drawers (currently 3 units of roughly equal size)
 - b. 3.5mx85cmx80cm in total

12. Bookcase for clergy and church reference books
 - a. 1mx1mx25cm
 - b. Could be wall hung
13. Desk and chairs (2) for clergy
14. Table for choir music, c.1mx70cmx70cm
15. Candles, wine, wafers, etc storage
 - a. Shelved and lockable cupboard
 - b. 2.5mx1mx60cm
16. At least 2 folding tables for use in church
17. Christmas crib and figures (though these could perhaps be stored in parish hall)



NOTES:

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

FLOOD RISK:

- The Churchyard is within the flood risk area that extends to north and south of the River Thames at Teddington Lock, within Flood Risk Zones 1, 2 and 3.
- The Church and Churchyard do not fall inside the flood alert area.

GENERAL NOTES:

Refer to the flood Risk Assessment.
 Refer to the Biodiversity Enhancement.
 Refer to Preliminary Ecological Appraisal.
 Refer to the Open Space Assessment.
 Refer to the Tree Survey and Report.
 Refer to Transport Statement.
 Construction Phase Management Plan.

KEY:

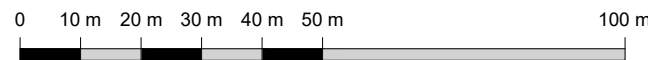
- Area owned by the Church
- Proposed extension
- Existing building to be demolished
- Tree to be removed (T.I) Refer to the Tree Report for details.
- Tree to be retained. Refer to the Tree Report for details on the Tree Protection Plan.

REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	December 2020	Issue for Pre-App Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Location Plan
SCALE 1:1250@A4
DRAWING No 201804-D-100 **REV B**
ISSUE DATE June 2022

Status Issued for Statutory Consents
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS
5 Wine Glass, London E1W 3RD tel: +44(0)20 7481 2182 www.a-r-me.com





NOTES:

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FLOOD RISK:

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- The Church and Churchyard do not fall inside the flood alert area.

GENERAL NOTES:

Refer to A&RME Schedule of Monuments and Windows with impact Assessment.
 Refer to the following report and documents by other consultants:
 Flood Risk Assessment.
 Biodiversity Enhancement.
 Preliminary Ecological Appraisal.
 Open Space Assessment.
 Tree Survey and Report.
 Transport Statement.
 Construction Phase Management Plan.

KEY:

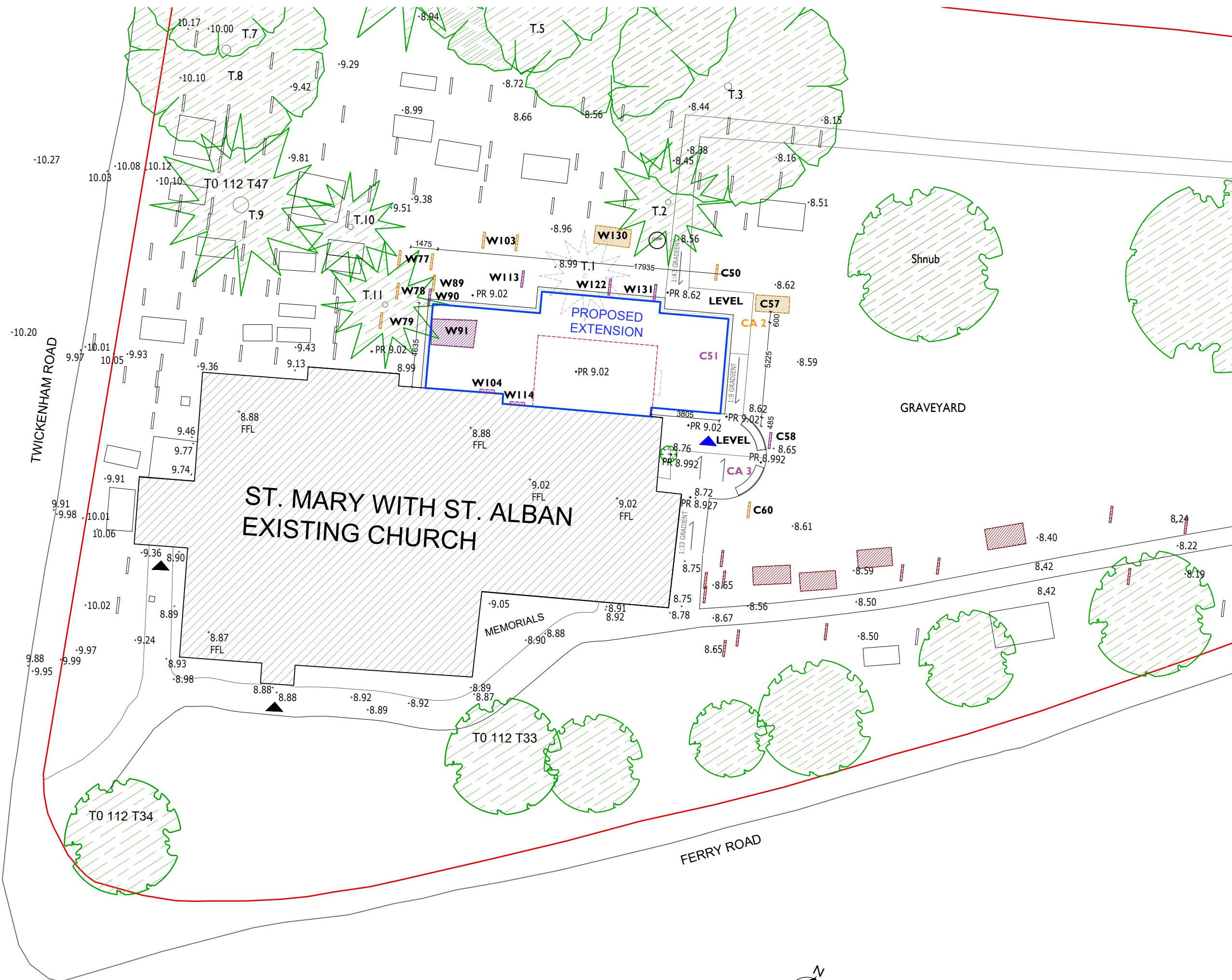
- Area owned by the Church
- Proposed extension
- T0 112 T33 TPOs
- Tree to be removed (T.I) Refer to the Tree Report for details.
- Tree to be retained. Refer to the Tree Report for details on the Tree Protection Plan.
- New entrance
- Existing entrance
- Regraded Ramped Path
- Existing building to be demolished
- Existing grave to be removed and relocated
- Hard landscaped paths

REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
-	Dec 2020	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Site Plan
SCALE 1:500 @ A3
DRAWING No 201804-D-101 **REV B**
ISSUE DATE June 2022
Status Issued for Statutory Consents
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS
100 CHICHESTER ROAD, LONDON SE10 0JG TEL: 020 7461 1111 WWW.A&RME.CO.UK

1 SITE PLAN
101 1:500@A3



NOTES:

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

FLOOD RISK:

The Churchyard is within the flood risk area that extends to north and south of the River Thames at Teddington Lock, within Flood Risk Zones 1, 2 and 3.
 The Church and Churchyard do not fall inside the flood alert area.

GENERAL NOTES:
 Refer to A&RME 201804-D-001 Schedule of Monuments and Windows with Impact Assessment.
 Refer to the following report and documents by other consultants:

- Flood Risk Assessment.
- Biodiversity Enhancement.
- Preliminary Ecological Appraisal.
- Open Space Assessment.
- Tree Survey and Report.
- Transport Statement.
- Construction Phase Management Plan.

Location and size of existing graves/headstones are indicative only.

Existing paths to be renewed when required following installation of new services in the ground in association with the new construction works.

KEY:

- Area owned by the Church
- Proposed extension
- T0 112 T33 TPOs
- Tree to be removed (T.1) Refer to the Tree Report for details.
- Tree to be retained. Refer to the Tree Report for details on the Tree Protection Plan.
- +8.62 Existing Survey Level
- +PR 8.62 Proposed Level
- New entrance
- Existing entrance
- Hard landscape regraded/ramped paths
- Hard landscape existing and reconfigured paths
- Existing building to be demolished
- Soak away perimeter ground drain
- Existing grave/headstone
- Existing grave/headstone/memorial to be relocated. Location to be kept as close to original position as possible. Refer to A&RME Schedule of Monuments.
- Existing grave/headstone to be retained in situ and protected for the duration of the works without risk of harm. Refer to A&RME Schedule of Monuments.
- Following review of path replacement extent existing graves and headstones to be protected if required.

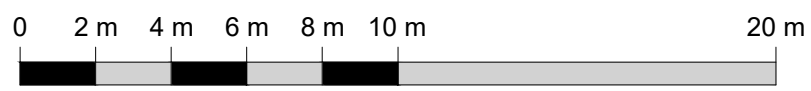
REV:	DATE:	NOTES:
C	June 2022	Issue for Statutory Consents
B	January 2021	Issue for Information

PROJECT St Mary with St Alban, Teddington
 Extension and Alterations

DRAWING Site Plan
SCALE 1:200 @ A3
DRAWING No 201804-D-102
ISSUE DATE June 2022

Status Issued for Statutory Consents

I SITE PLAN
102 1:200@A3






NOTES :

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

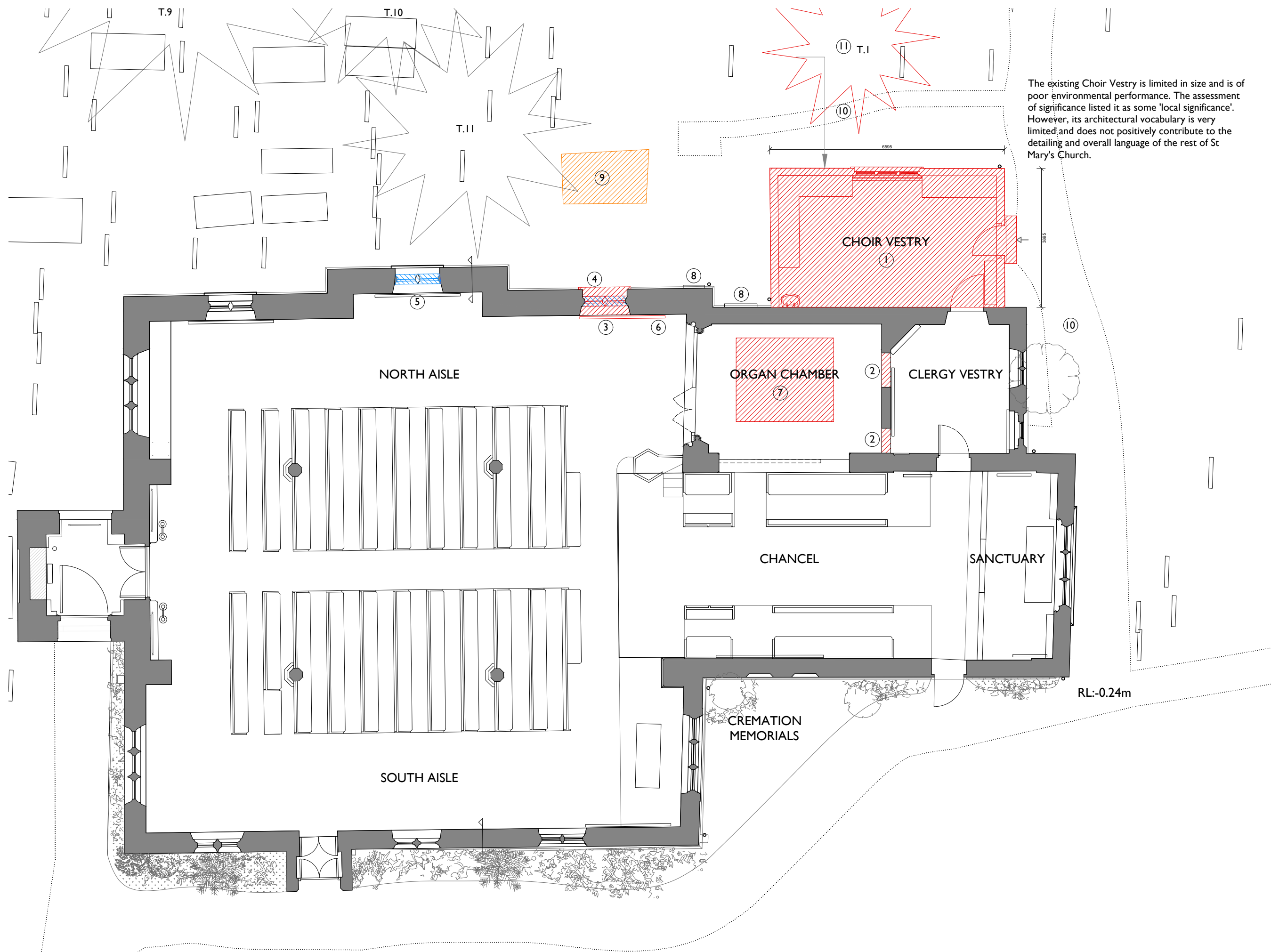
The plan has not been fully surveyed. Areas not surveyed are denoted by \triangle markers. Information to the west is accurate at outline only all other information including pews are approximations.

KEY

-  Demolish
-  Relocate Chest Tomb. Refer to A&RME 201804-D-001 Schedule of Monuments and Windows with Impact Assessment.
-  Conserve/Relocate stained glass and diamond lead light windows

- ① Demolish existing Choir Vestry.
- ② Form two new openings in the existing Clergy Vestry to link the room to the new Sacristy and mezzanine storage level.
- ③ Carefully dismantle window tracery and masonry below existing cill level to form a new connection to the Garden Room extension.
- ④ Existing stained glass window to be removed, conserved and re-glazed into central north aisle window tracery.
- ⑤ Leaded lights from existing window to the central bay of the north wall to be removed, conserved and reglazed into the salvaged tracery above new door opening.
- ⑥ Relocate radiator out of way of the new opening and reconnect to existing system.
- ⑦ Dismantle and remove organ and pipes.
- ⑧ Monuments to be relocated into new Garden Room.
- ⑨ Relocate chest tomb.
- ⑩ Existing paths to be removed and re-laid to new levels where required.
- ⑪ Remove existing Irish Yew tree T.I as per Tree Rrport.

The existing Choir Vestry is limited in size and is of poor environmental performance. The assessment of significance listed it as some 'local significance'. However, its architectural vocabulary is very limited and does not positively contribute to the detailing and overall language of the rest of St Mary's Church.



RL:-0.24m

REV No.	DATE	AMENDMENT
D	June 2022	Issued for Statutory Consents
C	Dec 2020	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Ground Floor Plan - As Existing

SCALE 1:100

DRAWING No 201804-D-103 REV D

ISSUE DATE December 2020

Status Issue for Statutory Consents

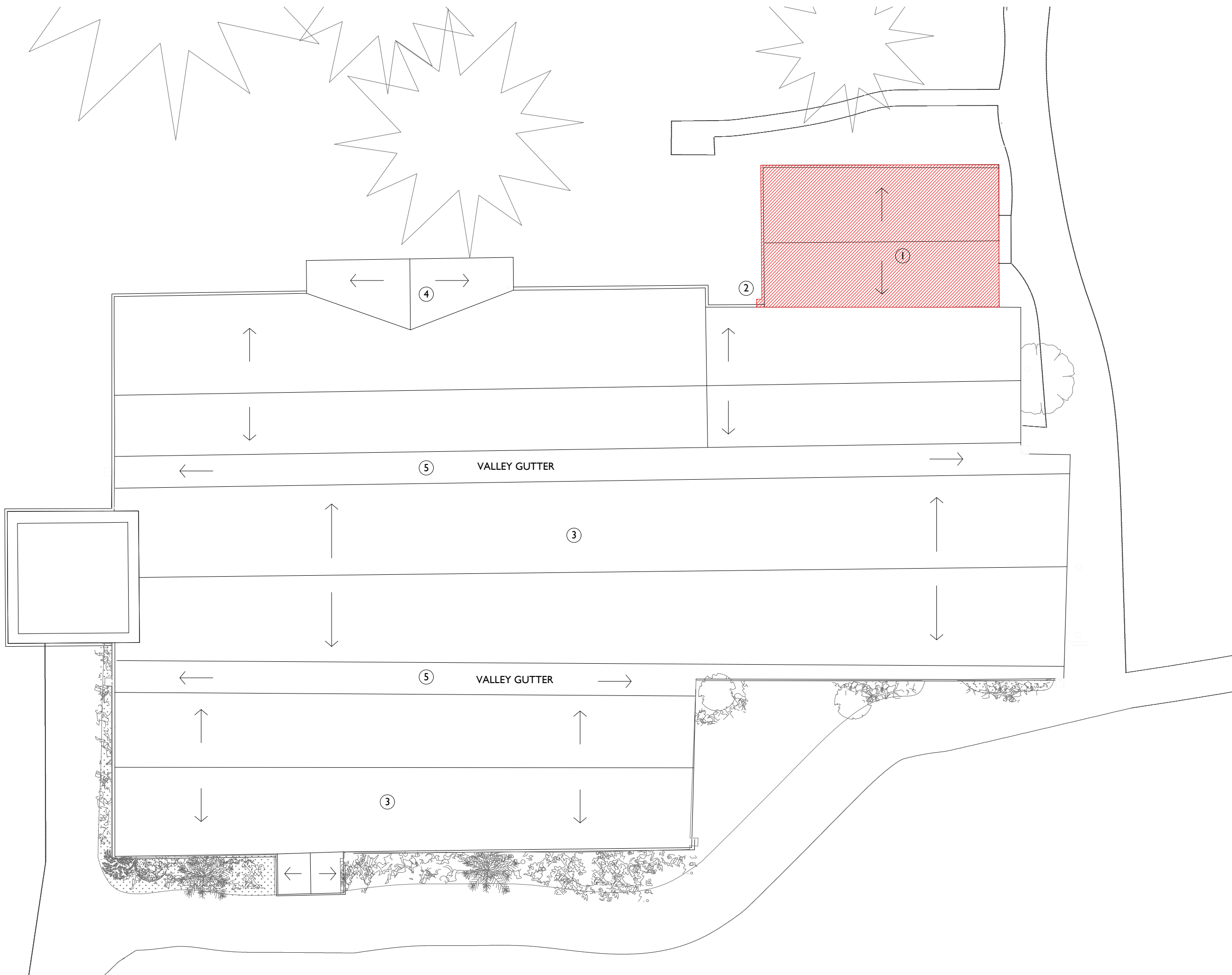
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

103 Ground Floor Plan - As Existing Scale 1:100@A3



Survey information beyond these markers is correct at outline only. All other information is approximate including pew seating.





NOTES :

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

This roof plan has not been surveyed and is based on the previous roof plan by another architect adjusted to the outline of the 2020 TS GF plan.

KEY

Demolish

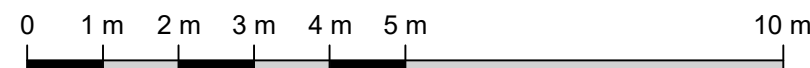
KEY

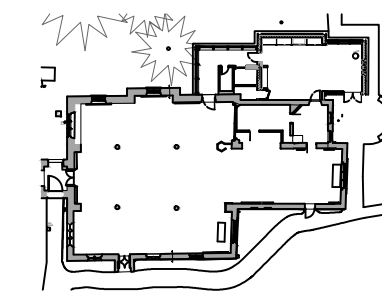
- ① Demolish existing Choir Vestry, make good Clergy Vestry wall.
- ② Remove existing RWP connected to north gutter of the Chancel and Choir vestry. Provide temporary arrangements for rainwater disposal for duration of construction programme prior to connection with new.
- ③ Existing handmade clay peg tiles with traditional roof construction of softwood wall plates, rafters and purlins.
- ④ Existing zinc roof to north pediment
- ⑤ Existing valley gutters finished with lead sheet.

REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	Dec 2020	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington
Extension and Alterations

DRAWING Roof Plan - As existing / Demolitions
SCALE 1:100
DRAWING No 201804-D-104 REV B
ISSUE DATE June 2022
Status Issue for Statutory Consents





KEY PLAN

NOTES :
 Do not scale from this drawing.
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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications and other consultants information.

KEY

- ① Demolish existing Choir Vestry.
- ② RWP to be re-routed
- ③ Monuments to be relocated to interior of new Garden Room.
- ④ Brick tomb to be relocated.
- ⑤ Existing stained glass window to be removed, conserved and re-glazed into central north aisle window tracery.
- ⑥ Carefully dismantle window tracery and masonry below existing cill level to form a new doorway to the WCs and Garden Room extension.
- ⑦ Leaded lights from existing window to the central bay of the north wall to be removed, conserved and reglazed into the salvaged tracery above new door opening.
- ⑧ New three-sided roof light abutting exterior church wall.
- ⑨ New glazed penitce with oak mullions. Fixed min. double glazed windows.
- ⑩ Cast iron RWPs and hoppers.
- ⑪ New brick wall (Imperial bricks custome blend 346)
- ⑫ New min. double glazed oak frame windows. Two outer windows to be side hung opening outwards.
- ⑬ New Keymer handmade clay tile roof with half round ridge tile. Colour to match existing.

REV: E D1 DATE: June 2022
 NOTES: Issue for Statutory Consents
 March 2021 Issue for Pre-application Advice

PROJECT: St Mary with St Alban, Teddington
 Extension and Alterations

DRAWING SCALE: As Existing/Proposed North Elevation
 1:100

DRAWING No: 201804-D-210 REV E

ISSUE DATE: June 2022

Status: Issue for Statutory Consents

ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

A&RME

Ridge level of existing Choir Vestry
 RL: +13.96m

Eaves level of existing Choir Vestry
 RL: +11.92m

Existing Choir Vestry FFL
 RL: +9.02m
 RL: +8.62m

1 NORTH ELEVATION - EXISTING
 210 1:100@A3

Ridge level of new Garden Room
 RL: +14.16m

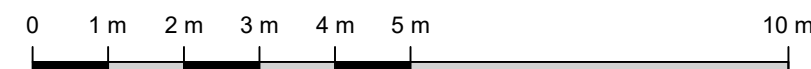
Eaves level of new Garden Room
 RL: +11.83m
 RL: +11.540m
 Eaves level of Furniture Cupboard

FFL of new Garden Room
 RL: +9.02m
 RL: +8.62m

2 NORTH ELEVATION - PROPOSED
 210 1:100@A3

KEY

- Demolish
- New opening to be formed
- Windows/memorials to be carefully removed and reinstated in a different location



NOTES :

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

KEY

- ① New opening to be carefully formed in existing masonry walls.
- ② 1:12 ramp leading into the new extension.
- ③ Low level storage/seating/artwork.
- ④ Parents Room.
- ⑤ Universal Access WC.
- ⑥ Kitchenette and integrated servery.
- ⑦ New internal M&E equipment.
- ⑧ Cleaner's and Flower Arranger's store.
- ⑨ Relocated external wall monuments. See 201804-D-001 Schedule of Monuments.
- ⑩ Furniture Storage.
- ⑪ Extent of ceiling bulkhead for mechanical equipment
- ⑫ Garden Room with seating for 27.
- ⑬ Regraded and paved external pathway: slope 1:33.
- ⑭ Environmental upgrade to east wall of Choir Vestry to improve insulation and ventilation via existing windows.
- ⑮ Existing fireplace retained.
- ⑯ TV Trolley: 43 inch TV on 1000mx400mm Trolley.
- ⑰ 700mm wide access stair to mezzanine storage R: 220, G: 245, enclosed by acoustic partition to west side only.
- ⑱ New electric organ. (maintenance will require choir stall to be unbolted and moved for additional space).
- ⑲ New partition and glazed door to create sacristy.
- ⑳ Existing timber screen retained.
- ㉑ New location of existing radiator.
- ㉒ New open choir bookcase at top of stairs.
- ㉓ New mezzanine storage level.
- ㉔ New speakers for the New digital Organ.
- ㉕ Grave headstones to be relocated. Refer to A&RME 201804-D-001 Schedule of Monuments.
- ㉖ Soak away perimeter ground drain.
- ㉗ Power control door opener on a totem

REV No.	DATE	AMENDMENT
1	June 2022	Issue for Statutory Consents
H1	21/12/20	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Ground Floor Plan - As Proposed

SCALE 1:100

DRAWING No 201804-D-203 REV 1

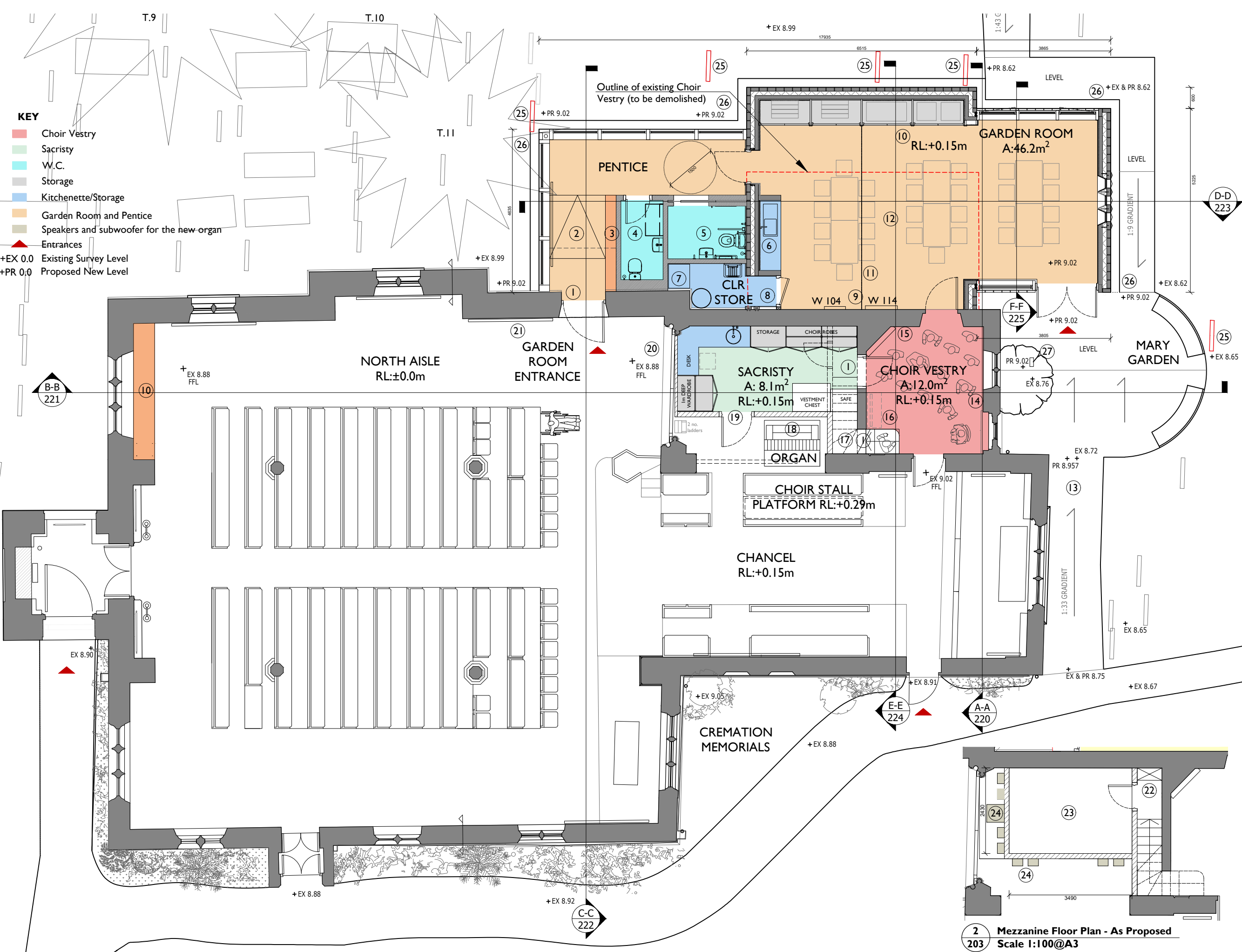
ISSUE DATE June 2022

Status Issue for Statutory Consents

A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

1 Wick Creek, London E10 1SD Tel: +44(0)20 7481 2152 www.a-r.me

- KEY**
- Choir Vestry
 - Sacristy
 - W.C.
 - Storage
 - Kitchenette/Storage
 - Garden Room and Pentice
 - Speakers and subwoofer for the new organ
 - Entrances
 - +EX 0.0 Existing Survey Level
 - +PR 0.0 Proposed New Level

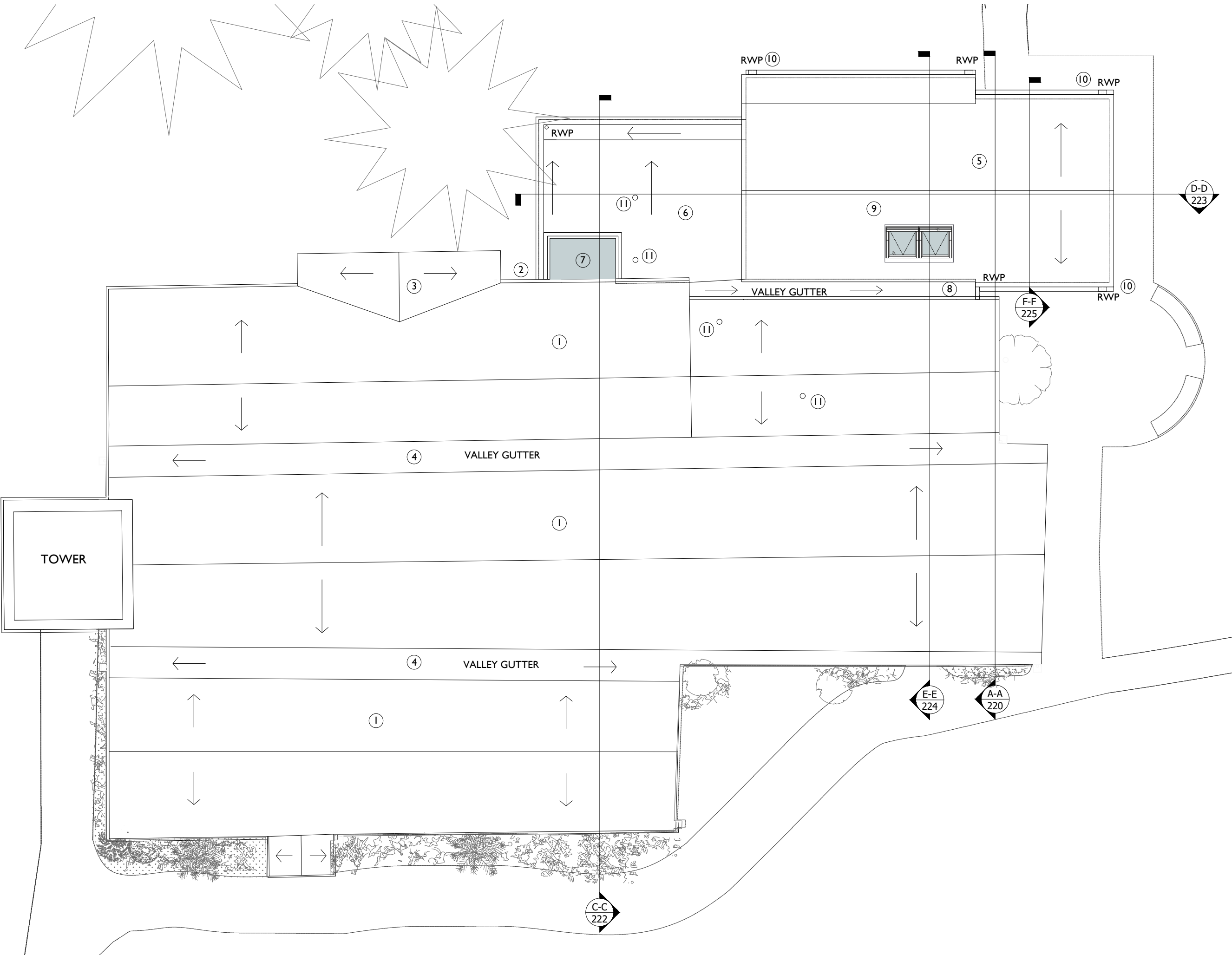


1 Ground Floor Plan - As Proposed
Scale 1:100@A3

2 Mezzanine Floor Plan - As Proposed
Scale 1:100@A3

--- Extent of existing Choir Vestry
 Survey information beyond these markers is correct at outline only. All other information is approximate.





NOTES :
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This roof plan has not been surveyed and is based on the previous roof plan adjusted to the updated survey GF plan.

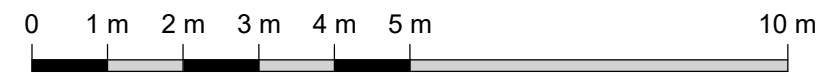
- KEY**
- ① Existing handmade clay peg tiles with traditional roof construction of softwood wall plates, rafters and purlins.
 - ② Existing half-round PVC eaves gutters with cast iron hopper and RWPs.
 - ③ Existing zinc roof to north pediment
 - ④ Existing valley gutters finished with lead sheet.
 - ⑤ New handmade Keymer clay tile roof with half round ridge tile. Appearance to match existing roofs.
 - ⑥ New liquid applied roofing system to flat roof and gutters.
 - ⑦ New Skyframe rooflight
 - ⑧ New liquid applied gutter lining
 - ⑨ New roof lights.
 - ⑩ New cast-iron half round eaves gutters, hoppers and rain water pipes.
 - ⑪ New roof penetrations for fresh air intake and air exhaust.

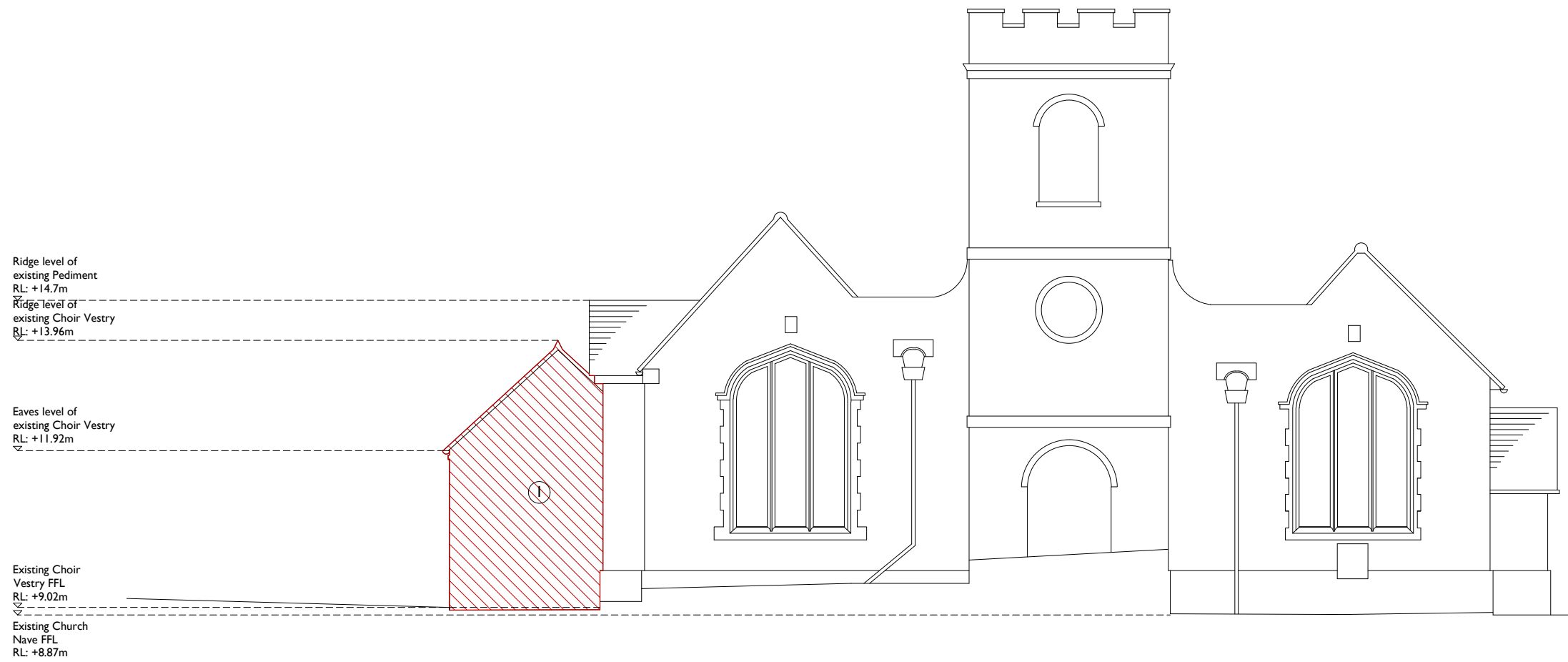
REV:	DATE:	NOTES:
C	June 2022	Issue for Statutory Consents
B	Dec 2020	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Roof Plan - As proposed
SCALE 1:100
DRAWING No 201804-D-204
ISSUE DATE June 2022
Status Issue for Statutory Consents
ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS
101 +44(0)203 7491 2102 www.ar-me.com

I ROOF PLAN - AS PROPOSED
204 Scale 1:100@A3

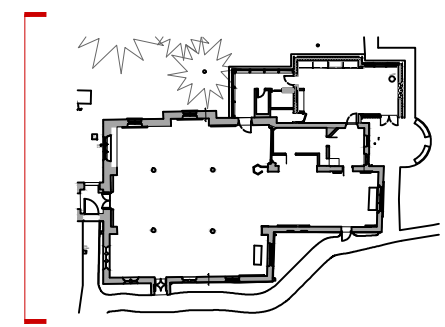




1 WEST ELEVATION - EXISTING
211 1:100@A3



2 WEST ELEVATION - PROPOSED
211 1:100@A3



KEY PLAN

NOTES :
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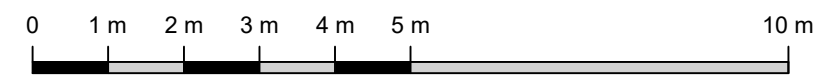
This drawing should be read in conjunction with all other related schedules of work, drawings and specifications and other consultants information.

KEY

Demolish

KEY

- ① Demolish existing Choir Vestry.
- ② New handmade clay tiled roof with half round ridge tile. Colour to match existing roofs.
- ③ New brick wall (Imperial bricks Custom blend 346)
- ④ New Pentice with oak mullions. Fixed min. double glazed windows.
- ⑤ Cast iron RWP and hopper.
- ⑥ Air intake and extract grilles for the new M&E Equipment placed in ceiling bulkhead of the Garden Room.
- ⑦ New skyframe rooflight.



REV:	DATE:	NOTES:
C	June 2022	Issue for Statutory Consents
A	Dec 2022	Issue for Pre-Application Advice

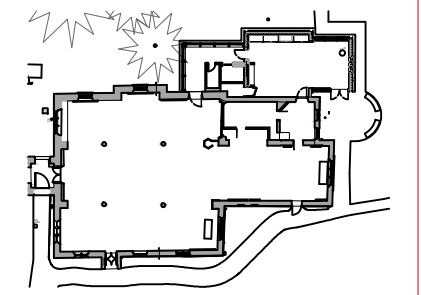
PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING SCALE As Existing/Proposed West Elevation 1:100

DRAWING No 201804-D-211 **REV C**

ISSUE DATE June 2022

Status Issue for Statutory Consents
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS




KEY PLAN 

NOTES :

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KEY

-  Demolish
-  Regrade to slope of 1:20 and pave path to floor level of Garden Room

KEY

- ① Carefully demolish existing Choir Vestry.
- ② New brick wall (Imperial bricks Custom blend 346). Integrated artwork within depth of the brickwork wall + projecting pillars to create texture and reference to historic diaper pattern on the south elevation
- ③ New Keymer handmade clay tile roof with half round ridge tile. Colour to match existing roofs.
- ④ New cast iron hopper and RWPs. Eaves gutter passes over lintel above rainwater chute to discharge valley gutter.
- ⑤ External levels in churchyard pathway raised to achieve step free threshold.

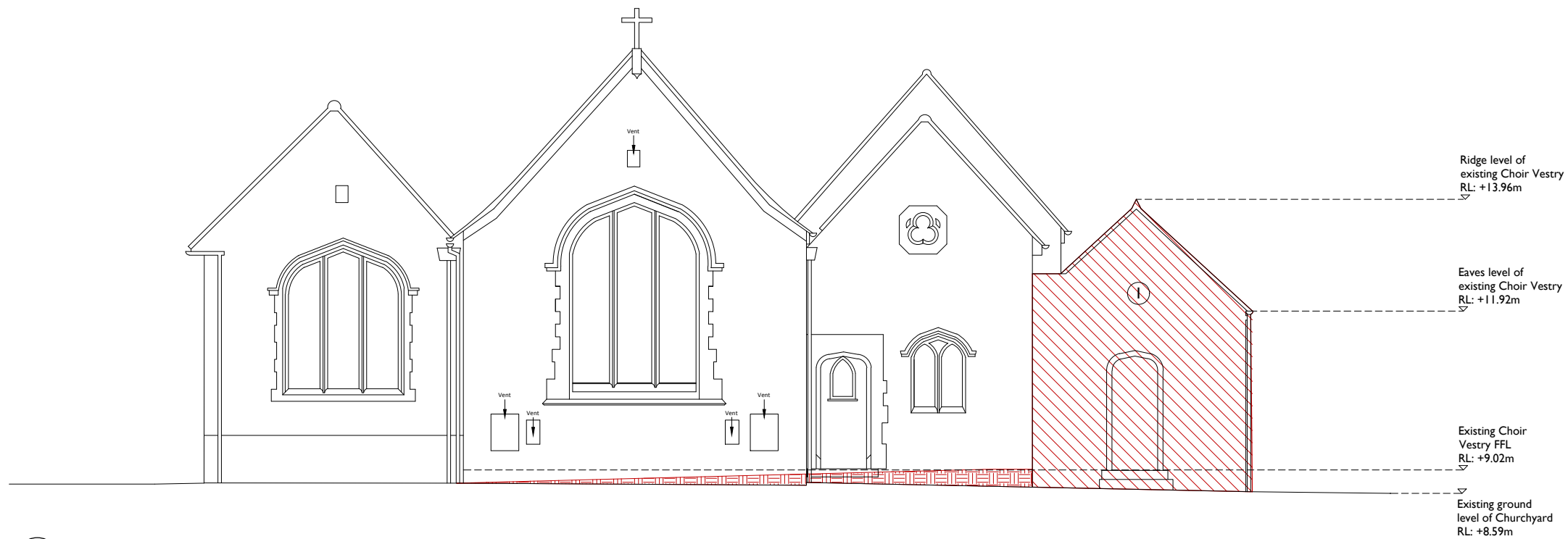
NOTE: Refer to drawing 20184-D-700 East Elevation & Plan Detail.

REV:	DATE:	NOTES
E	June 2022	Issue for Statutory Consent
C1	March 2021	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations
DRAWING As Existing/Proposed East Elevations

SCALE 1:100
DRAWING No 201804-D-212 **REV E**
ISSUE DATE June 2022

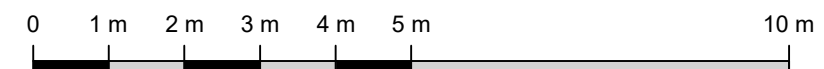
Status Issue for Statutory Consents
A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

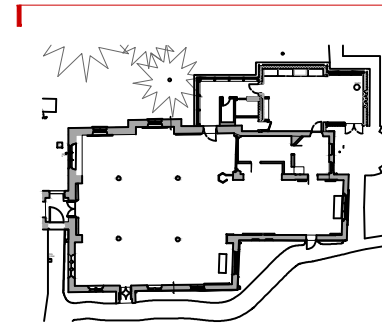


1 EAST ELEVATION - EXISTING
212 1:100@A3



2 EAST ELEVATION - PROPOSED
212 1:100@A3





KEY PLAN

NOTES :

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Existing FFL (Chancel) RL: +9.02m

1 SOUTH ELEVATION - EXISTING
 213 1:100@A3

KEY

Regrade to slope of 1:20 and pave path to floor level of Garden Room



KEY

- ① New min. double glazed oak framed double doors with fixed windows to one side.
- ② New Keymer handmade clay tile roof with half round ridge tile. Keymer roof tile appearance to match existing roofs.
- ③ New landscaped Mary Garden with seating.
- ④ External light on sensor control to new entrance.

Ridge level of new Garden Room RL: +14.16m

Eaves level of new Garden Room RL: +11.83m

FFL of new Garden Room RL: +9.02m

2 SOUTH ELEVATION - PROPOSED
 213 1:100@A3

REV:
 C
 B1

DATE: June 2022
NOTES: Issue for Statutory Consents
 March 2021 Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

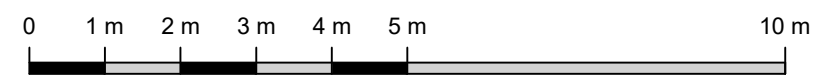
DRAWING SCALE As Existing/Proposed South Elevation 1:100

DRAWING No 201804-D-213 **REV C**

ISSUE DATE June 2022

Status Issue for Statutory Consents

A&RME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS
 9 Wine Street, London E1W 3BG Tel: +44(0)20 7401 2100 www.a-r-me.com





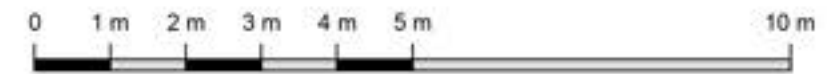
NORTH ELEVATION AS PROPOSED



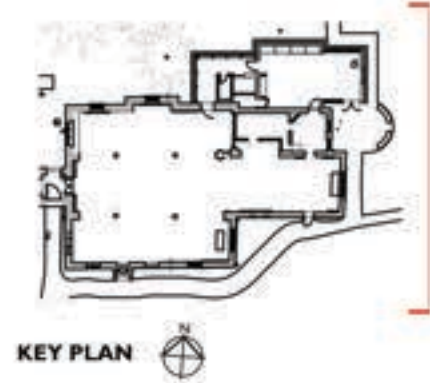
REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	Dec 2020	Issue for Pre-App Advice
PROJECT	St Mary with St Alban, Teddington Extension and Alterations	
DRAWING SCALE	Proposed North Elevation in Colour 1:100	
DRAWING No	201804-D-214	REV B
ISSUE DATE	June 2022	
Status	Issue for Statutory Consents	
ARME	ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS	



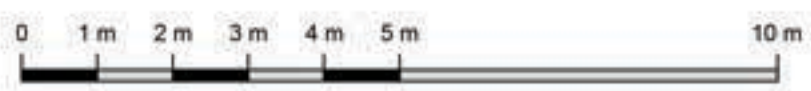
WEST ELEVATION AS PROPOSED



REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	Dec 2020	Issue for Pre-App Advice
PROJECT	St Mary with St Alban, Teddington Extension and Alterations	
DRAWING SCALE	Proposed West Elevation in Colour 1:100	
DRAWING No	201804-D-215	REV B
ISSUE DATE	June 2022	
Status	Issue for Statutory Consents	



EAST ELEVATION AS PROPOSED



REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	Dec 2020	Issue for Pre-App Advice
PROJECT St Mary with St Alban, Teddington Extension and Alterations		
DRAWING	Proposed East Elevation in Colour	
SCALE	1:100	
DRAWING No	201804-D-216	REV B
ISSUE DATE	June 2022	
Status	Issue for Statutory Consents	
ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS		



SOUTH ELEVATION AS PROPOSED





REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents
A	Dec 2020	Issue for Pre-App Advice
PROJECT	St Mary with St Alban, Teddington Extension and Alterations	
DRAWING SCALE	Proposed South Elevation in Colour 1:100	
DRAWING No	201804-D-217	REV B
ISSUE DATE	June 2022	
Status	Issue for Statutory Consents	
ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS		

NOTES :

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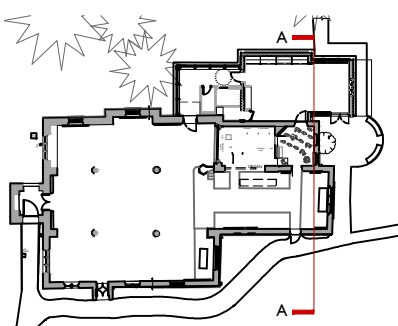
This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

KEY

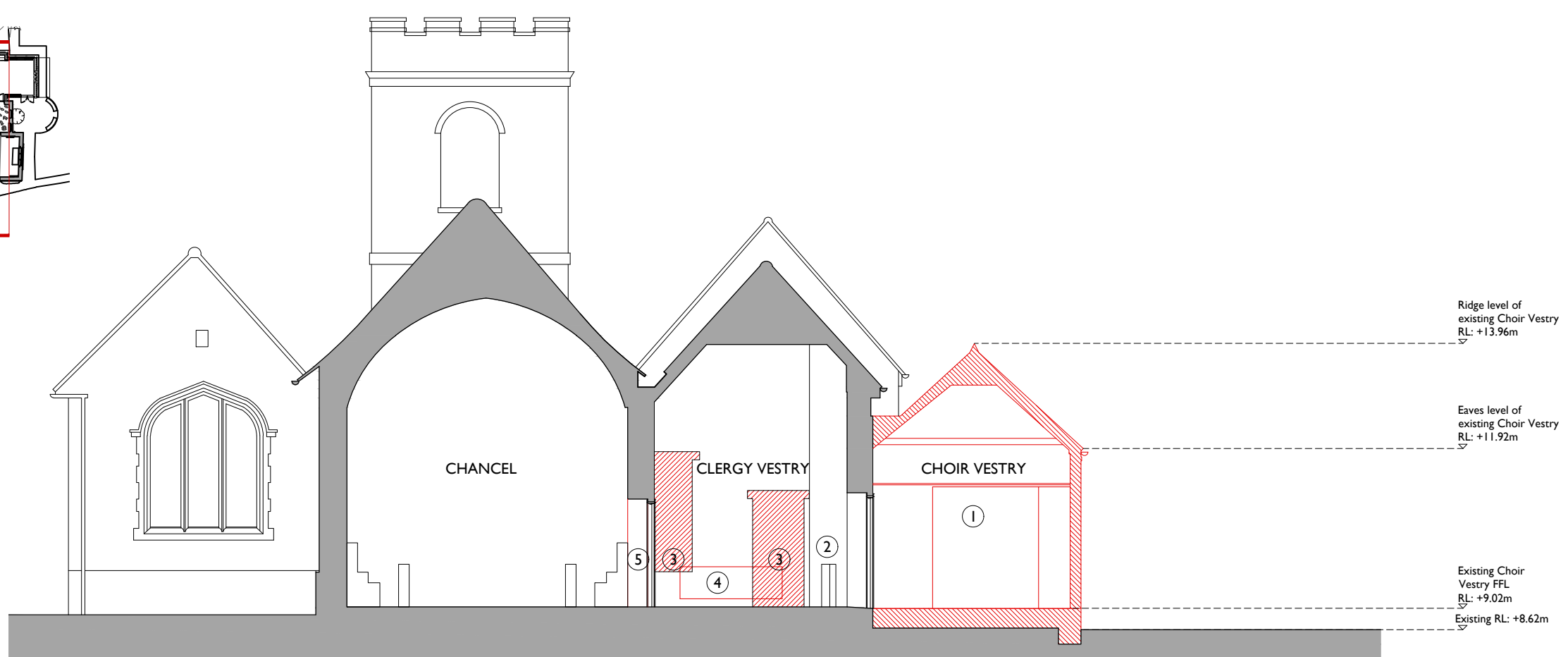
-  Demolish existing Choir Vestry
-  Form new openings in existing brickwall (c1877)

KEY

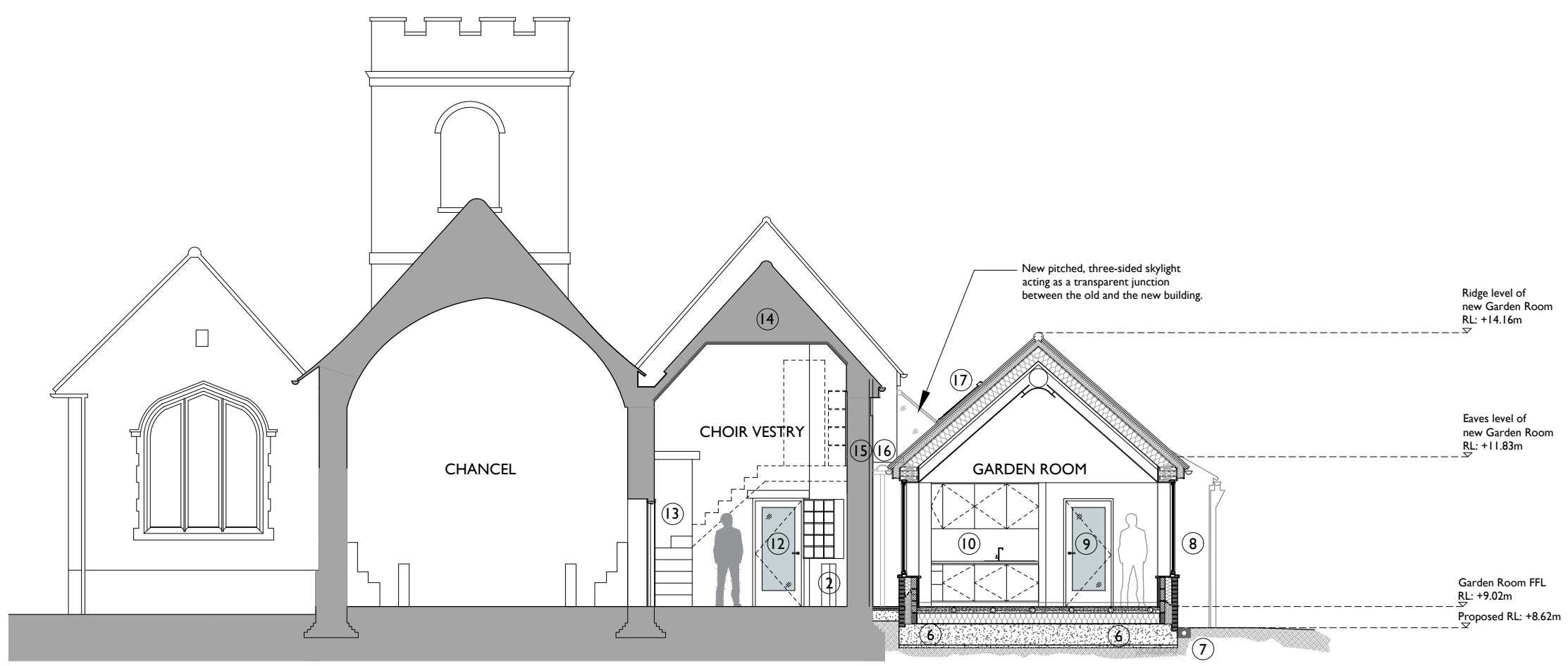
- ① Demolish existing Choir Vestry.
- ② Existing fireplace (c1877) to be retained.
- ③ Form two new openings in the existing Clergy Vestry to link the room to the new Sacristy and mezzanine storage level.
- ④ Remove radiator.
- ⑤ Reverse door swing.
- ⑥ Raft slab shown indicatively. Location to avoid burials and undermining external wall.
- ⑦ New soak away ground drain.
- ⑧ Furniture store.
- ⑨ New glazed timber door to give access to WCs and Church.
- ⑩ New Kitchenette
- ⑪ New oak door to Cleaner's Store - see Section E-E.
- ⑫ New oak framed glazed door to Sacristy.
- ⑬ New Stairs to mezzanine storage level.
- ⑭ Insulate existing ceiling void if practical.
- ⑮ Repair external brickwork wall at abutment with former Choir Vestry.
- ⑯ New box gutter between existing Church and New Garden Room.
- ⑰ New Roof lights.



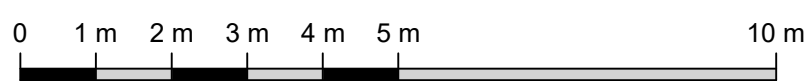
KEY PLAN



1 Section AA - As Existing
220 1:100@A3



2 Section AA - As Proposed
220 1:100@A3



REV No.	DATE	AMENDMENT
G	June 2022	Issued for Statutory Consents
F	Dec 2020	Issue for Pre-application Advice
PROJECT		
St Mary with St Alban, Teddington Extension and Alterations		
DRAWING		
Section A-A - As Existing & Proposed		
SCALE		
1:100		
DRAWING No		
201804-D-220		
ISSUE DATE		
June 2022		
Status		
Issue for Statutory Consents		
ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS		
4 Wink Close, London E1W 3RD Tel: +44(0)20 7461 2102 www.ar-me.com		


NOTES :

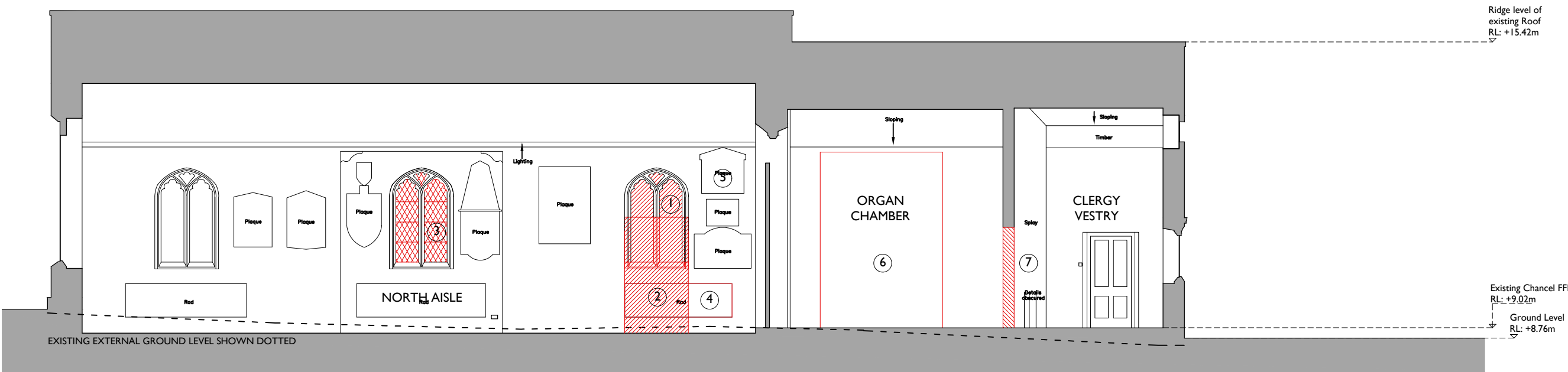
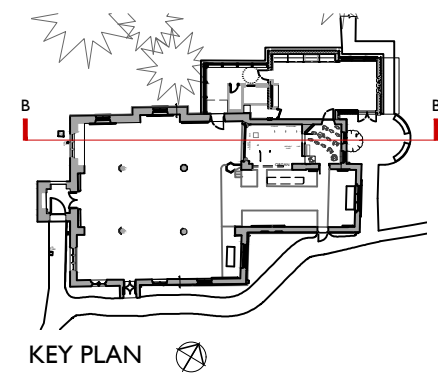
Do not scale from this drawing.
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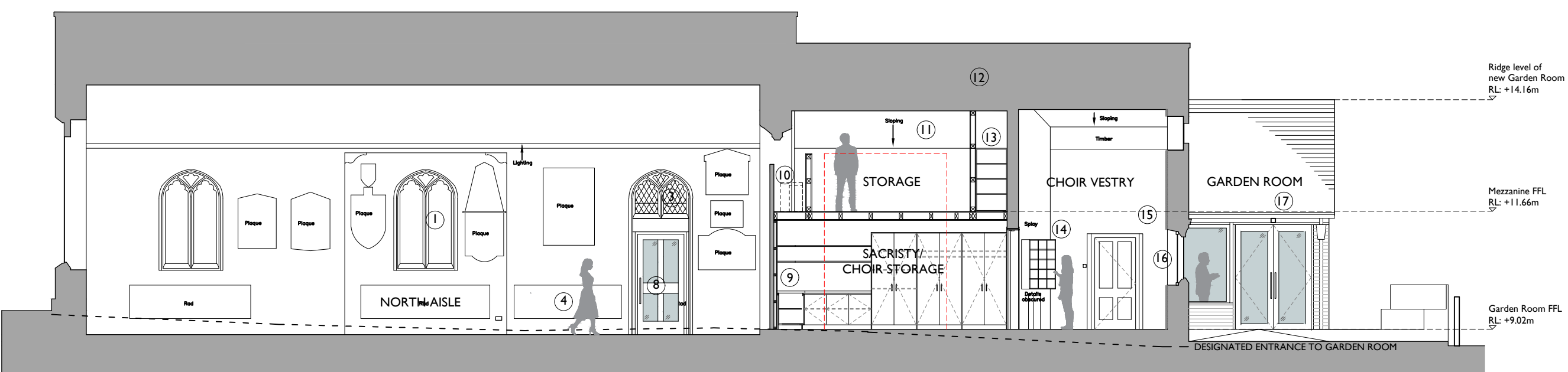
KEY

- ① Existing 1877 stained glass window to be removed, conserved and re-glazed into central north aisle window tracery.
- ② Carefully dismantle window jambs, mullion and masonry below existing cill level to form a new connection to the WCs and Garden Room extension.
- ③ Existing 1877 leaded window from the central bay of the north wall to be removed, conserved and reglazed into the salvaged tracery above new door opening.
- ④ Relocate radiator.
- ⑤ Protect memorials insitu.
- ⑥ Remove existing organ.
- ⑦ Carefully dismantle localised sections of wall between existing Sacristy and Organ Chamber to form new doorway.
- ⑧ Install new glazed oak-framed door to match other existing doors to nave. active leaf min 800 wide to comply with Doc M.
- ⑨ New plasterboard lining to east side of timber screen.
- ⑩ Location of speakers for new organ.
- ⑪ New mezzanine storage level with access stair.
- ⑫ Insulate ceiling void if practical.
- ⑬ New open shelf Choir bookcase at the top of the stairs.
- ⑭ New Choir pigeon holes. 250W x 200H x 250D
- ⑮ Insulate existing east wall to improve thermal performance.
- ⑯ Secondary glazing to existing windows, made operable.
- ⑰ External light on sensor control to new entrance.





REV No.	DATE	ISSUE
I	June 2022	Issued for Statutory Consents
G	Dec 2020	Issue for Pre-application Advice
PROJECT	St Mary with St Alban, Teddington Extension and Alterations	
DRAWING	Section B-B - As Existing & Proposed	
SCALE	1:100	
DRAWING No	201804-D-221	REV I
ISSUE DATE	June 2022	
Status	Issue for Statutory Consent	
 ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS 1 Wine Close, London E1W 3RG Tel: +44(0)20 7461 2182 www.ar-me.com		

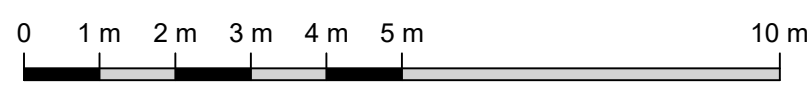


1 Section BB - As Existing
221 1:100@A3



2 Section BB - As Proposed
221 1:100@A3

- KEY
-  New opening to be formed
 -  Remove Organ and pipes
 -  Windows to be carefully removed and reinstated in a different window opening
 -  Outline of Organ






NOTES :

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KEY

-  Demolish
-  New opening to be formed
-  Windows/memorials to be carefully removed and reinstated in a different location

- ① Demolish existing Choir Vestry.
- ② RWP to be re-routed
- ③ Monuments to be relocated.
- ④ Brick tomb to be relocated.
- ⑤ Existing stained glass window to be removed, conserved and re-glazed into central north aisle window tracery.
- ⑥ Carefully dismantle window tracery and masonry below existing cill level to form a new connection to the WCs and Garden Room extension.
- ⑦ Leaded lights from existing window to the central bay of the north wall to be removed, conserved and reglazed into the salvaged tracery above new door opening.
- ⑧ New Skyframe roof light
- ⑨ New liquid applied roofing system to flat roof and gutter.
- ⑩ New entrance to the Garden from from the Nave with seating.
- ⑪ Parents WC.
- ⑫ Accessible WC.
- ⑬ Kitchenette.
- ⑭ Mechanical ventilation bulkhead - an MVHR unit and air duct connections.
- ⑮ Garden Room
- ⑯ Raft foundation shown indicatively with insulation and waterproofing membrane.
- ⑰ New soak away ground drain around perimeter of new building and joining to existing.
- ⑱ New Keymer handmade clay roof tile with half round ridge tile. Colour to match existing roofs.

REV No.	DATE	ISSUED FOR
H	June 2022	Issued for Statutory Consents
F	Dec 2020	Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington Extension and Alterations

DRAWING Section D-D - As Existing & Proposed

SCALE 1:100

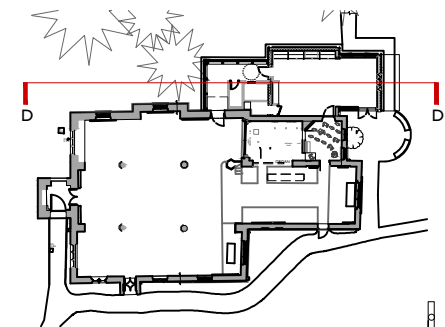
DRAWING No 201804-D-223 **REV H**

ISSUE DATE June 2022

Status Issue for Statutory Consent

ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

8 Mile Cross, London E16 3RD Tel: +44(0)20 7481 2182 www.ar-me.com

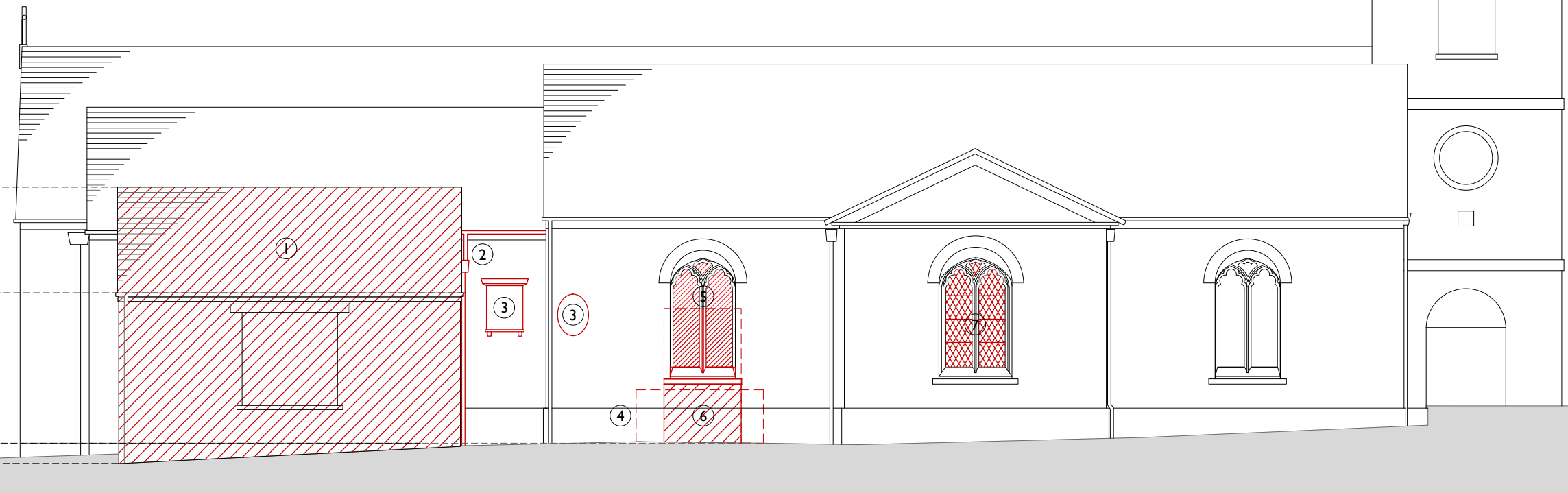


KEY PLAN

Ridge level of existing Choir Vestry
RL: +13.96m

Eaves level of existing Choir Vestry
RL: +11.92m

Existing Choir Vestry FFL
RL: +9.02m
RL: +8.62m



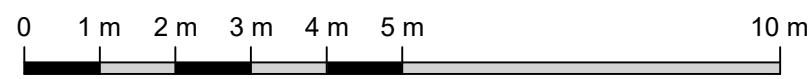
1 Section DD - As Existing
223 1:100@A3

Ridge level of New Garden Room
RL: +14.16m

New Garden Room FFL
RL: +9.02m
RL: +8.62m



2 Section DD - As Proposed
223 1:100@A3






NOTES :

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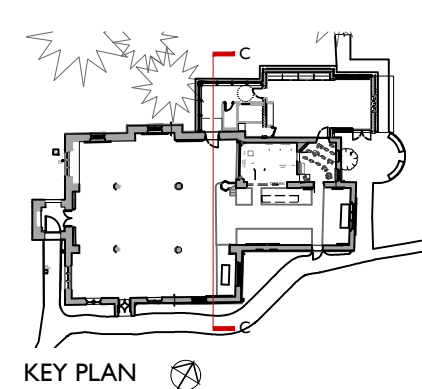
This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

KEY

-  Demolish / Remove
-  Windows to be carefully removed and reinstated in a different window opening
-  Relocate Chest Tomb

KEY

- ① Existing stained glass window to be removed, conserved and re-glazed into central north aisle window tracery.
- ② Dismantle window tracery and masonry below existing cill level to form a new connection to the WCs and Garden Room extension.
- ③ Location of speakers for new organ.
- ④ Leaded lights from existing window to the central bay of the north wall to be removed, conserved and reglazed into the salvaged tracery above new door opening.
- ⑤ New Skyframe rooflight
- ⑥ New liquid applied roofing system to flat roof and perimeter gutter.
- ⑦ Location of new artwork.



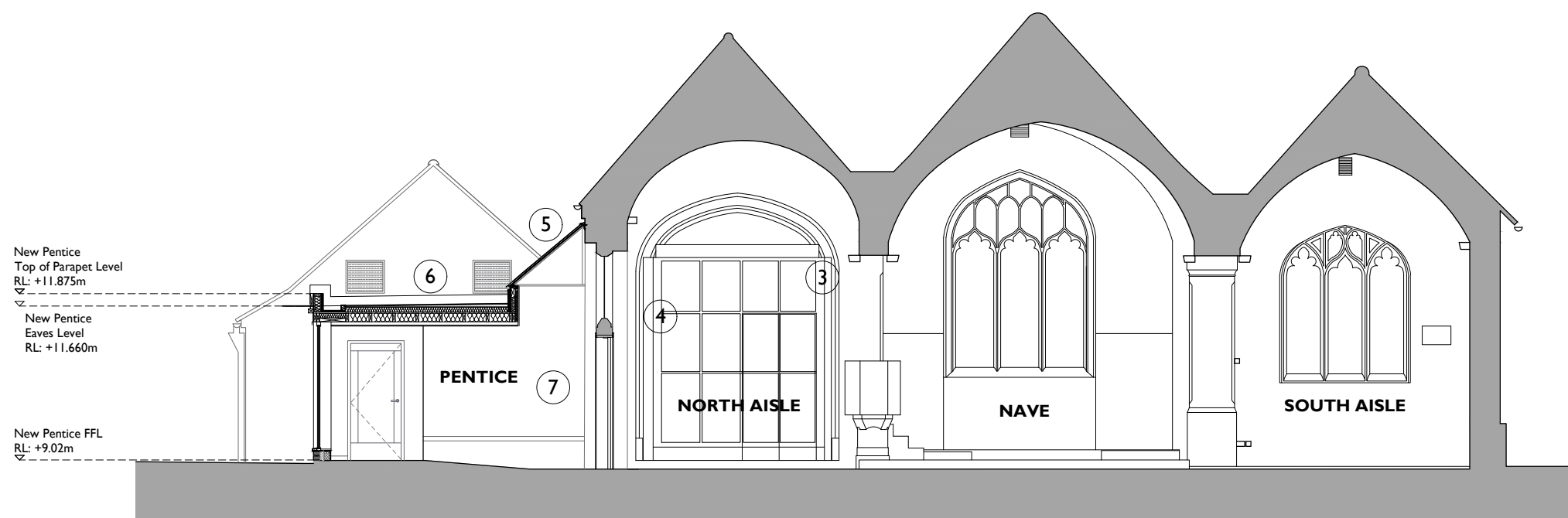
Ridge level of existing Choir Vestry
RL: +13.96m

Eaves level of existing Choir Vestry
RL: +11.92m

Existing Choir Vestry FFL
RL: +9.02m



1 Section C-C - As Existing
222 1:100@A3

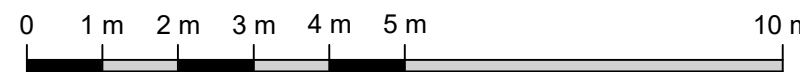


New Pentice
Top of Parapet Level
RL: +11.875m

New Pentice
Eaves Level
RL: +11.660m

New Pentice FFL
RL: +9.02m

2 Section C-C - As Proposed
222 1:100@A3



REV No.	DATE
B	June 2022 Issued for Statutory Consents
A	Dec 2020 Issue for Pre-application Advice

PROJECT St Mary with St Alban, Teddington
Extension and Alterations

DRAWING Section C-C - As Existing & Proposed

SCALE 1:100
DRAWING No 201804-D-222 REV B
ISSUE DATE June 2022

Status Issue for Statutory Consent
ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS


NOTES :

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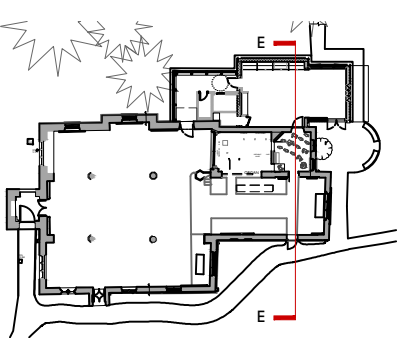
Awaiting survey information for final section.

KEY

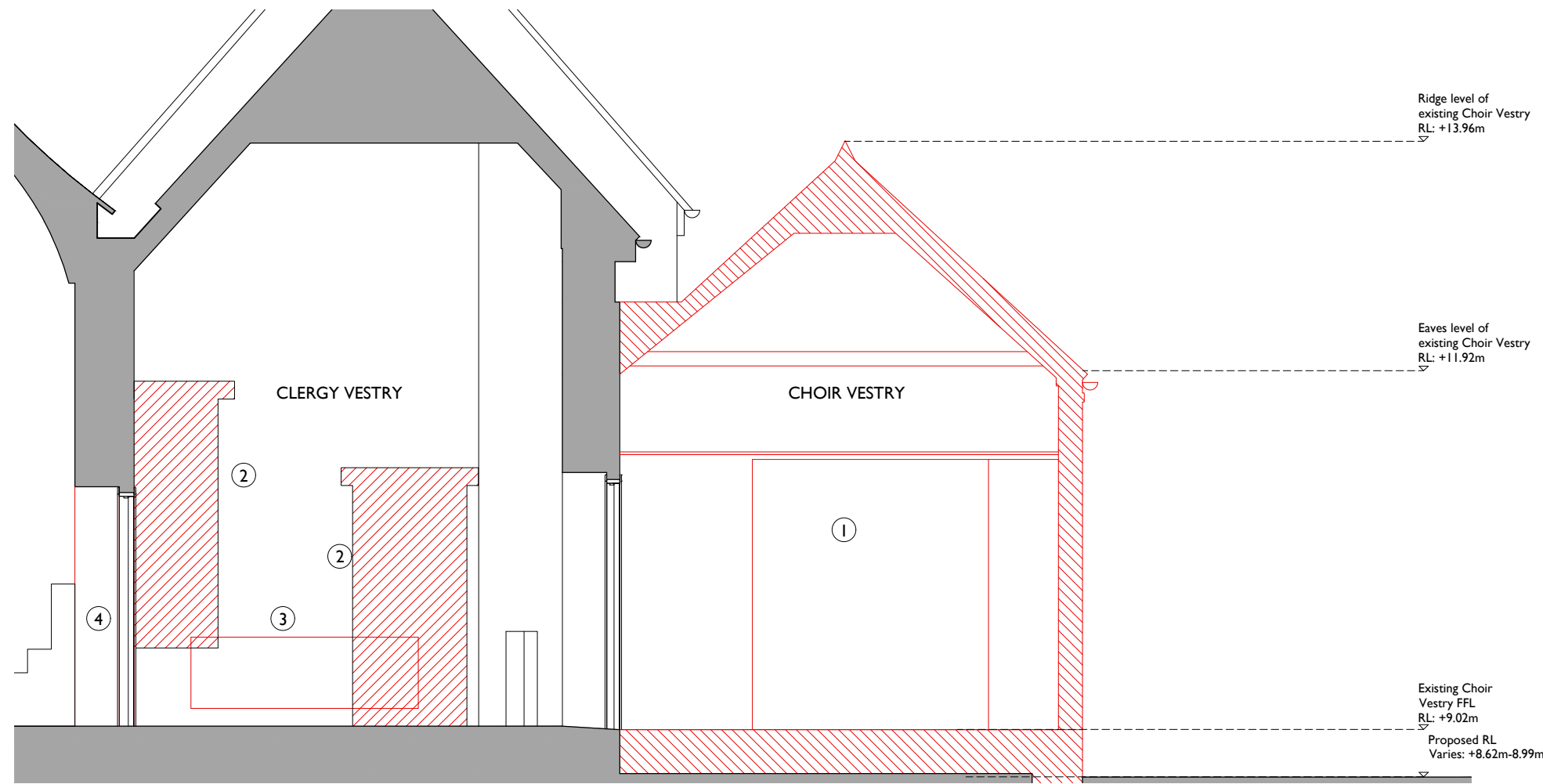
-  New opening to be formed
-  Demolish

KEY

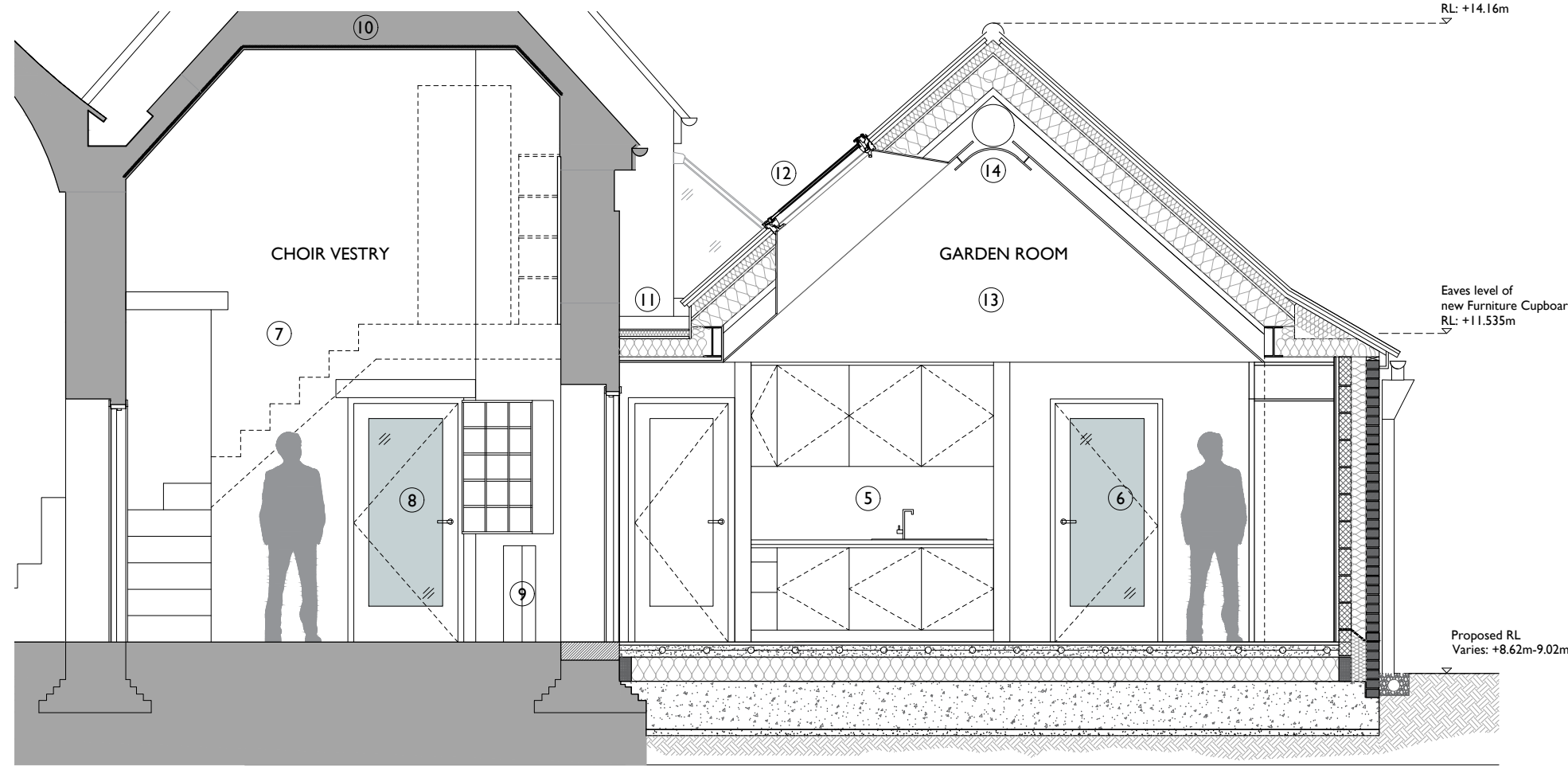
- ① Demolish existing Choir Vestry.
- ② Form two new openings in the existing Clergy Vestry to link the room to the new Sacristy and mezzanine storage level.
- ③ Remove radiator.
- ④ Reverse door swing
- ⑤ New Kitchenette
- ⑥ New glazed timber door to give access to WCs and Church.
- ⑦ Stairs to new mezzanine storage level.
- ⑧ New oak framed glazed door to Sacristy.
- ⑨ Existing fireplace (c1877) retained.
- ⑩ Insulate existing ceiling void if practical.
- ⑪ New box gutter between existing Church and New Garden Rm.
- ⑫ New Roof lights.
- ⑬ Mechanical ventilation bulkhead - an MVHR unit and air duct connections.
- ⑭ Sound-absorbing ceiling with integrated mechanical ductwork for air circulation.
- ⑮ Furniture cupboard
- ⑯ Raft slab shown indicatively.



KEY PLAN



1 Section EE - As Existing
224 1:50@A3



2 Section EE - As Proposed
224 1:50@A3



REV No. A
DATE June 2022 Issued for Statutory Consents

PROJECT St Mary with St Alban Extension and Alterations

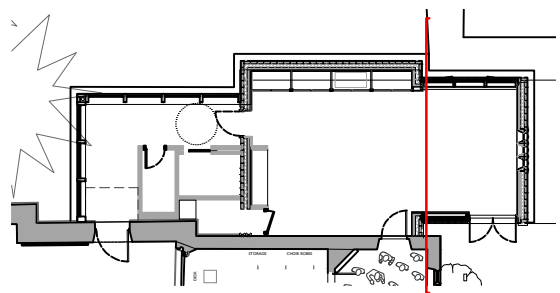
DRAWING Section E-E - As Existing & Proposed

SCALE 1:100

DRAWING No 201804-D-224 REV A

ISSUE DATE June 2022

Status Issue for Statutory Consent



KEY PLAN

+14.16m

+11.83m



NOTES :

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This drawing should be read in conjunction with all other related schedules of work, drawings and specifications.

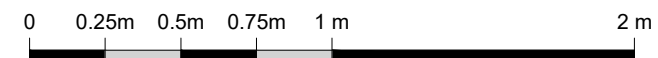
KEY

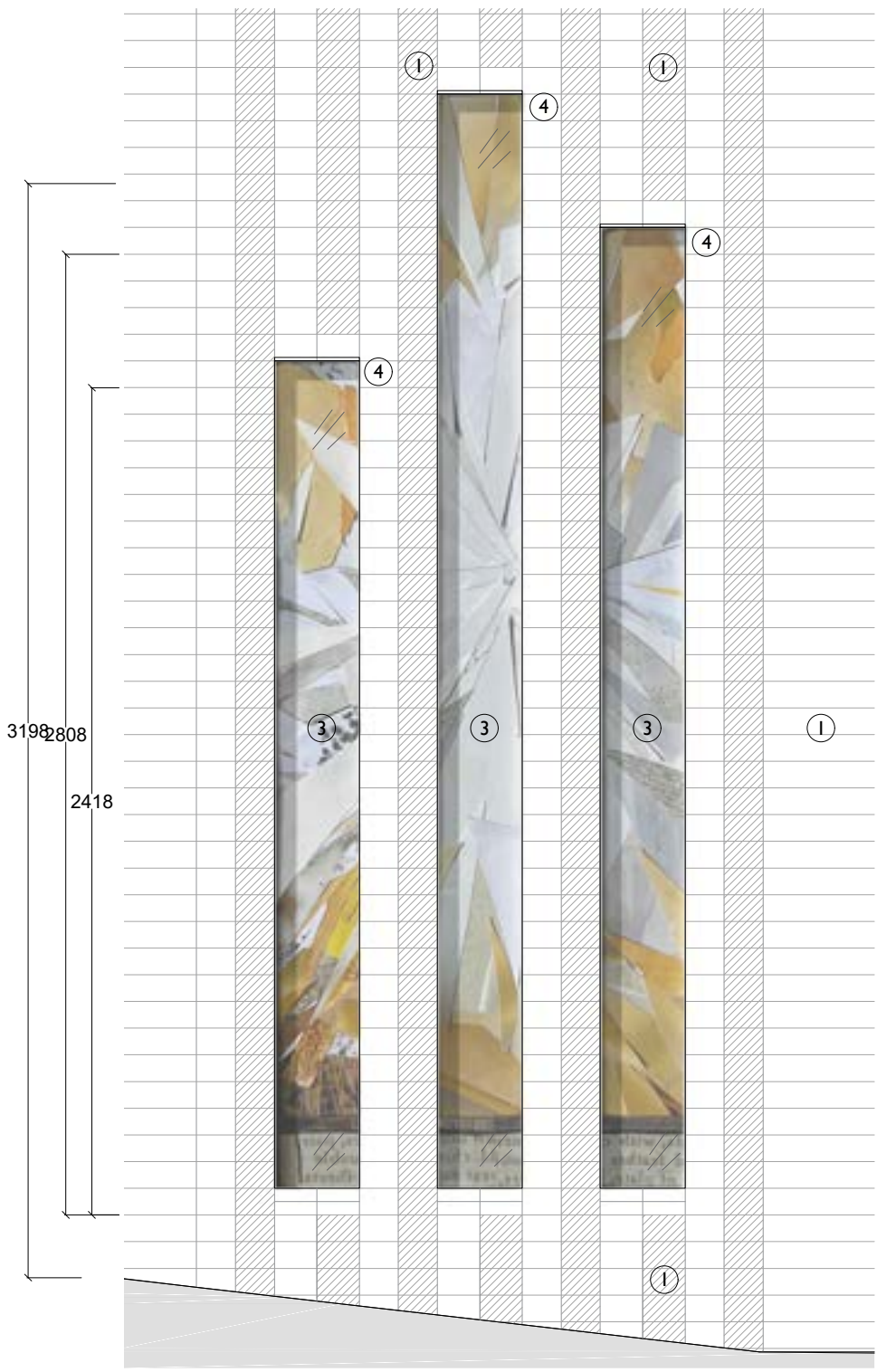
- ① New East wall to Garden Room extension.
- ② New Artwork by Maria Cristina da Cruz. Windows sizes:
2808x248mm
3198x248mm
2418x248mm
- ③ Sound-absorbing ceiling with integrated mechanical ductwork for air circulation.
- ④ New polished concrete floor with underfloor heating, to reflect the coloured light from the window.
- ⑤ Skirting.
- ⑥ Thermal insulation and waterproofing membrane.
- ⑦ Raft RC slab.
- ⑧ Brick and block cavity wall.
- ⑨ Timber joist roof with thermal insulation between and above joist.
- ⑩ New handmade clay tile roof with half round ridge tile. Colour to match existing roofs.
- ⑪ New minimum double glazed oak frame windows. Two outer windows to be side hung opening outwards.
- ⑫ New cast iron hopper and RWPs.

REV:	DATE:	NOTES:
B	June 2022	Issue for Statutory Consents

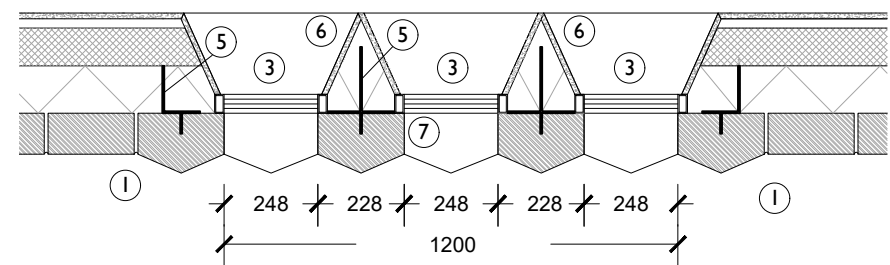
PROJECT	St Mary with St Alban Extension and Alterations
DRAWING	Section F-F looking East

SCALE	1:25	
DRAWING No	201804-D-225	REV B
ISSUE DATE	June 2022	
Status	Issue for Statutory Consents	





1 EAST WINDOW ELEVATION DETAIL - PROPOSED
700 1:20@A3



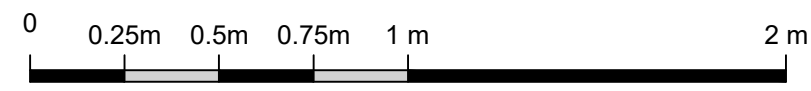
2 EAST WINDOW PLAN DETAIL - PROPOSED
700 1:20@A3



3 EAST ELEVATION - PROPOSED
700 1:100@A3



4 EAST ELEVATION - PROPOSED IN COLOUR
700 NTS



KEY

- ① New brick wall (Imperial bricks Custom blend 346) Integrated stained glass artwork within depth of the brickwork wall + projecting brick pillars to create texture.
- ② New Keymer handmade clay tile roof with half round ridge tile. Appearance to match existing roofs.
- ③ Artwork designed by artist Maria Cristina Da Cruz -White.
- ④ Stainless Steel lintel to window opening
- ⑤ Stainless Steel 'L' angle and 'T' section windpost + Ancon brick ties, full height fixed to roof structure.
- ⑥ Internally clad window reveals.
- ⑦ Stone windows sill.

NOTES :

Do not scale from this drawing. A&RME take no responsibility for the accuracy of the survey information provided herein. It should not be assumed that the existing building is level, plumb, regular, or in true alignment. Should any discrepancy be discovered, the contractor should notify CA immediately. Setting out to be checked by the Contractor and reviewed with CA prior to commencement.

This drawing should be read in conjunction with all other related schedules of work, drawings and specifications and other consultants drawings.

Refer to drawing 201804-D-224 Cross Section looking East

REV: F DATE: June 2022 NOTES: Issue for Statutory Consents

PROJECT St Mary with St Alban, Teddington Extension and Alterations
 DRAWING Garden Room Proposed East Elevation and Plan
 SCALE 1:100 / 1:20 @ A3
 DRAWING No 201804-D-700 REV F
 ISSUE DATE June 2022
 Status Issued for Statutory Consent
 ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS



ST MARY WITH ST ALBAN TEDDINGTON

Mechanical and Electrical Services Strategy – RIBA Stage 3

EngDesign Limited
106 – 108 Bermondsey Street
London
SE1 3TX

3123-ME-3
17 May 2022
MRD/mrd

17 May 2022 Initial

mrd

INTRODUCTION

The new extension of Church of St Mary with St Alban at Teddington will provide WCs, a kitchenette, storage and space for meeting and other activities. The project includes the extension itself and reconfiguration of some of the smaller rooms in the existing church.

The design of the Mechanical and Electrical (M&E) services has been driven by two major considerations:

ARCHITECTURAL AND HISTORIC QUALITY

St Mary with St Alban is an ancient parish church which is listed Grade 2* and is set within a quiet churchyard located near the river in Teddington.

Modern building services are called on to provide a wide range of tasks, and systems may use sophisticated technology. Services at St Mary's Church will be designed to be simple to use, robust and high quality, and will be coordinated carefully and sympathetically with the architecture of the building.

SUSTAINABILITY

The parish have already taken a close interest in sustainability and have been awarded a Bronze Eco Church Award.

The following considerations have driven the design of the new extension:

- Government policy is for the UK to be carbon neutral by 2050, that is, 30 years from now.
- The General Synod of the Church of England has set a target of net zero carbon by 2030.
- Normal life of buildings is probably 50-100 years, listed buildings obviously last longer.
- Normal life of heating systems is 20-30 years, pipes, radiators and so on last longer than heating plant.
- Natural gas is being phased out and replacement technologies are now being developed.

OVERVIEW

The new extension will be designed for maximum sustainability. Modification to the services in the existing church will be minor, and work to meet targets for minimal carbon emissions will be undertaken in the future.

EXTENSION

The M&E strategy is to minimize carbon emissions by using electricity as an energy source. As the national grid de-carbonizes, this will become even more effective in reducing carbon emissions. The strategy is based on the following order of implementation for the new extension:

- The building fabric has been made as efficient as possible to save energy. All new thermal elements will meet, and exceed where possible, the performance required by Building Regulations Part L2B.
- Highly efficient services will be installed. In particular, a ground-source heat pump will be used in conjunction with underfloor heating, and the extension will be lit with high

efficiency Light Emitting Diode (LED) technology. All ventilation will use heat recovery to minimize energy use while preserving good air quality.

- Opportunities for installing on-site energy sources are being investigated. Use of solar panels is inappropriate in this project given the sensitive nature of the site and the shading on the extension resulting from the existing church, but in the future solar panels may be installed on other church property in Teddington.

EXISTING CHURCH

The parish are also considering ways to improve the performance of the existing church. The existing heating is being retained for the present while options are considered, but all new lighting in the rooms forming part of the project will use LED lamps. Improvements to roof insulation may also be the subject of future work outside the scope of the present project.

Services within the existing church will essentially remain the same, with minor alterations and upgrades:

- The cold water main will be increased to allow for multiple simultaneous use of outlets.
- The vestry electrical distribution board will be replaced to supply the new extension
- Note that an increased electrical supply would only be needed if electricity for heat pumps were to be used in place of gas to heat the whole church.
- Pipework modifications will be needed when the new entrance is created on the north side of the nave.

HEATING AND VENTILATION SERVICES

Heating and ventilation services have the greatest impact both on the form of the building and on the carbon emissions.

HEATING

An options analysis was undertaken to compare three different heat sources. Ground-source heat pumps have been chosen as the most sustainable system.

Direct Electric Heating

Although cheap to install, and requiring neither external plant nor a separate plant room, direct electric heating uses visible heat emitters and has both very high running costs and high carbon emissions, particularly until such time as the national electricity grid carbon factor falls.

Air-source Heat Pump (ASHP)

Air-source heat pumps have lower running costs, lower carbon emissions and can be used in conjunction with underfloor heating. However, some plant is external, so noise must be carefully considered, visual amenity must be preserved, and precautions against vandalism may be necessary.

Ground-source Heat Pump (GSHP)

These have the lowest running costs, the lowest carbon emissions and can use underfloor heating. There are no external noise issues and no external plant.

Two boreholes are likely to be needed. These can be located wherever feasible, but preferably avoiding root protection areas of trees and grave areas. Internal equipment would be located in the utility plant room. A wet underfloor heating system is included, although ordinary radiators could also be used.

VENTILATION

The recent Covid-19 pandemic has focused attention on the need for good ventilation. WCs and Sacristy will use small local fresh air systems, warmed by heat recovery from the extract air to minimize energy use.

The Garden Room can be naturally ventilated when necessary, and it is envisaged that this will be the normal arrangement in summer. In winter, a mechanical ventilation system will be installed to provide fresh air which has been filtered and warmed by the extract air to minimize energy use. This also reduces the size of the heating system. The Mechanical Ventilation with Heat Recovery (MVHR) unit will be located within a bulkhead in the Garden Room itself for ease of maintenance.

MECHANICAL & ELECTRICAL SERVICES

The following M&E services will be incorporated as part of the new development.

Heating

New GSHP in extension. Vertical ground loops alongside new drainage runs to minimise any archaeological disruption. Underfloor heating.

Minor alterations as necessary to heating in church.

Domestic Water Service

Review cold water main size

New cold water main to sanitary fittings as necessary

New hot water service from boiler or electric local heaters to sanitary fittings as necessary

Ventilation

Suitably sized plant to provide MVHR in Garden Room will be included. The system will supply recommended fresh air for users. This is particularly important to reduce the risk of transmitting respiratory diseases such as Covid-19. MVHR systems will also be provided for the WCs and for the internal Sacristy to meet Building Regulation requirements.

Soil & Waste

Above ground drainage connections to sanitary fittings as necessary

Small Power

New Distribution Board for extension

New small power ring circuits as necessary, MICC wiring on fair-faced brickwork, concealed wiring on plasterwork.

Local supplies for systems and equipment as necessary.

Minor rationalisation of power wiring in church

Lighting

New lighting in extension. Efficient LED lamps used throughout. Mineral-insulated (MICC) wiring on fair-faced brickwork, concealed wiring on plasterwork.

Emergency lighting in extension.

Minor upgrades to lighting and emergency lighting in church

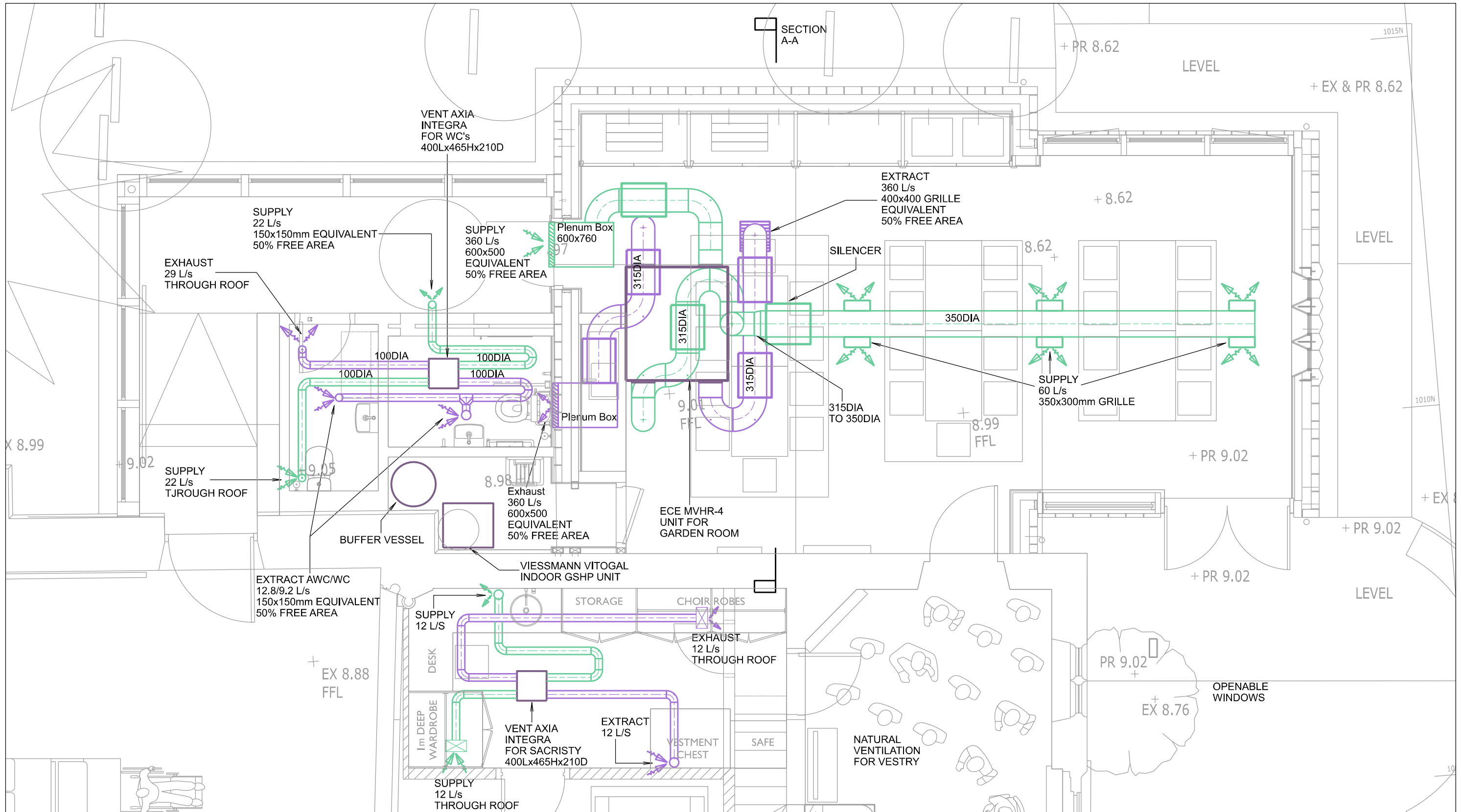
External lighting in connection with new extension

Fire Alarms

In line with fire risk assessment.

Audio-visual systems, data and telecommunications, security

Re-location of wiring and equipment as necessary in accordance with use of new extension and church. All wiring will be carefully concealed.



SECTION A-A

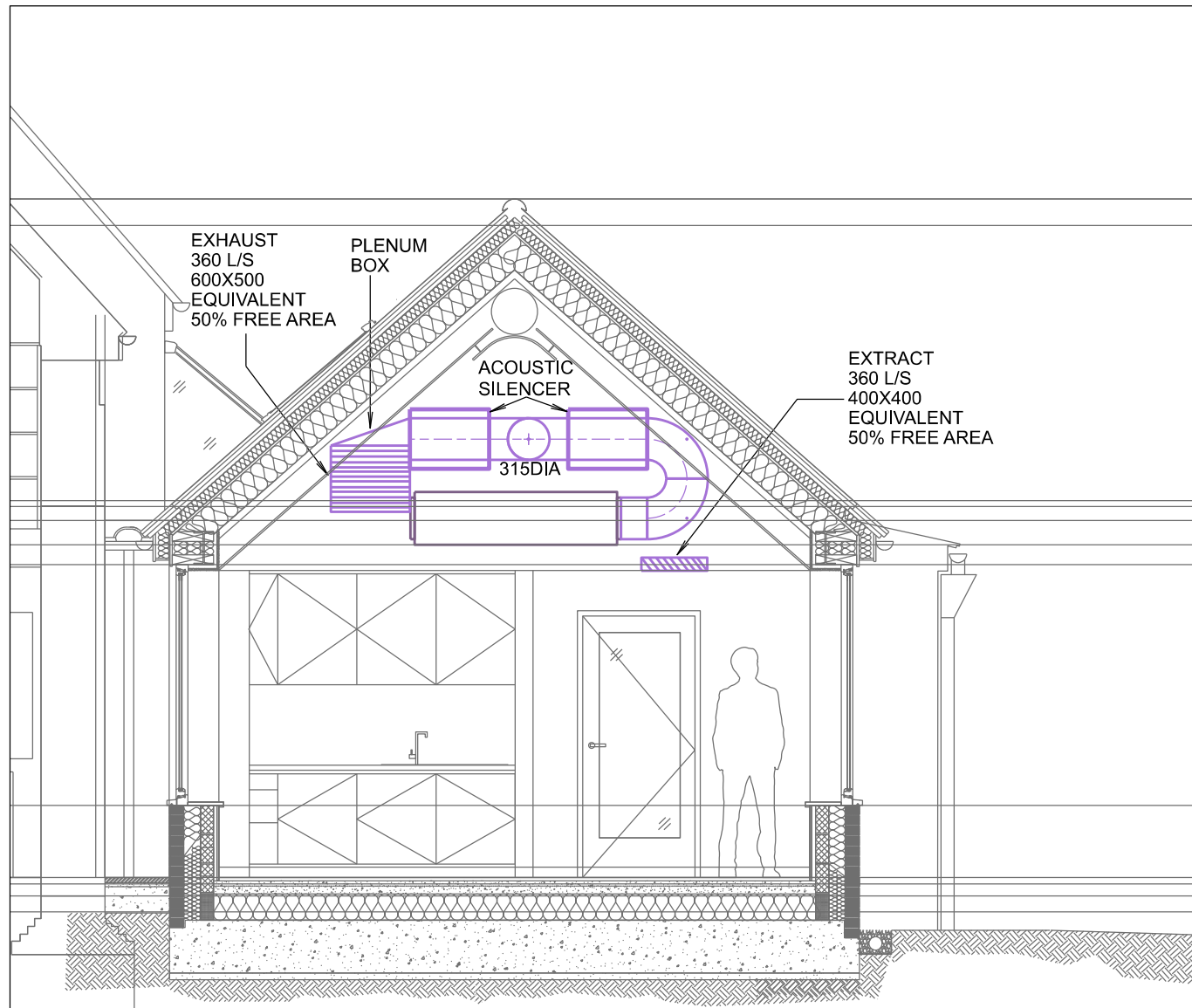
TITLE	VENTILATION PLAN	SCALE AT A3	1:50
PROJECT	ST MARY'S CHURCH EXTENSION	DRAWN	AU
ARCHITECT	ARME	CHECKED	MRD
		DATE	06/2022

REVISION	DATE	CHK BY	NO
GARDEN ROOM MVHR IN BULKHEAD, REVISED SACRISTY DUCTWORK	06/2022	MRD	E
GARDEN ROOM MVHR IN BULKHEAD, REVISED WC+SACRISTY DUCTWORK	05/2022	MRD	D
GARDEN ROOM MVHR BEHIND CUPBOARD. WC+SACRISTY VENT SHOWN	04/2022	MRD	C
GARDEN ROOM MVHR IN BULKHEAD, WC + SACRISTY VENT SHOWN	04/2022	MRD	B
MVHR IN GARDEN ROOM WITH GABLE EXTENSION	03/2022	MRD	A

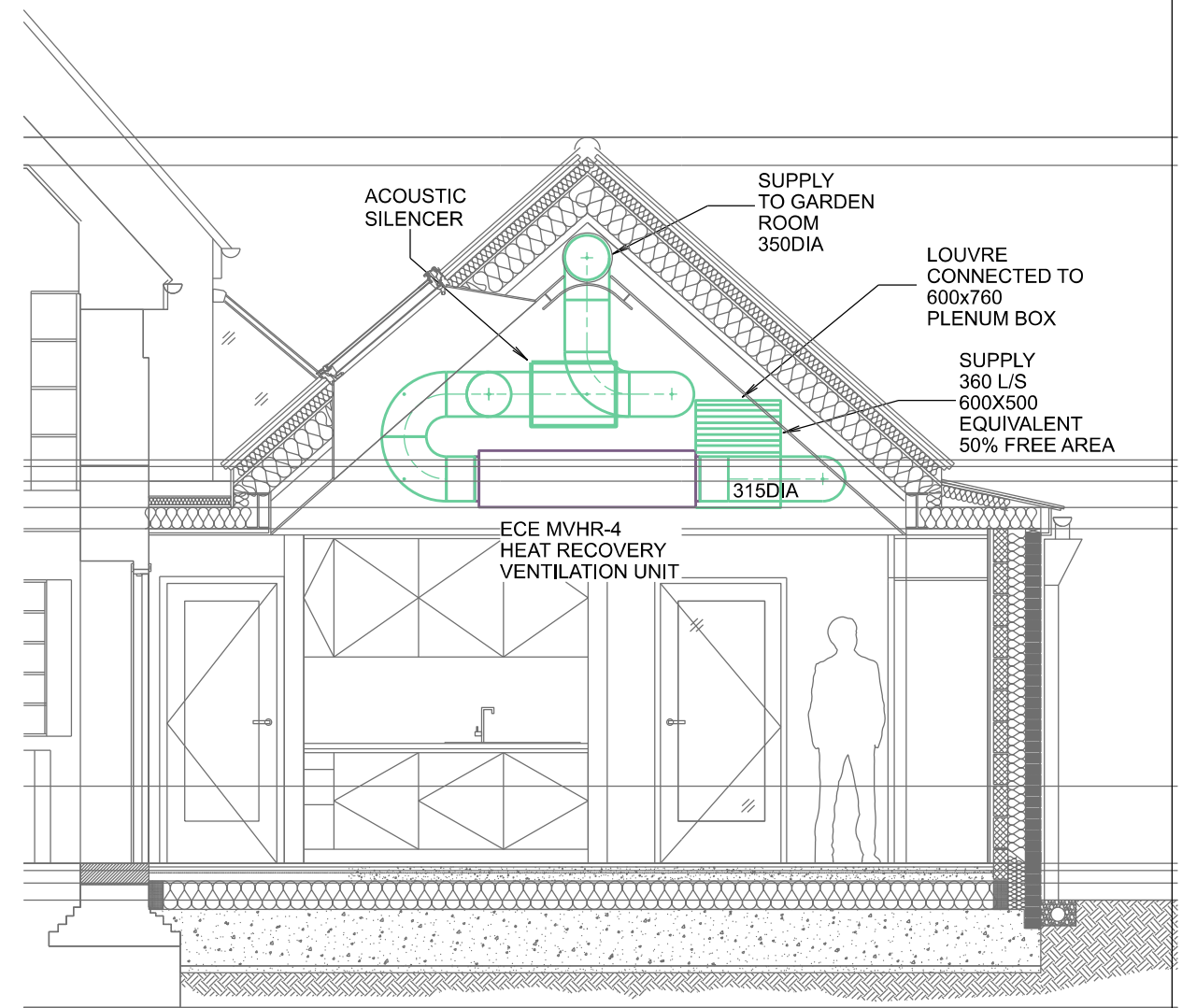
ENGDESIGN

TELEPHONE: 020 7357 7223
 106-108 BERMONDSEY STREET
 LONDON SE1 3TX

3123-5-1 E



SECTION A-A, SHOWING EXHAUST



SECTION A-A, SHOWING SUPPLY

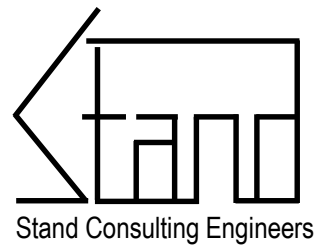
REVISION	DATE	CHK BY	NO
.GARDEN ROOM MVHR IN EXTENDED BULKHEAD HEIGHT OF DUCT INTO GARDEN ROOM INCREASED	.06/2022	MRD	C
.GARDEN ROOM MVHR BEHIND CUPBOARD	.04/2022	MRD	B
.GARDEN ROOM MVHR IN EXTENDED BULKHEAD	.04/2022	MRD	A

TITLE	VENTILATION ELEVATION	SCALE AT A3	1:50
PROJECT	ST MARY'S CHURCH EXTENSION	DRAWN	AU
ARCHITECT	ARME	CHECKED	MRD
		DATE	06/2022

ENGDESIGN
 TELEPHONE: 020 7357 7223
 106-108 BERMONDSEY STREET
 LONDON SE1 3TX

3123-5-2

C



St Mary with St Alban, Teddington: New Extension

Summary notes on the proposed structure and SuDS

52 Foundling Court
The Brunswick Centre
Marchmont Street
London
WC1N 1AN

T: 020 7278 6136

W: standengineers.co.uk

Introduction

Stand Consulting Engineers are appointed as the consulting structural engineer for the PCC of St Mary with St Alban for the proposed extension against the north elevation of this grade II* listed church.

Our involvement to date includes visits to the church to gain an understanding of the site, attending workshop meetings with the design team & the client, the recording the findings of trial pits as part of a site investigation and a presentation of our proposals at St Mary's.

This note is a summary of the structural design and sustainable drainage measures. It updates our note dated 5 May 2020 which was prepared for a submission to the London Diocesan Advisory Committee. This note has been prepared for inclusion in the package of information prepared by the architect for planning permission. It is to be read in conjunction with the structural summary shown drawing SK 10.

The Proposal and the Structural Engineering Response

The proposal comprises the replacement of the late-19th century extension at the northeast corner of the church with a new multi-purpose building. An existing window in the north elevation is to be converted into a door to provide direct access between the church and the new building. A new mezzanine floor, for storage, is to be added within the church.

The existing late-19th century extension that is to be removed is formed with brickwork walls on brick footings with a pitched, timber roof structure. There are no significant structural implications from the proposal to remove this extension, or to alter the existing window in the north elevation to form a door.

In February 2020, during the initial stage of the project, we prepared feasibility-stage drawings for a number of options for the new super-structure of the proposed extension. These options were steel and timber, cross-laminated timber, and masonry and timber. Following discussions and comments from the project team it was agreed to proceed with the steel and timber option. This structural concept has since been developed following discussions with the client and architect. It now omits the steel frames in response to a request from the client to reduce the carbon-content of the new building. The structural concept is described below and shown on drawing SK 10.

Stand Consulting Engineers Ltd
Registered Office:
133 Foundling Court
The Brunswick Centre
London WC1N 1QF
Registered in England & Wales
No 6421869

The structure of the proposed extension has two distinct parts; the flat-roofed pentice at the west end, and the pitch-roofed garden room.

At the west end the extension is to house the entrance from the church and two wc's. The structure of this area is to consist of timber posts and stud walls that support timber joists which form the flat roof. Stability is provided by plywood fixed to the roof joists to create a rigid diaphragm that can transfer loads back to the stiff ply-sheathed timber stud walls and the timber posts.

The garden room structure is to be formed with masonry walls and timber roof rafters. Ply sheeting is fixed to the rafters to form a stiff diaphragm to help control spreading of the roof at eaves level and contribute to the overall stability in the east-west direction. The steel beams, timber joists and plywood below the north and south gutters provide support to the pitched roof and also contribute to the longitudinal stability. A feature window to the east elevation will have stainless steel wind-posts hidden in the cavity wall to provide stability to the masonry.

The proposed extension is to be constructed against the north wall of the church and within the churchyard. The existing foundations to the church, together with the location of burials within and adjacent to the footprint of the extension, have a significant influence on the design of the foundation. Our proposal is for a reinforced concrete raft foundation which limits the extent of excavation within the churchyard. This will be cast onto a membrane to avoid any contamination of the existing ground and to separate the new concrete from the existing foundations.

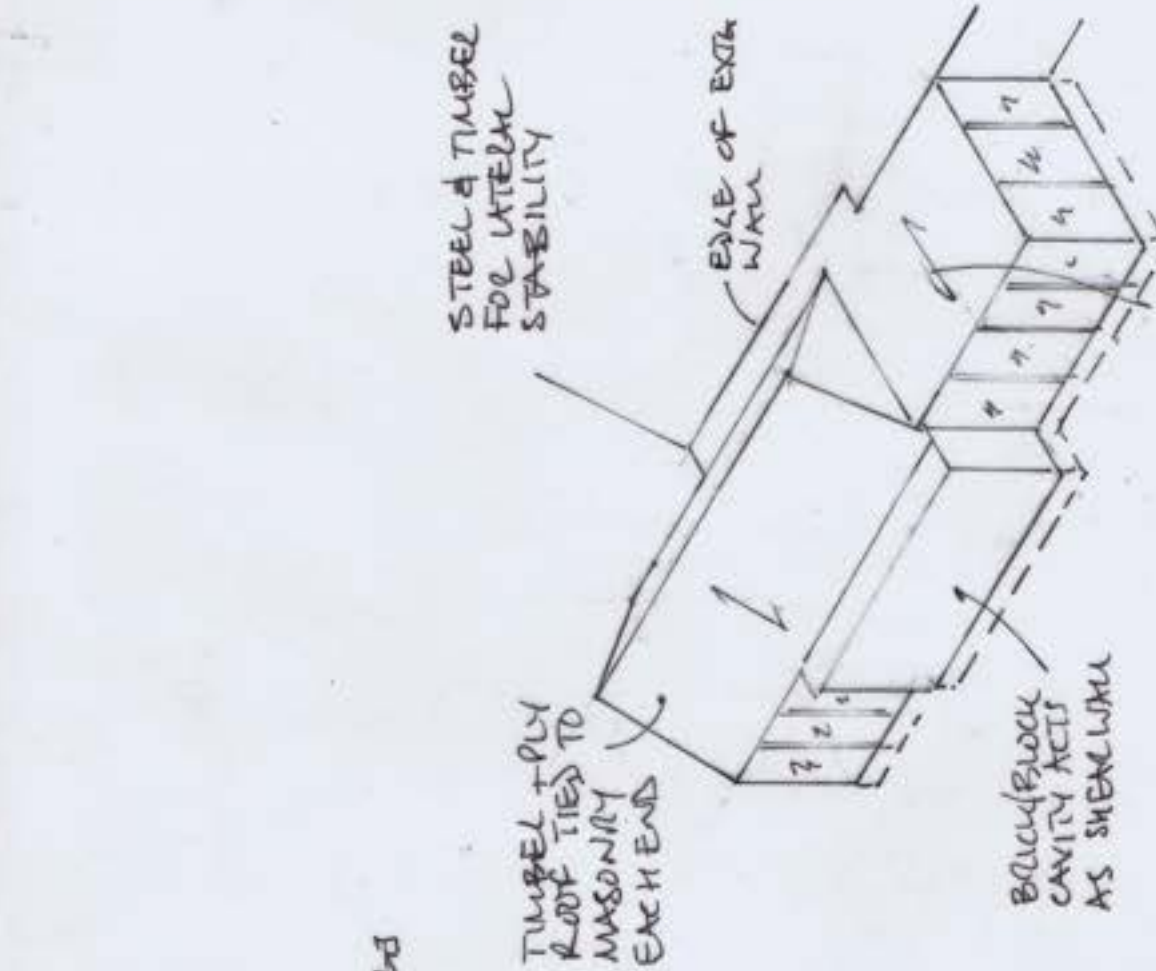
A key design principle has been to keep the primary structure independent of the historic fabric wherever possible. A support onto the existing north elevation is required to the new gutter and a small area of the flat roof. The imposed loads onto the existing building are not structurally significant. The proposed detail is reversible and stainless steel fixings will be specified to avoid the risk of corrosion damage to the historic fabric.

Within the church a new mezzanine is to be formed above a space currently occupied by the church organ. The proposed structure is timber joists that are supported on a new timber stud wall and a wall plate fixed to the inside face of the north elevation. This lightweight structure minimises the additional load onto the modern reinforced concrete floor and is reversible.

Foul and Surface Water Drainage

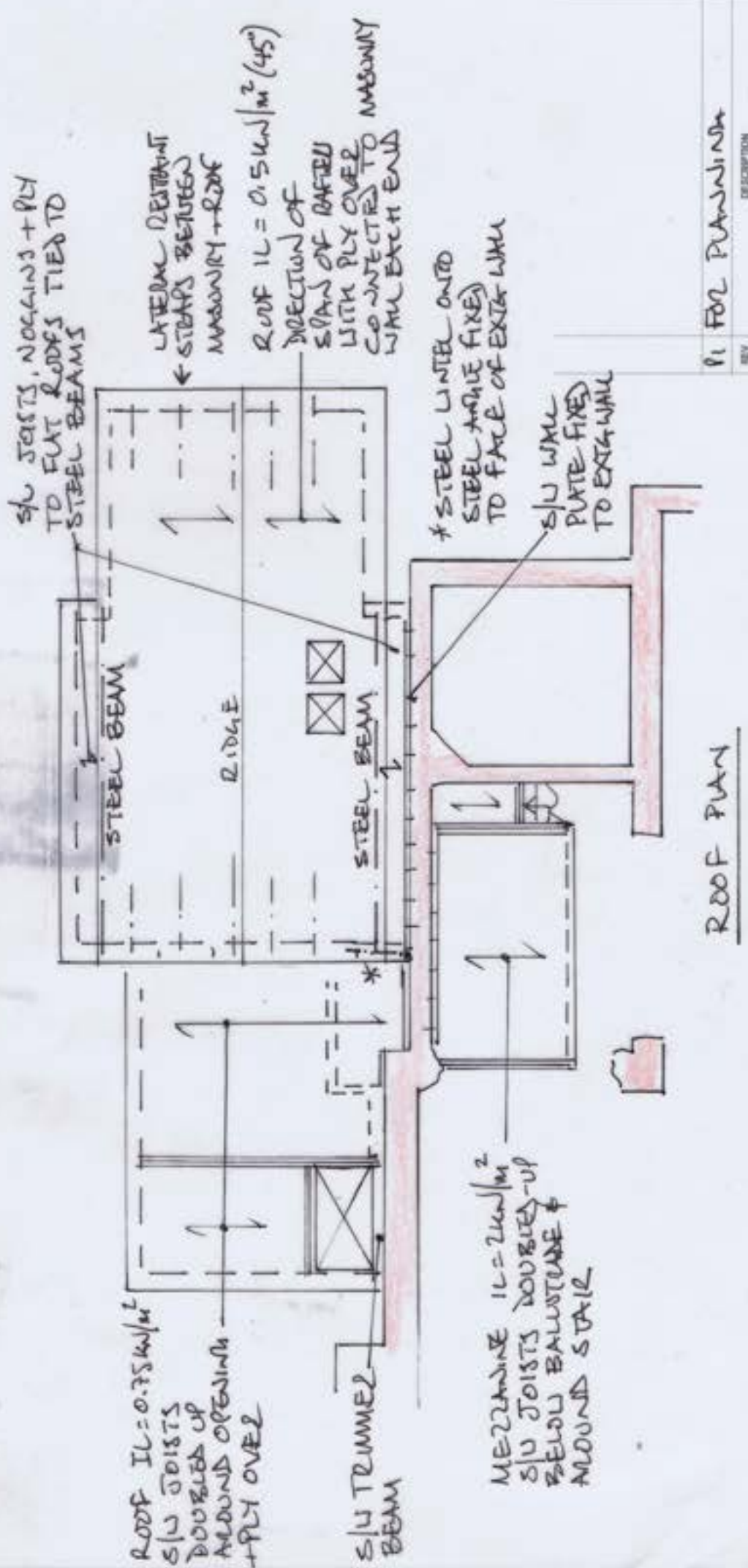
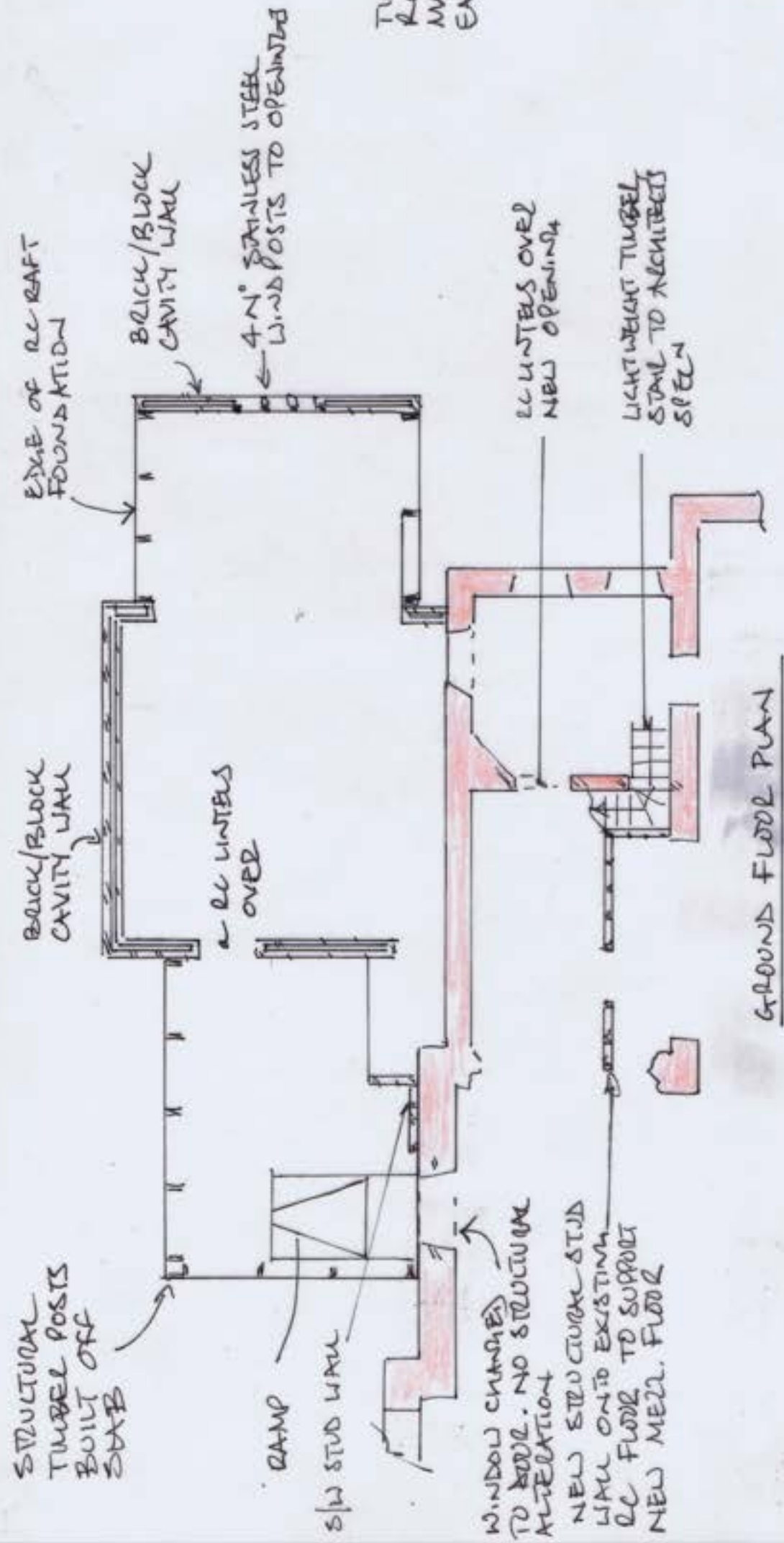
The proposed foul drainage will be a gravity system installed below the footpath to avoid any burials and trees. The route follows the natural fall in ground level to connect with the existing sewer.

Stormwater currently feeds into French drain style soakaways on the site, within the land owned by the church. These soakaways allow the stormwater to infiltrate into the Kempton Park sands and gravels which overlay the London Clay. There is no significant change to the roof area and therefore the volume of rainwater run-off from the proposed arrangement is similar to the existing. The proposal is to continue to drain the existing roofs and new roof to the existing and new French drain soakaways. A local authority pro-forma for SuDS has been completed.



STRUCTURAL SUMMARY (1:200)

Stand Consulting Engineers 52 Foundling Court, The Brunswick Centre, Marchmont Street, London, WC1N 1AN		Tel: 020 7278 8136 www.standengineers.co.uk info@standengineers.co.uk	
PROJECT	DATE	BY	AUTH
ST MARY WITH ST ALBAN, TENDON	25/10/22	SC	SC
PROJECT	DATE	BY	AUTH
ST MARY WITH ST ALBAN, TENDON	25/10/22	SC	SC
PROJECT NO.	DRAWING NO.	SCALE	REV
736 SK10	1:100	UNB	P1
STRUCTURAL SUMMARY			



REV	DESCRIPTION
1	FOR PLANNING

Church of St Mary with St Alban, London Borough of Richmond: Archaeological Watching Brief Report on Geotechnical Test Pits

National Grid Reference: TQ 16631 71379

AOC Project No: 34164

Site Code: CMA20

July 2020



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

Church of St Mary with St Alban, London Borough of Richmond: Archaeological Watching Brief Report

On Behalf of: Archaeology Collective
The Office Leeds
1 Aire Street
Leeds LS1 4PR

National Grid Reference (NGR): TQ 16631 71379

AOC Project No: 34164

Prepared by: Catherine Edwards

Illustration by: Sam O'Leary

Date: July 2020

This document has been prepared in accordance with AOC standard operating procedures.

Author: Catherine Edwards

Date: July 2020

Approved by: Sian Anthony

Date: July 2020

Draft/Final Report Stage: Draft

Date: July 2020

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www.aocarchaeology.com

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4 Archaeological and Historical Background	4
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List of Illustrations

Figure 1: Site location plan

Figure 2: Location of test pits

Figure 3: Test pit sections and plans

List of Plates

Plate 1: Southwest Facing Section, Test Pit 1

Plate 2: Southwest Facing Section, Test Pit 2

Plate 3: Southwest Facing Section, Test Pit 3, showing foundations

Plate 4: Northeast Facing Section, Test Pit 4, showing [402]

Plate 5: Northeast Section, Test Pit 5

Plate 6: Northwest Facing Section, Test Pit 6

Plate 7: South Facing Section, Test Pit 7 – initial hand excavation

Plate 8: South Facing Section, Test Pit 7 – following drilled auger

Plate 9: Northeast Facing Section, Test Pit 8 – following hand excavation

Plate 10: Northeast Facing Section, Test Pit 8 – following auger and corer

Plate 11: Test Pit 8 –Corer

Plate 12: Northeast Facing Section, Test Pit 9

Plate 13: Coring C1

Plate 14: Internal Test Pit F1

Non-Technical Summary

An archaeological watching brief was undertaken by AOC Archaeology, from 30th June to the 3rd July 2020, to monitor the hand excavation of nine geotechnical test pits in order to gain any available information from the test pits on the nature, extent and significance of any archaeological remains including burials at the site. Two smaller test pits were excavated within the structure but did not reveal any significant results.

The watching brief characterised both the stratigraphic sequence and the archaeological potential of the site. The natural horizons comprise sand rather than gravels and was of a significant depth below the ground height and their upper levels lay at between 4.62m OD to 5.51m OD. Overlying the natural was a subsoil/buried soil which was observed across the site measuring between 1.42m and 1.90m thick. This deposit may well be a cemetery horizon as the soil contained disarticulated bones, particularly Test pits 7 and 8 which are located further out to the north into the graveyard than the other test pits. Disarticulated bone was also observed within those test pits but to a lesser extent.

As such, there is a likelihood that structural excavation has the potential to disturb in situ burials which may be, and probably are, present in this deposit on site. And it is likely that some burials probably intrude through the subsoil/buried soil (cemetery horizon) and into the top of the underlying natural horizons. Mentions of 'bone' in the report should be assumed to be human remains.

An OASIS form has been initiated and an electronic copy of the evaluation report will be deposited with the Archaeological Data Service (ADS). The site archive will be deposited with Museum of London Archaeological Archive and Research Centre (LAARC) within one year of the completion of fieldwork (if no further archaeological work is required). The archive will then become publicly accessible.

1 Introduction

- 1.1 This document details the results of an archaeological watching brief undertaken by AOC Archaeology between 30th June and the 3rd July 2020, at the site of the Church of St Mary with St Albans (NGR: TQ 05147 86010 (Figure 1).
- 1.2 The site is located at the junction of Ferry Road and Manor Road and is surrounded to the east by Manor Road, the west by Twickenham Road, the south by Ferry Road and the north by residential properties. The site is located within the current churchyard.
- 1.3 The monitoring was undertaken on the hand excavation on nine test pits located in the areas of either the proposed footprints or proposed drainage. Eight test pits were proposed however an additional test pit was excavated due to the presence of a sink hole. Two further test pits were located within the current building which comprised a small coring hole and a small test pit.

2 Planning Background

- 2.1 The site lies within the London Borough of Richmond to whom archaeological advice is provided by the Historic England Greater London Archaeology Advisory Service (GLAAS).
- 2.2 Proposed redevelopment at the Church is likely to comprise the construction of a new Garden Room extension around the Choir Vestry within the churchyard to the north-east of the Church. Due to the existing churchyard, and the sites location within a potentially sensitive archaeological area, a recommendation was made to the Borough Council by the Historic Environment Advisor of the Historic England Greater London Archaeology Advisory Service (GLAAS), and the Church of England Diocesan Archaeological Advisor (DAA), for a pre-determination archaeological investigation by monitoring, investigating and reporting on geotechnical test pits. Hence this report.
- 2.3 The site lies within a Greater London Archaeology Advisory Service (Historic England) Archaeological Priority Area (APA): Teddington. Documents of 1065 and 1157 state that the land belonged to the Benedictine Abbey of Westminster. The medieval parish church of St Mary is considered to have been located within the location of the existing Church of St Mary with St Alban.
- 2.4 The archaeology work was carried out in accordance with a Written Scheme of Investigation prepared by Archaeology Collective (AC 2020), which detailed the methods and standards for the proposed intrusive archaeological evaluation and was approved by the archaeological advisor prior to fieldwork being carried out.

3 Geology and Topography

- 3.1 The British Geological Survey identifies the solid geology as London Clay Formation, of clay and silt, a sedimentary bedrock formed in the Palaeogene Period and which indicates a local environment previously dominated by deep seas. The solid geology is overlain by Kempton Park Gravel formed in the Quaternary Period, which indicate a local environment previously dominated by rivers.
- 3.2 There is no site-specific geotechnical information currently available for the site. An archaeological investigation at 178 High Street, c. 200m south-west of the site recorded natural gravel at a height of 7.15m OD.

4 Archaeological and Historical Background

- 4.1 The following is extracted from the Written Scheme of Investigation (AC 2020).

- 4.2 A Conservation Management Plan detailing the historic development of the site has been undertaken. In addition, a Churchyard Survey has been undertaken detailing the memorial inscriptions within the churchyard and the development of the Churchyard.
- 4.3 A number of findspots of prehistoric flint implements are recorded in the Teddington due to its location on the River Thames. A Saxon settlement is suggested at Teddington primarily based on place name evidence. A medieval settlement is known to have existed at Teddington and is thought to have been centred around the former medieval Church of St Mary on the Site itself.
- 4.4 Archaeological evaluation in 1994 at Udney Park Road, recorded evidence of prehistoric activity in the form of a residual flint core recovered from a natural hollow also containing Romano-British and post-medieval pottery (MLO021695 TQ163710).
- 4.5 A Saxon occupation site comprising a single *grubenhous* was discovered in 1950 at Thames Gate Close, Ham, finds included early Saxon pottery, unbaked clay loom weights and animal bones (MLO021046 TQ169716).
- 4.6 Evidence of medieval and post-medieval land boundary ditches were recorded on the High Street ahead of the construction of Marks and Spencer (ELO955 TQ162711).
- 4.7 The Greater London Historic Environment Record records a medieval church of St Mary on the site itself. The medieval church had been demolished and removed to make way for the extant church of St Mary that dates from the 16th century, although in 1816 the chancel (since rebuilt) was attributed to the late 14th century (MLO021120 TQ165713).
- 4.8 The first reference to Teddington is from AD 969 when King Edgar confirmed grants of land to the manor of Staines and its outlying hamlets including 'Tutyngton', and in 1065 the manor and church of Staines, with its lands, including 'Tutindon' were confirmed as belonging to the Abbot of Westminster. The settlement of Teddington is not mentioned in the Domesday Survey of 1086.
- 4.9 The first chapel in Teddington can be traced back to 1217, when the Abbot of Westminster was asked to present to the Bishop of London "a suitable chaplain, with maintenance for Tudinton" (variations on the name continued for some centuries). Entries in the manorial records show accounts in 1357 for repairs to a church building, probably substantially constructed in the local style of chalk and flint. In 1427 the church was sufficiently well established to attract a tax of 9 'marks'. In the early 16th century, the name of the first known incumbent, is recorded as Sir Thomas of Todyngton, and a record of payment for repairs to the chapel, paving the chancel and other works. To this period can be dated the construction of the south aisle, the oldest existing part of the present church.
- 4.10 In 1547 the parish numbered 100 persons, but by 1800 this number had risen to 580. Further building was completed in the church in 1833, with an extension to the chancel, addition of a vestry, and galleries inserted at the west end to increase the seating capacity from 280 to over 500.
- 4.11 An archaeological evaluation at the former Royal Oak, 178 High Street, Teddington recorded an 18th century foundation wall dividing two properties and post-medieval garden soils.
- 4.12 The sexton's records for the larger part of the 19th century show an average of 20 burials per year in the churchyard, the majority in unmarked graves. The churchyard was closed to burials in 1884, since when all burials have been carried out in the local council cemetery in Shacklegate Lane.

5 Aims of Investigation

5.1 The aims of the archaeological test pits survey were defined as being:

- *To determine the presence or absence of archaeological deposits or remains,*
- *To record the character, date location and preservation of any archaeological remains on site,*
- *To record the nature and extent of any previous damage to archaeological deposits or remains on site.*

5.2 The specific aims of the investigation are:

- *To excavate nine trial pits measuring 1m x 1m to a depth of approximately 0.6m to expose the surface of any underlying archaeological horizon or the natural ground,*
- *To clean the base and representative sections of the trial pits and record them in plan,*
- *To carefully record any inhumations, so as to ascertain their depth and extent where possible without the need for lifting,*
- *To partially excavate any identified archaeological features so as to ascertain their extent, form, function and where possible date,*
- *To inform the need (or otherwise) for any future archaeological works on the site by means of an illustrated report.*

5.3 The objectives of the project are:

- *to undertake work in accordance with national best practice and guidelines,*
- *to undertake the archaeological test pit investigation to provide further archaeological information site in order that an informed strategy for any further investigation can – if necessary – be formulated by the local planning authority and their archaeological advisors.*
- *to archaeologically record any exposed deposits, features or structures of significance,*
- *to analyse any remains with reference to the existing documentary evidence for historical development and churchyard use,*
- *To investigate and potentially identify deposits associated with the medieval parish Church of St Mary and the Teddington Archaeological Priority Area (APA).*
- *to produce a written account to include: summary; site description; deposit descriptions deposit levels (relative to ordnance datum) conclusions, and recommendations for further work*
- *to disseminate the findings of the work in an illustrated report, integrating the findings of the archaeological evaluation to produce as comprehensive a record as possible, Provide an ordered archive.*

5.4 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions, through the ADS OASIS website.

6 Methodology

6.1 A written scheme of investigation (WSI) prepared by Archaeology Collective (AC 2020) defined the site procedures for the monitoring of the hand dug test pits.

- 6.2 The site code was CMA20 and was used for on-site records. The site archive will be deposited with LAARC within one year of the completion of fieldwork (if no further work is required). It will then become publicly accessible.
- 6.3 The watching brief was managed and undertaken by Catherine Edwards, AOC Operations Manager. The works were monitored by Charly Vallance of Archaeology Collective, on behalf of the client, and remote monitoring was undertaken by GLAAS on behalf of the London Borough of Richmond.
- 6.4 Records were produced by using trench record sheets and are compatible with those published by the Museum of London (MoL 1994).

7 Results

Test Pit 1

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
101	0.17m	7.17m – 7.00m	Topsoil
102	0.35m+	7.00m+	Subsoil/buried soil

- 7.1 Test Pit 1 was located in the northwestern extent of the site, against the Church (Figure 2), measuring 0.70m x 0.40m x 0.52m deep (Plate 1).
- 7.2 No natural was observed due to the presence of a modern drain and packing. The earliest deposit observed was in the northern edge and recorded as (102), a 0.35m+ thick, light brown grey silt with brick fragments, tile, gravel and disarticulated bone.
- 7.3 A cut was observed in north eastern facing section for [103], a ceramic pipe aligned northeast - southwest at 0.48m below ground height. The cut was backfilled with a disturbed deposit of (102), recorded as (104). This was overlain by a layer of geotextile, plastic pipe and gravel forming a modern land drain. Adjacent to the gravel is (101), a 0.17m thick, dark grey brown modern topsoil and grassed horizon.
- 7.4 No archaeological deposits or features were present.



Plate 1: Southwest Facing Section, Test Pit 1

Test Pit 2

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/ Interpretation
201	0.23m	7.56m – 7.33m	Gravel and geotextile
202	0.71m	7.33m – 5.51m	Subsoil/buried soil
204	-	5.51m+	Natural

- 7.5 Test Pit 2 was located in the central area of the site against the Church (Figure 2), measuring 0.30m x 0.35m wide and 0.95m deep (Plate 2).
- 7.6 The initial test pit was hand excavated down to 0.95m with no natural or foundations present. A small corer was used through the base of the test pit, which indicated the presence of light yellow orange compact sand (204), which was observed at the base of the coring sample, suggesting the sand is at roughly 2.05m below current ground height. Some compacting of the deposits in the corer may have reduced this depth.
- 7.7 Overlying the natural sand was (202), a 0.71m thick, mid grey brown silty sand with fragments of brick, tile and disarticulated bone. This is the same as (102). The excavation of the test pit exposed

the remains of 13 courses of the upstanding structure [203]. No corbelling was observed, suggesting the structure was trench built as no cut for the foundations was observed.

- 7.8 Overlying (202), was (201), a 0.23m thick, layer of modern pea gravel and textile membrane, part of the current drainage.
- 7.9 No archaeological deposits or features were present.



Plate 2: Southwest Facing Section, Test Pit 2

Test Pit 3

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/ Interpretation
301	0.15m	7.92m – 7.77m	Gravel and geotextile
302	0.20m	7.77m – 7.57m	Garden soil
303	0.10m+	7.57m+	Buried soil

- 7.10 Test Pit 3 was located to the northeast of Test Pit 2 against the Church, (Figure 2), measuring 0.65m x 0.60m and had a depth of 0.58m (Plate 3).
- 7.11 No natural was observed in Test Pit 3. The earliest deposit recorded was (303), the same buried soil horizon as observed as (102) and (202). Cutting into this horizon was a two-course wide brick wall recorded as [306] and foundations for the current structure recorded as (305) and (304). Wall [306] was aligned northwest – southeast measuring 0.35m x 0.20m and 0.30m deep. The wall was 0.28m below ground height. The wall was not on the exact alignment of the current build suggesting it is unrelated and could predate the building. The foundations for the current build are mounted on a

0.10m thick, concrete slab, with a detailed groove. Two courses of corbelled brick footing were observed, these bricks measured 100mm x 50mm.

7.12 Overlying the above was (302), a 0.20m+ thick dark brown organic garden soil and (301), a 0.15m thick layer of geotextile, gravel and pipe.

7.13 No archaeological deposits were present in Test Pit 3.



Plate 3: Southwest Facing Section, Test Pit 3, showing foundations

Test Pit 4

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
404	0.11m	7.29m – 7.18m	Garden soil
405	0.32m	7.18m – 6.86m	Redeposited subsoil/buried soil
403	0.12m	6.86m+	Subsoil/Buried Soil

7.14 Test Pit 4 was located to the northeastern corner of the church (Figure 2), measuring 0.50m x 0.70m and excavated to a depth of 0.38m (Plate 4).

7.15 No natural was observed in Test Pit 4. The earliest deposit recorded was (403), the same buried soil horizon as observed as in the previous test pits. Cutting into this horizon were the foundations for the current structure recorded as [402] and [401]. The foundations for the current build are mounted on a 0.09m thick, concrete slab [402], this time with no groove present. Two courses of corbelled brick footing were observed [401], these bricks measured 100mm x 60mm.

7.16 Overlying the above was (405), a 0.32m thick, darker disturbed buried soil, probably redeposited (403). This was in turn overlaid by (404), a 0.11m thick, dark brown organic garden soil.

7.17 No archaeological deposits were present in Test Pit 4.



Plate 4: Northeast Facing Section, Test Pit 4, showing [402]

Test Pit 5

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
501	0.23m	6.87m – 6.64m	Garden soil
502	0.65m	6.64m – 5.99m	Probable foundation trench backfill
504	0.15m+	5.99m+	Disturbed buried soil

- 7.18 Test Pit 5 was located against the eastern side of the church (Figure 2), measuring 0.70m x 0.70m and was excavated to a depth of 1.03m (Plate 5).
- 7.19 No natural was observed in Test Pit 5. The earliest phase observed was the foundations for the current building recorded as [503], Ten courses were exposed and three courses of corbel foundations. This was overlain by (504), a 0.15m+ thick, deposit of disturbed buried soil similar to (405). Overlying (504), was (502), a 0.65m thick, deposit of loose brick rubble, mortar tile and disarticulated bone which probably relates to the construction of the Church structure. This is local to this test pit.
- 7.20 Overlying the above was (501), a 0.23m thick, dark brown organic garden soil.
- 7.21 No archaeological features were observed.



Plate 5: Northeast Section, Test Pit 5

Test Pit 6

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
601	0.24m	6.96m – 6.72m	Topsoil
602	0.44m+	6.72m+	Subsoil/buried soil

- 7.22 Test Pit 6 was the eastern-most test pit on site (Figure 2), measuring 0.90m x 0.75m and excavated to a depth of 0.68m (Plate 6).
- 7.23 No natural was observed. The earliest deposit observed was (602), a 0.44m+ thick, light brown grey silt with brick fragments, tile, gravel and chalk nodules. Overlying the buried soil/subsoil was (601), a 0.24m thick, grey brown sandy silt with tree roots and grass.
- 7.24 No archaeological features were observed in this test pit.



Plate 6: Northwest Facing Section, Test Pit 6

Test Pit 7

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
701	0.20m	6.97m – 6.77m	Topsoil
702	0.03m	6.77m – 6.74m	Bedding deposit
703	0.15m	6.74m – 6.59m	Buried soil
706	0.45m	6.74m – 6.29m	Buried soil
704	0.08m	6.59m – 6.51m	Redeposited natural
705	1.42m	6.51m – 5.09m	Buried soil
707	0.22m+	5.09m+	Natural

- 7.25 Test Pit 7 was located away from the building to the north, (Figure 2), measuring 0.90m x 0.70m and was hand excavated to a depth of 0.78m (Plate 7 and 8) and then drill augered.
- 7.26 No natural was observed during the main hand excavation of Test Pit 7 which was undertaken to a depth of 0.78m deep. As such, a drill auger (0.80m deep) was used to try and reach the sand horizon observed in Test Pit 8. The drill was excavated 0.80m into the base of the test pit but no sand was upcast. The smaller corer was inserted within the drill hole, and sand was reached and observed at the base of the corer, again suggesting a depth of roughly 2.10m from current ground level. The sand was observed as a course light yellow orange compact sand (707). This was overlain by (706) and (705), a mid-grey brown sandy silt with inclusions of brick, tile, disarticulated bone, coffin nails and coffin studs. It is possible that (706), was a fill of a feature, but this is not clear in section and the deposits are too similar to distinguish.
- 7.27 Overlying the above was (704), a 0.08m thick, layer of light orange yellow dense clay silt. This has been interpreted as a redeposited natural horizon. This was in turn was overlain by (703), a 0.15m thick, mid grey sandy silt with natural stone and CBM fragments similar to (707) and (706). The final deposits were a (702), a 0.03m thick, layer of mid grey sandy silt with layers of pea gravel (only present in the west facing section) likely relating to the overlying path, and topsoil recorded as (701).
- 7.28 This test pit differed from the others in terms of the stratified sequence and the level of remains observed in the buried soil.



Plate 7: South Facing Section, Test Pit 7 – initial hand excavation



Plate 8: South Facing Section, Test Pit 7 – following drilled auger

Test Pit 8

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
801	0.10m	6.62m – 6.52m	Topsoil
802	1.90m+	6.52m – 4.62m	Buried soil/subsoil
803	0.15m+	4.62m+	Natural

7.29 Test Pit 8 was located in the north-eastern area of the site (Figure 2), measuring 0.80m x 0.85m and was excavated to a depth of 1.20m (Plate 9-11).

- 7.30 No natural deposits were observed during the main hand excavation of the test pit which was extended down to 1.20m below ground height. As such, a drill auger (0.80m deep) was used to try and reach the gravel deposits thought to be the natural horizon. No gravels were observed. During the use of the drill, sand was upcast suggesting presence of the natural sand horizon. A small corer was then used to try and establish the height below ground where the sand appears, which has been estimated at roughly 2.15m. Again, compaction of deposits in the corer were observed. The natural was observed as a course light yellow orange compact sand (803).
- 7.31 Overlying the sand was (802), a 1.90m+ thick, mid-grey brown sandy silt buried soil with inclusions of tile, brick, bottle glass, a potential coffin handle and fragments of disarticulated bone. Overlying the above was a 0.11m thick, layer of dark grey brown topsoil and grass.
- 7.32 No significant archaeological features were observed.



Plate 9: Northeast Facing Section, Test Pit 8 – following hand excavation



Plate 10: Northeast Facing Section, Test Pit 8 – following auger and corer



Plate 11: Test Pit 8 –Core

Test Pit 9

Table of the stratigraphic sequence

Context No	Thickness (m)	Height of Deposit (mOD)	Description/Interpretation
901	0.08m	6.87m – 6.79m	Topsoil
903	0.70m+	6.79m+	Backfill

- 7.33 Test Pit 9 was located at the southwestern side of the church (Figure 2), measuring 1.00m x 0.70m squared and was excavated to a depth of 0.78m (Plate 12).
- 7.34 Test Pit 9 was an additional test pit aimed at investigating the reason for a small sink hole located at the western extent of the church. The lowest deposit was (903), a 0.70m+ thick, loose dark grey sandy silt with frequent inclusions of brick, tile, ceramic pipe fragments. Adjacent to the deposit was a northwest – southeast aligned wall [902], measuring 1.00m x 0.28m x 0.70m+ deep. Nine courses were observed with bricks in English bond and measuring 240mm x 110mm x 70mm. It is unclear what this wall relates to. Overlying the above was (901), 0.08m thick dark grey brown sandy silt and grass. No archaeological features were observed in Test Pit 9.



Plate 12: Northeast Facing Section, Test Pit 9

Internal test pits

- 7.35 Two test pits were excavated within the church. The first was a small core taken from within the organ room. Only concrete and concrete make up deposits was revealed (Plate 13).



Plate 13: Coring C1

- 7.36 The second was F1 which was excavated in the north-eastern corner room of the church. The floorboards were taken up and the soil composed of grey silt with debris was recorded 0.30m below the current floor level (Plate 14).



Plate 14: Internal Test Pit F1

8 Finds

- 8.1 No finds were removed from site however, modern brick and tile was observed in nearly all test pits from the modern ground services, backfill of foundation trenches and in the subsoil/buried soil recorded across the site. Other finds in the subsoil/buried soil, included modern bottle glass, disarticulated bone, coffin furniture, metal, a pin and fragments of occasional chalk. All bone and coffin related furniture was backfilled into the test pits.

9 Conclusion

- 9.1 The test pit survey characterised both the stratigraphic sequence and the archaeological potential of the site. The natural horizons comprise sand, rather than gravels, and was of a significant depth below the ground height between 4.62m OD to 5.51m OD. Overlying the natural was a subsoil/buried soil which was observed across the site measuring between 1.42m and 1.90m thick. This may vary due to the compression caused by the corer. This deposit is interpreted as a cemetery horizon as the soil contained disarticulated bones, particularly Test pits 7 and 8 which are located further out to the north into the graveyard than the other test pits. Disarticulated bone was also observed in those test pits but to a lesser extent.
- 9.2 As such there is a likelihood that structural excavation has the potential to disturb *in situ* burials which may be present in this deposit on site.

10 Publication and Archive Deposition

- 10.1 Copies of the watching brief report will be issued to the client, the archaeology advisor to the local Planning Authority and ultimately to the local studies library, on the understanding that it will become a public document after an appropriate period of time. A digital copy of the report will also be submitted to the GLHER and ADS. A summary of the findings will be submitted to the local archaeological journal fieldwork round-up and to the Archaeological Data Service (ADS) (Appendix C).
- 10.2 The site archive will comprise all written and drawn records. It is to be consolidated after completion of the whole project, with records collated and ordered as a permanent record. The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage (UKIC 1990) and (Brown 2007). On completion of the project AOC will discuss arrangements for the archive to be deposited with LAARC and with the developer/landowner. This will be prepared in the format agreed with the LAARC and following national guidance (ADS 2011 and Brown 2011).

Publication

- 10.3 Copies of the report will be issued to the Archaeological Advisor, the Local Planning Authority, the HER and the client, on the understanding that it will become a public document after an appropriate period of time; any document relating to the planning process is a public document.
- 10.4 The OASIS form (Appendix C) will be uploaded, and an electronic copy of the report deposited with the Archaeological Data Service (ADS).

11 Bibliography

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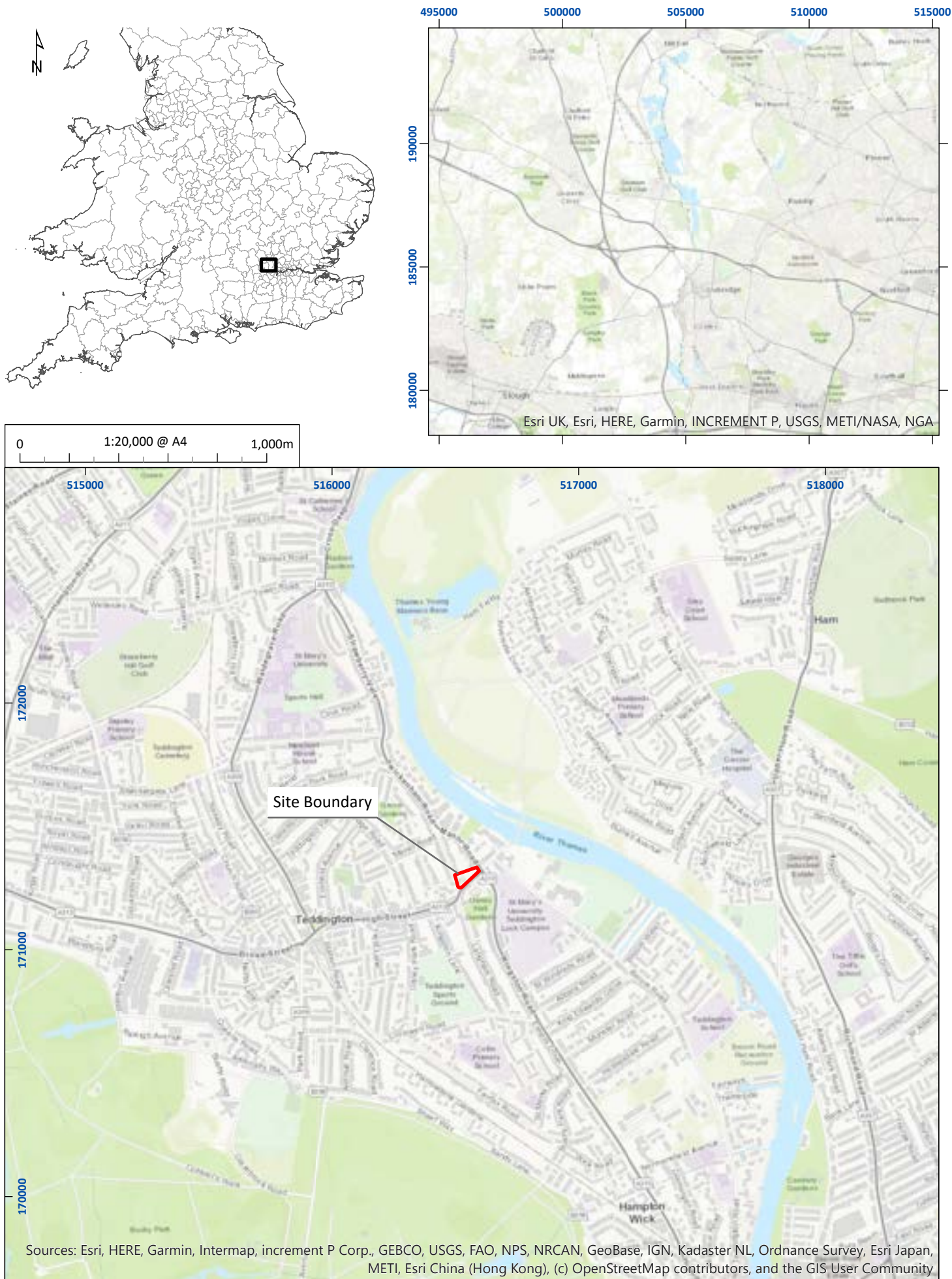


Figure 1: Site location plan

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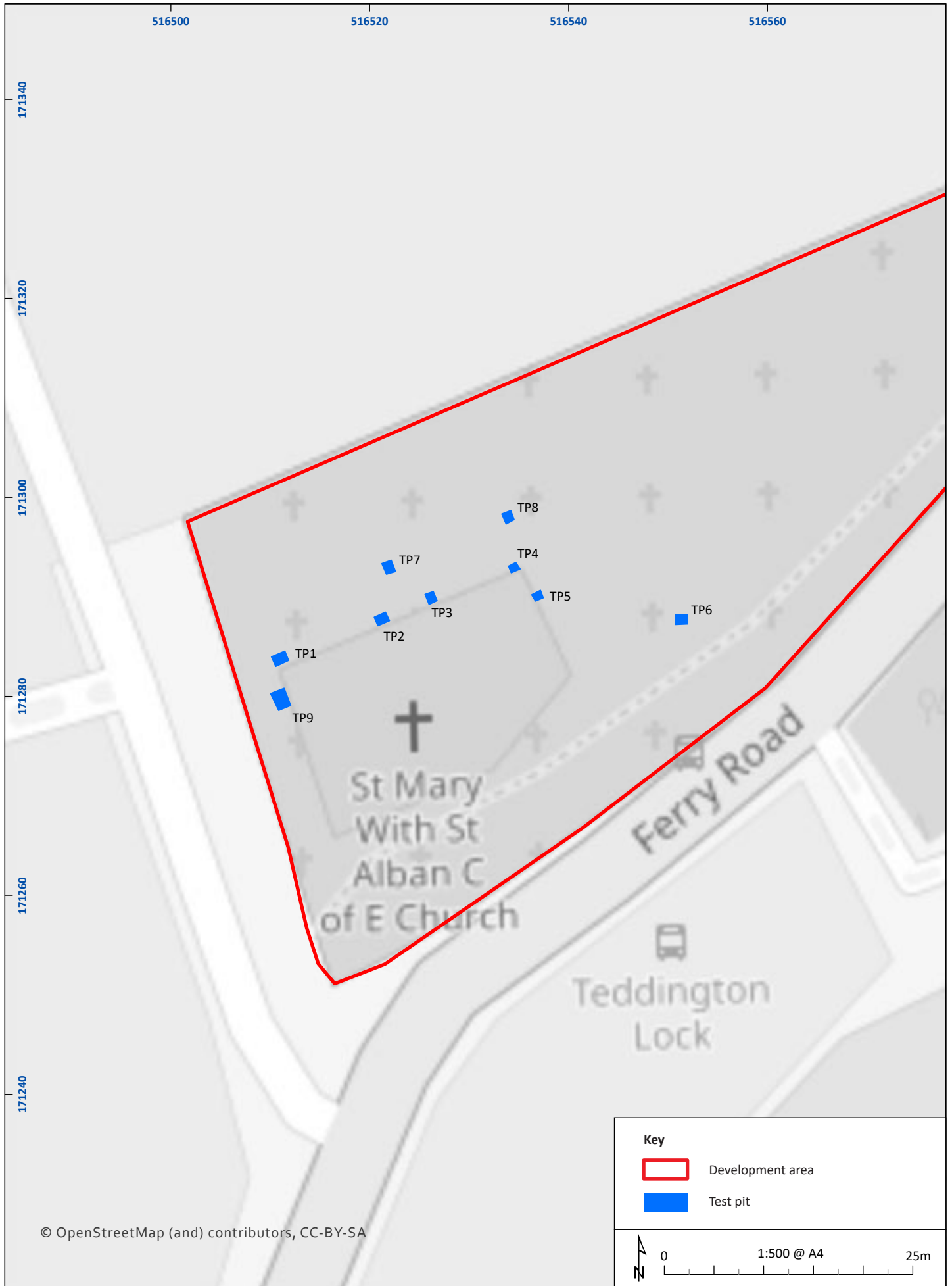


Figure 2: Location of test pits

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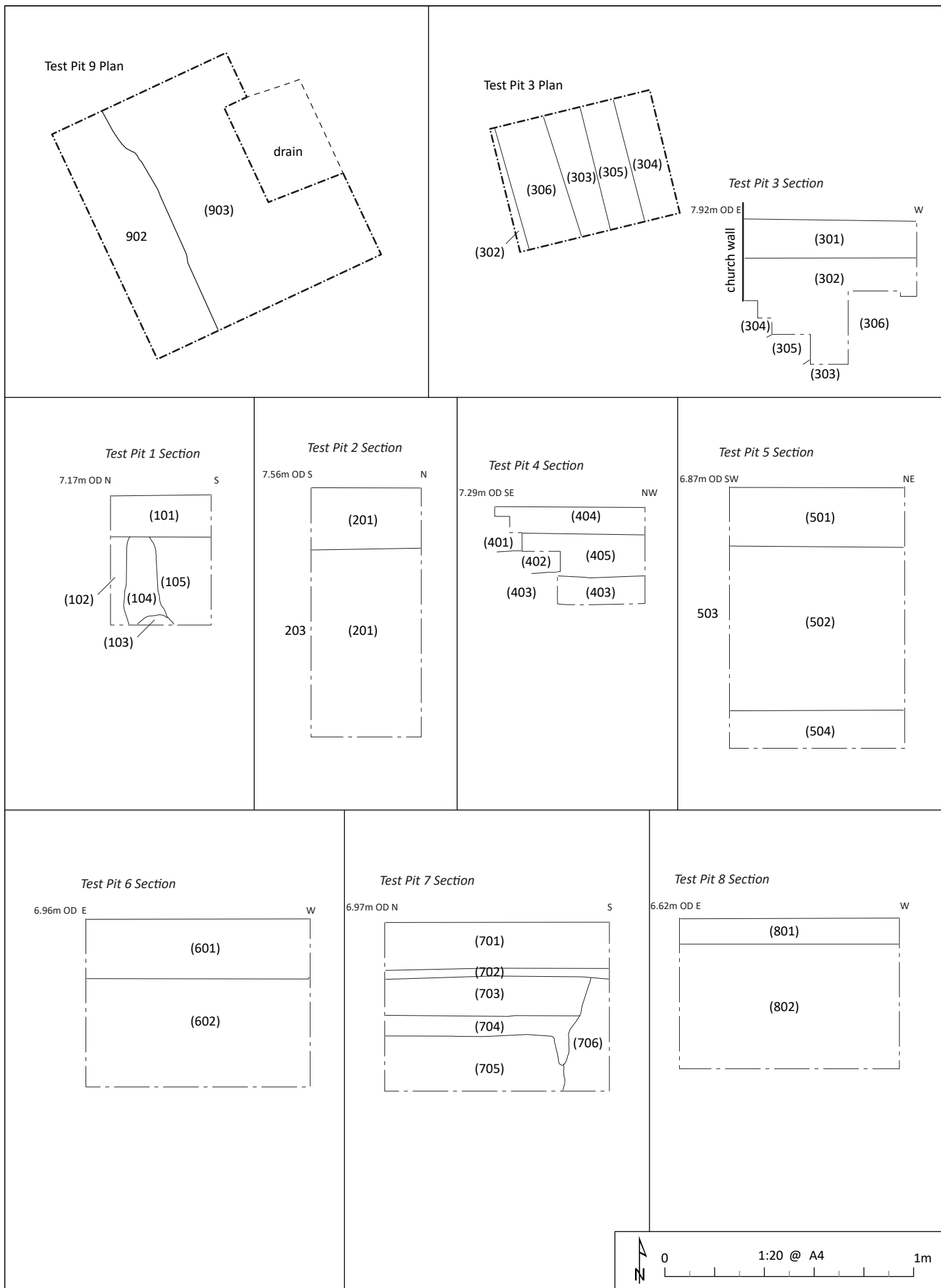


Figure 3: Test pit sections and plans

01/34164/REP/03/01

Appendices

Appendix A – Context Register

Context	Context Description	Length (m)	Width (m)	Thickness (m)
Test Pit 1				
101	Topsoil	0.70m	0.50m	0.17m
102	Subsoil/buried soil	0.70m	0.50m	0.35m
103	Ceramic pipe	0.70m	-	0.48m
104	Backfill of pipe	0.70m	-	0.52m
105	Modern pipe	-	-	NFE
Test Pit 2				
201	Gravel and geotextile	0.35m	0.30m	0.23m
202	Subsoil/buried soil	0.35m	0.30m	0.71m
203	Exposed footing	0.35m	0.30m	0.98m
204	Natural	0.35m	0.30m	-
Test Pit 3				
301	Gravel and geotextile	0.65m	0.60m	0.15m
302	Garden soil	0.65m	0.60m	0.20m
303	Subsoil/buried soil	0.65m	0.60m	0.10m
304	Foundation	0.65m	-	0.06m
305	Concrete	0.65m	0.16	0.10m
306	Brick wall	0.65m	0.21m	0.30m
Test Pit 4				
401	Footing	0.70m	-	0.15m
402	Concrete	0.70m	0.15m	0.09m
403	Subsoil/buried soil	0.70m	0.50m	0.12m
404	Topsoil	0.70m	0.50m	0.11m

405	Subsoil/buried soil	0.70m	0.50m	0.32m
Test Pit 5				
501	Topsoil	0.70m	0.70m	0.23m
502	Rubble backfill	0.70m	0.70m	0.65m
503	Exposed footings	0.70m	-	0.87m
504	Natural	0.70m	0.70m	-
Test Pit 6				
601	Topsoil	0.90m	0.75m	0.24m
602	Subsoil	0.90m	0.75m	0.24m
Test Pit 7				
701	Topsoil	0.90m	0.75m	0.20m
702	Bedding	0.90m	0.75m	0.03m
703	Subsoil/buried soil	0.90m	0.75m	0.15m
704	Redeposited natural	0.90m	0.75m	0.08m
705	Subsoil/buried soil	0.90m	0.75m	0.22m
706	Subsoil/buried soil	0.90m	0.75m	0.45m
707	Natural	0.90m	0.75m	-
Test Pit 8				
801	Topsoil	0.88m	0.85m	0.10m
802	Subsoil/buried soil	0.88m	0.85m	1.10m
Test Pit 9				
901	Topsoil	1.00m	0.70m	0.08m
902	Brick wall	1.00m	0.70m	0.70m
903	Backfill;	1.00m	0.70m	0.70m

Appendix B – OASIS Form

OASIS ID: aocarcha1-400165

Project details

Project name	Church of St Mary with St Alban
Short description of the project	Archaeological watching brief
Project dates	Start: 30-06-2020 End: 03-07-2020
Previous/future work	No / Not known
Any associated project reference codes	34164 - Contracting Unit No.
Type of project	Recording project
Investigation type	"Test-Pit Survey", "Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	GREATER LONDON RICHMOND UPON THAMES TEDDINGTON AND HAMPTON Church of St Mary with St Alban
Site coordinates	TQ 05157 85990 51.5625 -0.482777777778 51 33 45 N 000 28 58 W Point



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Archaeology
Collective

Written Scheme of Investigation: Archaeological monitoring of geotechnical trial pits

Church of St Mary with St
Alban, Ferry Road,
Teddington, London Borough
of Richmond upon Thames,

January 2020 | Project Ref 0846B

Project Number: 00846B

Authored by: Lorraine Mayo

Date: January 2020

Document version M:\Archaeology Collective\Projects\Projects 501-1000\Projects
801-900\00846 - St Mary with Alban, Teddington\00846b WSI\Reports

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Fig. 1 Site Location Plan

Fig. 2 Site as existing

Fig. 3 Churchyard Survey Plan (West Middlesex Family History Society 2018)

Fig. 4 Proposed Test Pit Location Plan

Fig. 5 Test Pit Locations overlain on site as existing

Appendix 1 Test Pit Location Photos (Stand Consulting Engineers 2020)

1.0

1. Project Background

Introduction

- 1.1** This written scheme of investigation (WSI) details a proposal for a pre-determination archaeological watching brief consisting of archaeological monitoring of geotechnical trial pits at the Church of St Mary with St Alban, Ferry Road, Teddington, London Borough of Richmond, TW11 9NN (hereafter referred to as the 'Site'). Lorraine Mayo FSA MCIFA, Director at Archaeology Collective, has prepared the document on behalf of the Church of St Mary with St Alban.
- 1.2** The Site is centred at National Grid Reference (NGR) TQ 16631 71379 (Fig. 1).
- 1.3** Proposed redevelopment at the Church is likely to comprise the construction of a new Garden Room extension around the Choir Vestry within the churchyard to the north-east of the Church. The location of the proposed garden room is shown on Figure 4. Due to the existing churchyard, and the sites location within a potentially sensitive archaeological area, a recommendation was made to the Borough Council by the Historic Environment Advisor of the Historic England Greater London Archaeology Advisory Service (GLAAS), and the Church of England Diocesan Archaeological Advisor (DAA), for a pre-determination archaeological investigation by monitoring, investigating and reporting on geotechnical test pits.
- 1.4** The aim of the archaeological monitoring and investigation is to provide information on the nature, extent and significance of archaeological remains including burials, at the Site, in order that an informed strategy for any further investigation can be formulated by the local planning authority and the Church of England and their archaeological advisors prior to the determination of a planning application.
- 1.5** The Site lies within a Greater London Archaeology Advisory Service (Historic England) Archaeological Priority Area (APA): Teddington. Documents of 1065 and 1157 state that the land belonged to the Benedictine Abbey of Westminster. The medieval parish church of St Mary is first mentioned in 1357¹, and is considered to have been located within the demise of the existing Church of St Mary with St Alban.
- 1.6** This WSI sets out the proposed aims, objectives, and methodology for the archaeological investigation. The fieldwork will be carried out in keeping with the

¹ CMP, A&RME 2019

WSI and GLAAS guidance Guidelines for Projects in Greater London² and other relevant guidance as detailed below. The area proposed for monitoring is shown on Figure 2.

- 1.7** This WSI will be submitted to Louise Davies, Archaeological Adviser at GLAAS, and Robert Whytehead (the Diocesan Advisory Committee DAA) for comment and informal approval in advance of the Faculty consent of the Diocesan Registrar.
- 1.8** A trial pit layout is appended (Figure 2) and will be agreed with GLAAS and the DAA in advance of any site work taking place. The archaeological investigation will consist of eight geotechnical trial pits within the churchyard, each measuring c.1m long by c.1m wide to a depth of approximately 0.6m to reach either a suitable founding level, or existing footing where applicable, or the depth at which archaeological and/or burial remains are reached, whichever is higher. The archaeologist monitoring the excavation of the test pits will determine the top of the archaeological sequence. One geotechnical trial pit will be excavated inside the Choir Vestry, measuring c.1m long by c.1m wide to a depth of approximately 0.9m to investigate the suspended timber floor and whether it lies on a concrete floor below, this will be archaeologically monitored.
- 1.9** Archaeological works will commence only after approval has been received of this WSI in a form agreed with the LPA, the DAC and GLAAS.
- 1.10** The site work will be managed on behalf of the client by Lorraine Mayo FSA MCIfA of Archaeology Collective. Archaeological site attendance will be carried out by suitably qualified archaeologists from a Chartered Institute for Archaeologists (CIfA) registered organisation.
- 1.11** A site code for the fieldwork will be obtained and agreed by the appointed archaeological contractor with The London Archaeological Archive and Research Centre (LAARC) prior to the commencement of work.

Geology

- 1.12** The British Geological Survey identifies the solid geology as London Clay Formation, of clay and silt, a sedimentary bedrock formed in the Palaeogene Period and which indicates a local environment previously dominated by deep seas. The solid geology is overlain by Kempton Park Gravel formed in the Quaternary Period, which indicate a local environment previously dominated by rivers³.

² Historic England 2015. Guidelines for Archaeological Projects in Greater London <https://content.historicengland.org.uk/images-books/publications/glaas-standards-for-archaeological-work/glaas-archaeological-standards-apr15.pdf/>

³ British Geological Society online viewer <http://www.bgs.ac.uk/>

- 1.13** There is no site specific geotechnical information currently available for the Site.
- 1.14** An archaeological investigation at 178 High Street, c. 200m south-west of the Site recorded natural gravel at a height of 7.15m aOD⁴.

Topography and Site Conditions

- 1.15** The Site is located approximately 9m above Ordnance Datum (aOD).
- 1.16** The Site is comprised of the Church of St Mary with St Alban and its surrounding Churchyard.

Archaeology and History

- 1.17** A Conservation Management Plan detailing the historic development of the site has been undertaken⁵. In addition a Churchyard Survey has been undertaken detailing the memorial inscriptions within the churchyard and the development of the Churchyard⁶.
- 1.18** A number of findspots of prehistoric flint implements are recorded in the Teddington due to its location on the River Thames. A Saxon settlement is suggested at Teddington primarily based on place name evidence. A medieval settlement is known to have existed at Teddington and is thought to have been centred around the former medieval Church of St Mary on the Site itself.
- 1.19** Archaeological evaluation in 1994 at Udney Park Road, recorded evidence of prehistoric activity in the form of a residual flint core recovered from a natural hollow also containing Romano-British and post-medieval pottery (MLO021695 TQ163710).
- 1.20** A Saxon occupation site comprising a single grubenhaus was discovered in 1950 at Thames Gate Close, Ham, finds included early Saxon pottery, unbaked clay loom weights and animal bones (MLO021046 TQ169716).
- 1.21** Evidence of medieval and post-medieval land boundary ditches were recorded on the High Street ahead of the construction of Marks and Spencer (ELO955 TQ162711).
- 1.22** The Greater London Historic Environment Record records a medieval church of St Mary on the Site itself. The medieval church had been demolished and removed to

⁴ PCA 2005 The Royal Oak Public House, High Street, Teddington, Archaeological Watching Brief

⁵ A&RME 2019 St Mary with St Alban: Conservation Management Plan

⁶ WMFHS 2018

make way for the extant church of St Mary that dates from the 16th century, although in 1816 the chancel (since rebuilt) was attributed to the late 14th century (MLO021120 TQ165713).

- 1.23** The first reference to Teddington is from AD 969 when King Edgar confirmed grants of land to the manor of Staines and its outlying hamlets including 'Tutyngton', and in 1065 the manor and church of Staines, with its lands, including 'Tutindon' were confirmed as belonging to the Abbot of Westminster⁷. The settlement of Teddington is not mentioned in the Domesday Survey of 1086.
- 1.24** The first chapel in Teddington can be traced back to 1217, when the Abbot of Westminster was asked to present to the Bishop of London "a suitable chaplain, with maintenance for Tudinton" (variations on the name continued for some centuries). Entries in the manorial records show accounts in 1357 for repairs to a church building, probably substantially constructed in the local style of chalk and flint. In 1427 the church was sufficiently well established to attract a tax of 9 'marks'. In the early 16th century, the name of the first known incumbent, is recorded as Sir Thomas of Todyngton, and a record of payment for repairs to the chapel, paving the chancel and other works. To this period can be dated the construction of the South aisle, the oldest existing part of the present church⁸.
- 1.25** In 1547 the parish numbered 100 persons, but by 1800 this number had risen to 580. Further building was done in the church in 1833, with an extension to the chancel, addition of a vestry, and galleries inserted at the west end to increase the seating capacity from 280 to over 500.
- 1.26** An archaeological evaluation at the former Royal Oak, 178 High Street, Teddington recorded an 18th century foundation wall dividing two properties and post-medieval garden soils⁹.
- 1.27** The sexton's records for the larger part of the nineteenth century show an average of 20 burials per year in the churchyard, the majority in unmarked graves. The churchyard was closed to burials in 1884, since when all burials have been carried out in the local council cemetery in Shacklegate Lane.

⁷ WMFHS 2018

⁸ WMFHS 2018

⁹ PCA 2005 The Royal Oak Public House, High Street, Teddington, Archaeological Watching Brief

Churchyard Survey

1.28 The Churchyard Survey was undertaken in 2018 by the West Middlesex Family History Society and includes gravestones and plaques found in the churchyard¹⁰. The churchyard has been successively enlarged on six occasions attaining its current size in 1863, and contains a mix of old headstones, well-weathered ledger stones, brick tombs, etc. The first complete listing of the names and dates found on the memorials was completed in 1935 by a local historian Percy Towell. A chart of all the graves in the churchyard, held by the church, was consulted in the survey, as well as the Parish Registers and Graves Register. While the Parish Register records do not indicate whether there was any gravestone to mark a particular burial, a count of the records does give an indication of the proportion of marked burials compared to those in unmarked graves. About two thirds of burials at St. Mary's were in unmarked graves, which is consistent with the proportion of the graveyard that now displays a memorial¹¹. The oldest gravestone is dated 1627 and the latest new grave was found to be dated 1884, after which the graveyard was closed to new burials. A total of 393 gravestones were documented during the survey, not counting the memorials for scattered ashes.

1.29 Surveyed graves in the area of the proposed Garden Room include 51, 91 (an upstanding tomb close to TP7), 113, 122, 131 & 132:

C51. Kerb, only a portion now showing
North side: Jesus called a little child unto him.

C91. Low table tomb on large plinth
Sacred / to the memory of / ELIZA JANE HARDISTY / who departed this life / October 16th 1859 / aged 83 / widow of GEORGE HARDISTY Esq. / fond daughter of the late / Revd. ARTHUR COHAM, Archdeacon / of Wilts, Vicar of Pottern and / Rector of Brixton Deverill Wilts / and formerly of Coham in the / parish of Black Torrington and / of Upcott Avenel, North Devon.

C113. Low brick tomb with high railings
Sacred / to the memory of / JOHN ROSS WRIGHT / Colonel / Royal Engineers / born 1775 / died 1850 / Also of / SARAH / wife of the above named / JOHN ROSS WRIGHT / who died / at Rochester, Kent / on the 15th of Dec. 1870 / aged 83

¹⁰ WMFHS 2018

¹¹ WMFHS 2018

years / "Them also which sleep in Jesus / will God bring with him" / 1 Thess. 4 v 14.

C122. Ledger
[No inscription found].

C131. Headstone and footstone
Sacred to the memory of / MATTHEW WOLFORD of the parish of Twickenham / who died June 10th 1819 / aged 60 years / Also Mrs. ELIZABETH SIMONDS / widow of the above / and wife of Mr. CHARLES SIMONDS / of Twickenham / who died June 22nd 1828 / aged 66 years.

C132. Stump of headstone with kerb
[Nothing to read].

2.0

2. Aims of Project

2.0 Aims

2.1 The specific aim of the archaeological monitoring is to investigate the depth of burials associated with the existing Church of St Mary with St Alban, as well as to investigate evidence of potential medieval remains related to the Church of St Mary with St Alban which may be buried beneath the present structures on Site.

2.2 All research is undertaken within the priorities established in the Museum of London's *A research framework for London Archaeology, 2002*¹². The results of the archaeological excavation and monitoring will be considered in relation to the London Historic Environment Research Framework¹³, and the post-excavation reporting stage would be informed by the London Historic Environment Research Framework.

2.3 The general aims of the investigation are:

- To determine the presence or absence of archaeological deposits or remains,
- To record the character, date location and preservation of any archaeological remains on site,
- To record the nature and extent of any previous damage to archaeological deposits or remains on site.

2.4 The specific aims of the investigation are:

- To excavate nine trial pits measuring 1m x 1m to a depth of approximately 0.6m to expose the surface of any underlying archaeological horizon or the natural ground,
- To clean the base and representative sections of the trial pits and record them in plan,
- To carefully record any inhumations, so as to ascertain their depth and extent where possible without the need for lifting,
- To partially excavate any identified archaeological features so as to ascertain their extent, form, function and where possible date,

¹² Museum of London, 2002, *A research framework for London Archaeology*,

¹³ Museum of London, 2015. *A strategy for researching the historic environment of Greater London*

- To inform the need (or otherwise) for any future archaeological works on the site by means of an illustrated report.

2.5 The objectives of the project are:

- to undertake work in accordance with national best practice and guidelines,
- to undertake the archaeological test pit investigation to provide further archaeological information site in order that an informed strategy for any further investigation can – if necessary – be formulated by the local planning authority and their archaeological advisors.
- to archaeologically record any exposed deposits, features or structures of significance,
- to analyse any remains with reference to the existing documentary evidence for historical development and churchyard use,
- To investigate and potentially identify deposits associated with the medieval parish Church of St Mary and the Teddington Archaeological Priority Area (APA).
- to produce a written account to include: summary; site description; deposit descriptions deposit levels (relative to ordnance datum) conclusions, and recommendations for further work
- to disseminate the findings of the work in an illustrated report, integrating the findings of the archaeological evaluation to produce as comprehensive a record as possible,
- Provide an ordered archive.

3.0

3. Methodology

Site Works

- 3.1** The archaeological monitoring of geotechnical test pits is to be agreed with GLAAS, the archaeological advisor to the LPA, and the Diocesan Advisory Committee DAA. The site investigation consists of nine geotechnical trial pits to be excavated by hand, which will be supervised under archaeological direction. The trial pits are positioned to investigate depths of existing foundations and ground conditions within areas of potential impact from the proposed Garden Room (TPs 2,3,4,7 & 8) and possible service runs (TPs 1,5 & 6), TP9 is located to investigate the floor slab thickness in the Choir Vestry (Figure 4).
- 3.2** The geotechnical trial pits investigation will be monitored and results assessed by an archaeologist to ensure that any archaeological deposits are identified and damage to below ground archaeology is avoided or kept to a minimum.
- 3.3** The trial pits dug will be hand dug and will extend down to either archaeological remains or natural gravel whichever is higher, as a part of the initial ground investigation works will be monitored by a suitably qualified archaeologist appointed by Archaeological Collective. The trial pits will then be cleaned and recorded, by suitably qualified archaeologists.
- 3.4** **The archaeological contractor will be afforded sufficient time, space and resources to investigate any potential archaeological deposits or features to their satisfaction in order to meet the aims and objectives of this specification.**
- 3.5** Examination and cleaning of archaeological deposits will be by hand using appropriate hand tools. Any archaeological deposits will be examined and recorded in plan and section, as feasible. Features will usually be fully excavated where possible, or sampled as a minimum.
- 3.6** Should the above excavations not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, further excavation of such features/deposits will be carried out, within the confines of the approved construction works, to achieve this, as part of this initial test pit archaeological monitoring work. But additional agreements would be needed to enable such further initial archaeological monitoring work to be carried out.

3.7 Should significant archaeological deposits be encountered that are worthy of preservation in situ, excavation will cease. A site meeting of the archaeological contractor and manager, GLAAS and DAA will be held to assess the significance of the deposits and to decide on a strategy for sampling them to provide sufficient data for a useful assessment or subsequent further archaeological evaluation and strategy for mitigation.

3.8 If required, examination and cleaning of all archaeological deposits will be by hand using appropriate hand tools. Any archaeological deposits will be examined and recorded both in plan and section. The strategy for sampling archaeological and environmental deposits and structures will be developed as appropriate, in consultation with GLAAS, the Diocesan Advisory Committee and the Historic England Regional Archaeological Science Advisor. If required, sampling of features and deposits will comprise the following as a minimum:

- Linear features (e.g. ditches) will be subject to at least 20% sampling strategy relative to the overall linear meters of the feature to be sampled;
- Discrete anomalies will be as a minimum 'half-sectioned' (50% sample)

3.9 If articulated human remains are identified, the Church, GLAAS and the DAA will be notified immediately. It is not anticipated that any burials will need to be removed during the watching brief on geotechnical test pits. If it is deemed that they can be left in situ, this will be the preferred option. However, if to complete the project objectives exhumation is unavoidable, then agreement will be sought from GLAAS and the Diocesan Registrar (taking the advice of Diocesan Advisors) to do so. Assuming that this is granted then Archaeology Collective will apply on behalf of the Church for a Burial Licence to the Ministry of Justice. If this is granted, human remains must be excavated in the manner specified in the licence, and screened from public view. Human remains will be excavated within the area of proposed impact only, and it is proposed that they are re-interred in the same location during this phase of fieldwork. Burials will not be 'chased' beyond the edges or base of the trench, beyond construction impact depth. Excavation will be carried out in accordance with the English Heritage Guidance for Best Practice for Treatment of Human Remains Excavated From Christian Burial Grounds in England (2017)¹⁴. Burials will be excavated by hand and recorded using standard recording techniques. A rectified photograph of the excavated burial will be taken to assist in digitisation in post-excavation. Charnel will be collected by hand and its location noted.

¹⁴ Historic England 2017 Guidance for Best Practice for Treatment of Human Remains Excavated From Christian Burial Grounds in England

- 3.10** All works will be carried out in accordance with the Code of Approved Practice as set out by the Chartered Institute for Archaeologists¹⁵. Accordingly the project team will abide by the CIfA's code of approved practice.

Finds

- 3.11** All identified finds, artefacts, industrial and faunal remains will be collected and retained. Certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained. No finds will, however, be discarded without the prior approval of the archaeological advisor to the local authority.
- 3.12** Excavated material will be examined in order to retrieve artefacts to assist in the analysis of the spatial distribution of artefacts.
- 3.13** The finds assemblage will be retained for deposition with the site archive at the appropriate Museum.
- 3.14** Marking of finds will follow the requirements of the local museum.
- 3.15** All finds which constitute Treasure under the 1996 Treasure Act for England and Wales will be reported to the coroner by the finder within 14 days of discovery.
- 3.16** Any human remains will be left in situ, covered and protected. If removal is essential it can only take place under appropriate Ministry of Justice licence. Furthermore, if removal is essential, such removal will be in accordance with the Excavation and post Excavation Treatment of Cremated and Inhumed Human Remains¹⁶ and the Guidelines for the Standards for Recording Human Remains¹⁷ as set out by the CIfA.
- 3.17** Should finds that require immediate conservation be encountered, they will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the United Kingdom Institute for Conservation "Conservation Guideline No. 2"¹⁸. Appropriate guidance set out in the Museums and Galleries Commissions "Standards in the Museum Care of Archaeological Collections"¹⁹ and the current CIfA guidelines²⁰ will also be followed. Packaging of all organic finds and metalwork will follow the UKIC/Rescue guidelines, 'First Aid for

¹⁵ Chartered Institute for Archaeologists 2014a.

¹⁶ Mckinley & Roberts 1993.

¹⁷ Brickley & Mckinley 2004.

¹⁸ United Kingdom Institute for Conservation 1983

¹⁹ Museums and Galleries Commission 1992.

²⁰ Chartered Institute for Archaeologists 2014a.

Finds²¹. Any necessary, conservation and treatment of metalwork will be arranged in conjunction with specialist conservators.

Environmental Sampling

3.18 Environmental sampling during the evaluation will target a representative range of contexts from each phase. Should significant environmental deposits be encountered, they will be taken and processed in line with Historic England guidelines²² and our internal policy. Provision will be made for the requirement of the following samples:

- Bulk samples of 40-60 litres, or 100% of the context, for process using a floatation tank for the recovery of charred plant remains from the 'flot' and artefacts such as small bones, mineralised plant remains, charcoal and hammer scale from the residues.
- Samples of 1-5 litres from waterlogged deposits for analysis of waterlogged plant remains. These may be taken as sub-samples from bulk samples.
- Samples of 5-15 litres from waterlogged deposits for analysis of insect remains and other macroscopic artefacts. These may be taken as sub- samples from bulk samples.
- Bulk samples of 100 litres for coarse sieving on site for specific artefacts such as animal bone.
- Samples of 2 litres for mollusc analysis, with associated continuous column samples.
- Monolith samples which may be sub-sampled for diatom, spore or pollen analysis.
- Monolith samples for soil micromorphology.

3.19 All environmental samples will be assessed for potential through summary analyses by an environmental specialist.

3.20 Bulk samples will be processed as soon as possible or discarded with the agreement of the Local Authority Archaeological Advisor. Residues will be treated as part of the finds assemblage.

²¹ Leigh, Watkinson & Neal 1993.

²² English Heritage 2011.

Scientific Dating

3.21 Where appropriate, samples for scientific dating will be taken. Provision will be made for:

- Dendrochronological analysis from timbers.
- C14 dating from organic material, which may be taken as sub-samples from bulk or monolith samples.
- Archaeomagnetic dating from hearths or other suitable deposits.

Recording System

3.22 A site code will be allocated ahead of any fieldwork commencing. This code will be used to label all sheets, plans and other drawings; all context and recording sheets; all photographs (but not negatives); all other elements of the documentary archive.

3.23 The recording system used will follow the Museum of London Archaeological Site Manual²³. Context sheets will include all relevant stratigraphic relationships. If there is any doubt over recording techniques, the Museum of London Archaeological Site Manual will be used as a guide²⁴.

3.24 A site location plan at an appropriate scale will be prepared showing investigation area and development site in relation to surrounding locality.

3.25 This will be supplemented by a detailed plan, also at an appropriate scale, which will show the location of the areas investigated in relation to the overall site boundary.

3.26 Burials will be drawn at 1:10. Other detailed plans will be drawn at an appropriate scale, usually 1:50 or 1:20.

3.27 The extent of any visible archaeological deposits will be recorded in plan. Long sections showing layers and any cut features will be drawn at 1:50. Short sections will be drawn at 1:20.

3.28 Sections containing significant deposits, including half sections, will be drawn at an appropriate scale, usually 1:10 or 1:20. All sections will be related to the Ordnance Datum using spot heights and registers of sections and plans will be kept.

²³ Spence 1994.

²⁴ Spence 1994.

- 3.29** Upon completion of each significant feature at least one sample section will be drawn, including a profile of the top of natural deposits (extrapolated from cut features etc. if it has not been fully excavated). The stratigraphy will be recorded, even if no archaeological deposits have been identified.
- 3.30** An adequate photographic record will be made of and any significant archaeological remains, including photographs of sections. This will comprise high resolution digital photography, illustrating in both detail and general context the principal features and finds discovered. Conventional (silver halide) photographs should also be taken for inclusion within the project archive. The photographic record will also include working shots to illustrate the general nature of the archaeological works. A register of all photographs taken will be kept on standardised forms.

Community Involvement

- 3.31** On site staff will be allowed to answer questions from members of the public regarding the archaeology of the area and potential archaeology of the site as described in publicly available documents.
- 3.32** Detailed inquiries from members of the public regarding the results of the works, or sensitive information, will be directed to the client's archaeological representative, Lorraine Mayo of Archaeology Collective.

4.0

4. Reporting

Project Specific Reporting Requirements

- 4.1** A formal report on the results of the archaeological watching brief will be prepared on completion of the fieldwork. The report will conform to the Chartered Institute for Archaeologists Standards and Guidance²⁵ and will include:
- Non-technical summary (abstract)
 - Introductory statements and site background
 - The aims and methods adopted in the course of the investigation
 - A description of the nature, extent, date, condition and significance of all archaeological deposits recorded during the investigation, with specialist opinions and parallels from other sites if appropriate.
 - Illustrative material including maps, plans, sections, drawings and photographs as necessary
 - A catalogue of finds, including any specialist reports.
 - A discussion and summary of the results, including a statement of significance
 - An index of the contents and location of the archive
 - Sources consulted
 - A copy of the OASIS record sheet
- 4.2** The report will be submitted in draft form to Louise Davies, Archaeology Adviser (GLAAS) and Robert Whytehead (DAC) for comment. Following approval, a digital copy of the report will be sent to the client. Subject to any contractual requirements on confidentiality, copies of the report will be submitted to the London Archaeological Archive and Research Centre within six months of completion of the report.
- 4.3** As this work may not be the final phase of archaeological fieldwork carried out on the site, submission of the report and associated archive may be postponed until all

²⁵ Chartered Institute for Archaeologists 2014a.

site work has been completed and in order that the entirety of material generated for this site can be integrated into a single, coherent record.

- 4.4** The archaeological contractor will retain full copyright of any report under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client in all matters directly relating to the project as described in this document. Any document produced to meet planning requirements can be copied for planning purposes by the Local Planning Authority.
- 4.5** If appropriate a publication on the site and its findings will be prepared in a form appropriate to the significance of the results. This may be either limited to the results of this phase of the work or combined with other phases of evaluation and excavation as determined by the results and agreed with the Archaeological Advisors at GLAAS and the Diocesan Advisory Committee..
- 4.6** Any information deposited in the Greater London Historic Environment Record (GLHER) can be freely copied without reference to the originator for research or planning purposes.

5.0

5. Staffing and Programming

Staffing

- 5.1** The project will be managed by Lorraine Mayo of Archaeology Collective on behalf of the client. Other Archaeology Collective staff and suitably qualified sub-contracted specialists will contribute as necessary.
- 5.2** The start date for the commencement of the site works is to be confirmed. Once an indicative start date has been confirmed, a projected timetable, including machine hire time and staff structure and numbers, and for all post excavation work, including staff numbers and specialist sub-contractors, will be provided to the will be provided to the Historic Environment Advisor (GLAAS).
- 5.3** A standard working day is 08.00 - 16.30. A morning and afternoon tea break and 45-minute lunch break are included within this period.

Programming and Resources

- 5.4** Our client has agreed a fee sufficient to undertake all elements of the work to which these specifications relate.
- 5.5** The watching brief phase of archaeological investigation work is to be undertaken as set out above and programmed as soon as practicably possible following approval of this WSI.
- 5.6** A final report will be produced within approximately 6 weeks of the completion of the last phase of the initial archaeological monitoring of geotechnical test pits fieldwork.

Monitoring

- 5.7** The project will be monitored on behalf of the local planning authority by the GLAAS Advisor, Louise Davies, Historic England, or her nominated representative, and the Diocesan Advisory Committee Diocesan Archaeological Advisor, Robert Whytehead.
- 5.8** A minimum of one week's notice of the intention to commence fieldwork will be given to GLAAS and the Diocesan Advisory Committee.. Archaeology Collective will make every effort to allow proper monitoring of the archaeological investigation.

Any variations to the brief or this specification will be put in writing and approval sought.

Access and Safety

- 5.9** Reasonable access to the site will be arranged for the GLAAS Archaeology Adviser, Louise Davies, and the DAC Archaeological Advisor Robert Whytehead, who may wish to make site inspections to ensure that the archaeological investigations are progressing satisfactorily.
- 5.10** Before any site work commences, a full risk assessment document will be produced setting out the site specific health and safety policies that will be enforced in order to reduce to an absolute minimum any risks to health and safety. In addition to this risk assessment, the following considerations will also be made:
- All relevant health and safety regulations will be followed. Barriers, hoardings and warning notices will be installed as appropriate. Safety helmets and visibility jackets will be used by all personnel as necessary.
 - No personnel will work in deep unsupported excavations. The installation of temporary support work will be provided as required.

6.0

6. Archive and Dissemination

Archive

- 6.1** The site code will be used to mark all plans, drawings, context and recording sheets, photographs and other site material during excavation.
- 6.2** The site archive will be organised so as to be compatible with current requirements of the appropriate Museum. Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto pro-forma recording sheets. Relevant context, sample and photograph registers and environmental sample sheets will also be used.
- 6.3** On completion of the finds analysis, the landowner will be asked to sign a Deed of Transfer, transferring title of the finds to the appropriate local repository.
- 6.4** The integrity of the site archive will be maintained. All finds and records will be properly curated (subject to the Deed of Transfer) by the local repository and be available for public consultation. Appropriate guidance set out in the MGC "Standards in Museum Care of Archaeological Collections"²⁶ and the SMAs draft "Selection, Retention and Dispersal of Archaeological Collections"²⁷ will be followed in all circumstances.
- 6.5** The minimum acceptable standard for the archival report is defined in Appendix 2 of the "Management of Research Projects in the Historic Environment - The MoRPHE Project Managers' Guide"²⁸. It will include all materials recovered (or the comprehensive record of such materials) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.
- 6.6** United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long term storage²⁹ will be followed. With consent of the landowner, arrangements for the curation of the site archive will be agreed with the appropriate local repository.

²⁶ Museums and Galleries Commission 1992.

²⁷ Society of Museum Archaeologists 1993.

²⁸ Historic England 2015.

²⁹ Walker, K 1990.

- 6.7** Pursuant to these agreements, the archive will be presented to the appropriate local repository within 6 months of the completion of the fieldwork (unless alternative arrangements have been agreed in writing with the LPA). In addition, written confirmation from the client will be provided for the transfer of ownership.
- 6.8** The project will be registered and regularly updated as part of the OASIS project.
- 6.9** The recipient museum shall be granted licence for the use of the archive for educational purposes, including academic research, as long as such use is non-profit making and conforms to the Copyright and Related Rights Regulation 2003.

Dissemination

- 6.10** A fully illustrated report will be submitted for approval to GLAAS and the DAA.
- 6.11** One bound and one digital copy of the report will be submitted the Greater London Historic Environment Record. The report will include the findings of the investigation as detailed above.
- 6.12** Following submission and approval of the report:
- the archive will be prepared as detailed above and will include two bound copies of the report.
 - the (on-line) OASIS form will be completed for the project. This will be completed in digital form.

7.0

7. References

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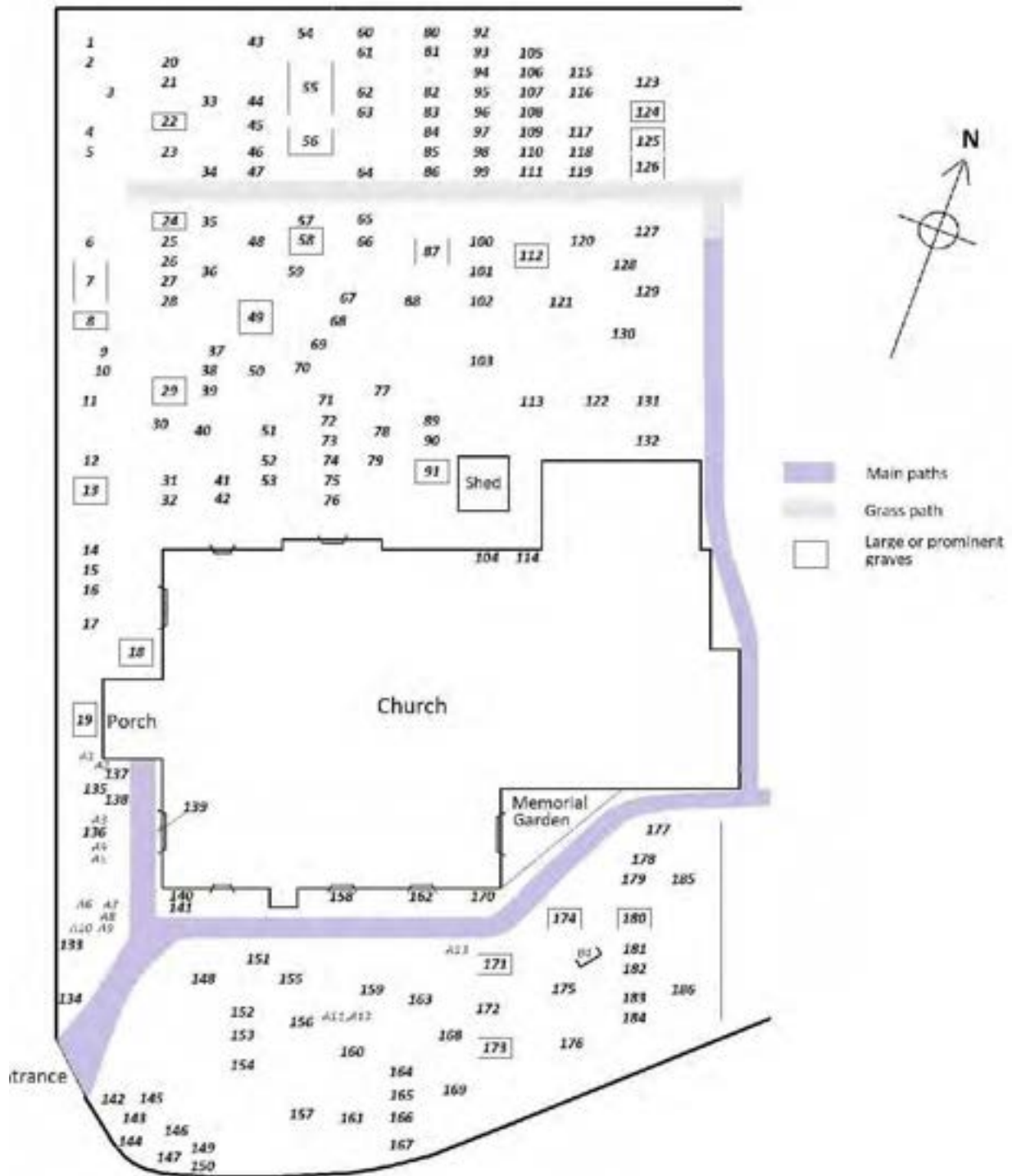
Figures



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Figure 1.1: Site Location.

West Section (prefix W)



© Anon. The memorial inscriptions of St. Mary with St Alban, Teddington, Middlesex.

Figure 3: Churchyard Survey

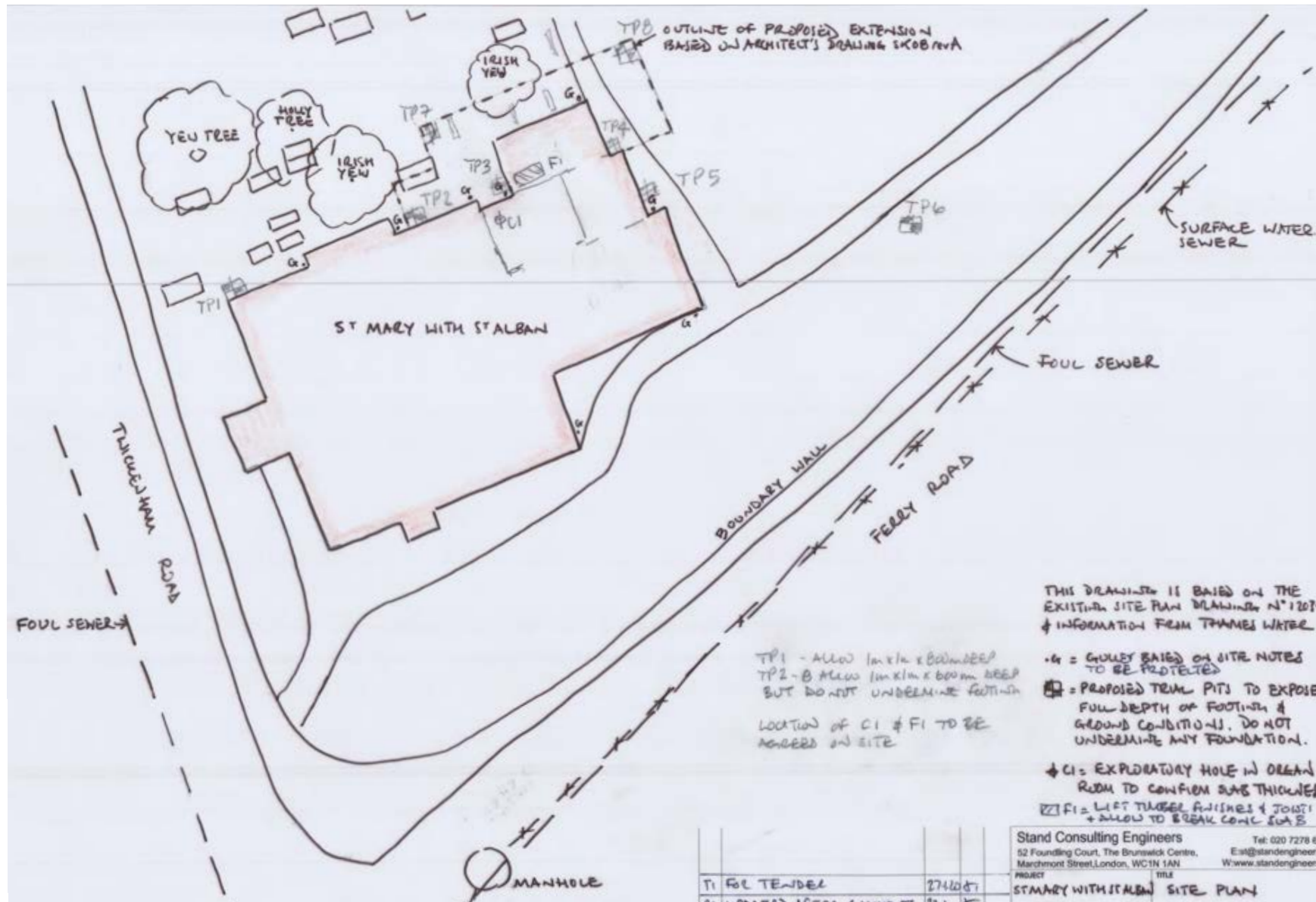


Figure 4: Trench Location Plan

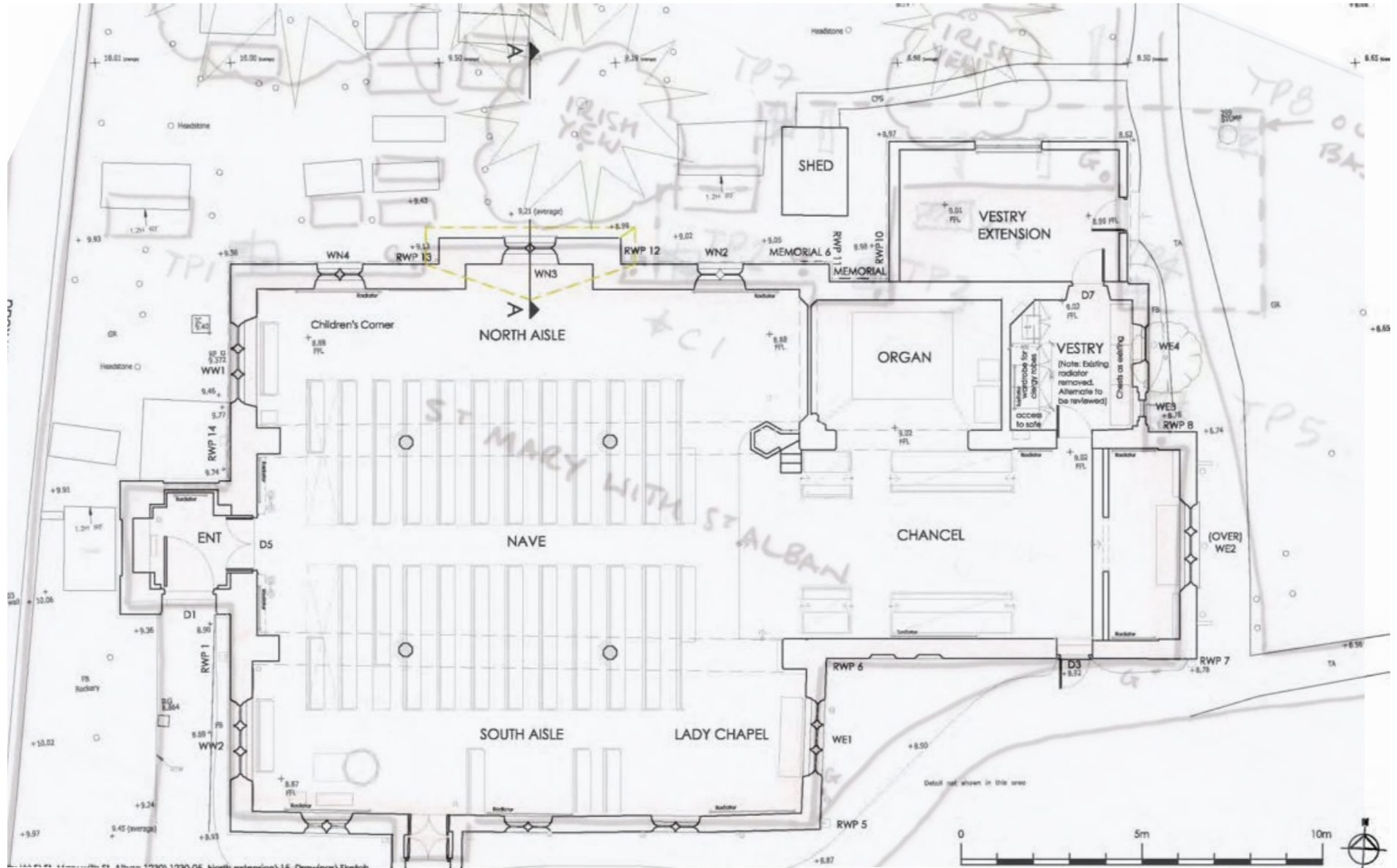


Figure 5: Trench Location superimposed onto the existing plan.

St Mary with St Alban, Teddington

Photographs in locations of proposed trial pits



Trial pit 1



Trial pit 2



Trial pit 3



Trial pit 4



Trial pit 5



Trial pit 6



Trial pit 7



Trial pit 8



Interior looking east



Organ room

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**TREE SURVEY AND ARBORICULTURAL
IMPACT ASSESSMENT IN RELATION TO
PROPOSED DEVELOPMENT AT
ST. MARY WITH ST. ALBAN CHURCH,
TEDDINGTON,
MIDDLESEX.**

January 2022.

Clive Fowler, Dip.Arb (RFS), F.Arbor.A, Tech. Cert.Arbor.A

Tree Survey and Arboricultural Impact Assessment in Relation to Proposed Development at St. Mary with St. Alban Church, Teddington, Middlesex.

Introduction.

1. I was previously instructed by St. Mary with St. Alban Church to undertake an inspection of selected trees at the above site in connection with the proposed extension of the Church to the north. I inspected the trees in January 2018 and August 2021 and prepared reports dated March 2018 and September 2021 in relation to earlier Planning proposals. This report has been prepared following my visit to the site on the 31st January 2022 and relates to a further revised scheme that has been prepared following a pre-app consultation with the Local Authority (Option H1).
2. Before any works to trees specified within this report are undertaken it will be necessary to contact the Local Authority as trees at this property are the subject of protective Legislation.
3. I have been supplied with a copy of the existing site survey and enclose a reduced copy of this drawing as appendix 'b' to this report which indicates the position of the trees with their respective identification numbers.
4. Details of individual trees are given in the attached schedule (appendix 'a'). Species are shown by their common names. All measurements are approximate and stem diameters are measured at 1.5 metres from ground level unless stated. All inspections were carried out from ground level only and no specialist decay detection equipment was used to assess internal wood quality. In some cases it was not possible to fully inspect the trees due to them being covered in ivy or being obscured by dense basal growth.
5. The information contained within the schedule has been collected in accordance with recommendations given in BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. I have also categorised each tree in accordance with the above Standard and they are colour coded on the enclosed site survey drawing (appendix 'b') to aid their recognition.

The following categories apply;

A - Trees of high quality. (Green)

B - Trees of moderate quality. (Blue)

C - Trees of low quality. (Grey)

U - Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years. (Red)

6. In addition to the above, each tree is assigned a subcategory (1 – 3) which are detailed in the table attached at appendix ‘e’. It is intended that each subcategory carries equal weight – for example an A 1 category tree would have the same retention priority as an A 2 tree.
7. The specification for pruning works are as per recommendations given in BS 3998 ‘Tree Work - Recommendations’.

General.

8. The trees the subject of this report are situated in the north western corner of the Church grounds, with trees in other areas not being inspected on this occasion. To the north east of the existing building is a middle aged Irish yew (T.1) which is multi stemmed at ground level and covered in dense ivy and, to its north east is a large holly (T.2) which was previously suppressed to the south west and consequently has a drawn main stem with a pronounced trunk incline towards the north east. This tree has been reduced in the distant past and will require further containment works in the future. It was noted that the vigour of this tree had reduced since my previous inspection.
9. To the north of the survey area and towards the northern site boundary is a well established Norway maple (T.3) with two main framework stems arising at 2.8 metres, a fairly well balanced crown, and a number of large surface roots. A mature sycamore (T.4) that previously grew close to the northern boundary and had extensive trunk decay has been removed since my original inspection and the adjacent common lime tree (T.5) has been reduced / pollarded due to a number of structural defects and has regrown vigorously since. A fairly large holly (T.6) grows close to the northern site boundary and within three metres of the adjacent building and has a sinuous main stem and some areas of disrupted bark on the north side of its trunk.
10. To the west of the survey area are two close growing common lime trees (T.7 & 8), with tree T.8 being the much larger and dominant specimen and T.7 having a significant trunk cavity to its north at a height of 4.6 metres. This tree has been reduced since my original inspection.
11. To the north west of the Church is a mature yew (T.9) which has suffered significant stem damage (see appendix ‘a’) and has a large open wound at between 2.8 & 3.9 metres from ground level with extensive decay clearly visible. Unfortunately, this defect renders the adjacent crown highly vulnerable to failure and it will therefore be necessary to undertake regular containment works in the future. A mature holly with sparser than average foliage which is causing direct

damage to the adjacent gravestone and a further ivy clad multi stemmed Irish yew are also present in this area (T.10 & 11).

Proposed Development/Methodology.

12. I have assessed the proposed site layout whilst having regard to tree protection measures recommended in BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and taking into account the Root Protection Areas (RPA's) shown in appendix 'c'. I have also prepared a Revised Tree Protection Plan relating to 'Option H1' which is enclosed as appendix 'f' to this report.
13. The only tree that is proposed for removal as a direct result of the submitted scheme is Irish yew T1 to the north east of the existing building. This tree is a small specimen of little aesthetic value which is placed within the 'c' category as detailed in BS5837: 2012 and, in my opinion, its loss would have little impact upon the visual amenity of the site or surrounding area.
14. Earlier proposals also necessitated the removal of holly T.10 and Irish yew T.11 and careful excavations within the RPA of yew tree T.9 which, although in very poor structural condition, is of potential historical value. The new proposals are set back further to the east and away from the RPA of yew tree T.9 and allow the retention of holly T.10. Although the proposed extension is located well within the RPA of Irish yew T.11 (and potentially within the 'offset' RPA of yew tree T.9), it is intended to retain this tree and to undertake supervised excavations within its RPA so as to ensure that the disturbance to its root system is kept to an absolute minimum. Although the potential disturbance within the RPA of Irish yew T.11 is significant, having regard to its small size and the fact that any risk associated with its subsequent failure would be minimal, it is considered practical to retain this tree.
15. In relation to the larger common yew (T.9), as it is in such a poor structural condition and will therefore require regular containment works, which will create a crown area much smaller than usual in relation to its trunk diameter, it is reasonable to assume that any loss of part of its 'offset' root system, as may potentially occur as part of this development, would not necessarily be of long term detriment to its health or stability. The fact that this tree is very vigorous in nature would also be of benefit and, providing the proposed excavations are undertaken in accordance with Section 7.2 of BS5837: 2012 and following the methodology (Method Statement) as detailed below, I am of the opinion that this tree and the far less important Irish yew (T.11) could be retained and safely integrated within the development.

Method Statement.

16. Before any works commence on site the contractor is to be made fully aware of the procedures to be followed in respect of the protection of the trees and the requirements of this Statement / Report. A copy of this Statement shall be supplied to all relevant personnel who will have control over any aspect of works within or adjacent to RPA's. A pre-commencement meeting shall take place between the Contractor and the Project Arboriculturalist in order to mark out the position of tree protection / areas of excavation and to determine individual responsibilities. Details of key personnel shall be acquired by the Arboriculturalist and forwarded to the Local Authority's Arboricultural Officer.
17. Prior to commencement of any development works a suitable start date shall be agreed between the Client, Contractor, Arboriculturalist and the Local Authority's Arboricultural Officer and a site meeting shall take place to ensure that tree protection is correctly installed and that all aspects of this document are understood.
18. Regular supervisory site visits by the Project Arboriculturalist will be required throughout the development process and the frequency of such will vary in relation to the development stage. Routine monitoring of tree protection will take place at four weekly intervals with a report of such visits being forwarded to all parties within 24 hours. At any stage in the development process the Arboriculturalist will undertake additional site visits as and when requested / required. The Project Arboriculturalist will also be present when any excavations are undertaken within the extended RPA's of yew tree T.9 and Irish yew T.11.
19. Should any variations relating to tree protection measures etc. be required, the Arboriculturalist will contact the Local Authority's Arboricultural Officer ensuring that adequate detail is provided for a decision to be made and in order to seek approval prior to any such variation being implemented. Any incidents that occur which may compromise the health and safety of the trees shall be reported to the Project Arboriculturalist who will assess the situation and subsequently contact the Local Authority's Arboricultural Officer and ensure that any necessary remedial works are undertaken in accordance with good Arboricultural practice and appropriate industry guidance (following consultation with the LPA).
20. Proposed development works within or adjacent to the RPA of yew tree T.11 and potentially within the 'offset' RPA of yew T.9 consist of the excavation for the foundations of the extension, no additional excavations are permitted within RPA's in relation to services etc. Compliance with this Statement will help to ensure that the potential for disturbance to existing trees is minimised.

Site clearance / preparation works.

21. As detailed above, Irish yew tree T.1 will be removed as part of these proposals. Only very minor pruning of some lower growth to the east of Irish yew T.11 is required and is as detailed in appendix 'a'. This and any other tree work detailed in appendix 'a' shall only commence upon the prior receipt of any necessary consent from the Local Authority.
22. Any tree works which are undertaken should preferably be carried out by an Arboricultural Association Approved Contractor. Any such works must be carried out to a minimum standard of BS3998 and in accordance with good Arboricultural practice.
23. **No development works, including site preparation, shall commence without prior consultation with the Project Arboriculturalist.**
24. Prior to commencement of any site preparation or ground works, tree protection must be installed to the standards detailed in BS 5837:2012 (appendix 'd') and in the positions shown on the Tree Protection Plan (appendix 'f'). Where appropriate, ground protection will be combined with temporary tree protective fencing in accordance with Section 6.2.3 of BS5837: 2012 so as to allow for working space.
25. As it may be necessary for heavy equipment and materials to sit upon / traverse the above ground protection, the materials used for such areas must be sturdy enough for the intended use. This ground protection will consist of a specialist ground protection system such as TrakMats or a similar product which will be laid upon a Terram geotextile with a 100mm layer of woodchips beneath. Once such sheeting is installed it must remain in place unaltered and in good working condition until agreement of its removal has been sought from and approved by the Project Arboriculturalist (in consultation with the Local Authority).
26. A temporary pedestrian access track leading from Twickenham Road and towards the site compound area is to be installed to the north of the construction area and adjacent to trees T.2, 3 & 8 so as to allow delivery and disposal of materials. All deliveries will be taken manually into the Church Yard, with no vehicular access permitted. This footpath will be installed using Trakmats laid over a bark or woodchip mulch to a minimum depth of 10 – 15 cm and will comply with Section 6.2.3 of BS5837: 2012 (appendix 'd').
27. All site clearance / demolition works within or adjacent to root protection areas must be undertaken in accordance with Section 7.3 of BS5837:2012 and whilst working away from the trees as detailed below;

7.3.1 Where demolition is proposed on a site where trees are to be retained, access facilitation pruning should be undertaken as necessary to prevent injurious

contact between demolition plant and the tree (s). In some cases, working space may be provided by temporarily tying back tree branches. Pruning or tying should be undertaken in accordance with a specification prepared by an arboriculturalist.

Note: The local authority will be able to advise whether trees are under statutory protection such that consent for the tree works might be required.

7.3.2 When demolishing a structure (including underground structures) within what would otherwise be the RPA, barriers should be erected, and ground protection installed (see 6.2.3), to protect the underlying soil to the edge of the structure.

7.3.3 All plant and vehicles engaged in demolition works should either operate outside the RPA, or run on the ground protection (see 6.2.3). Where such ground protection is required, it should be installed prior to commencement of operations.

7.3.4 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the building (often referred to as ‘top down, pull back’).

Note: Where there is a significant build up of dust on the foliage, it might be necessary to hose down the tree(s).

7.3.5 The advice of an arboriculturalist should be sought where underground structures are present within the RPA are, or will become, redundant. In general it is preferable to leave such structures in situ, as their removal could damage adjacent roots.

7.3.6 Where an existing hard surface is scheduled for removal, care should be taken not to disturb tree roots that might be present beneath it. Hand held tools or appropriate machinery should be used (under arboricultural supervision) to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground (see 7.2.2 for protection of exposed roots). If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in situ, augmenting it where required.

28. Excavations relating to the construction of the extension (within RPA’s) must be undertaken in the presence of the Project Arboriculturalist and following the sequence below;

- Ensure all tree protection is in place as per the Tree Protection Plan (appendix ‘f’).

- Clearly mark out the area of excavations so as to ensure that they are not enlarged in any way.
- Ensure that all excavations are undertaken from within the ‘footprint’ of the proposed extension so as to minimise foundation overhang.
- **With the Project Arboriculturalist in attendance, carefully excavate along the outer edge of the line of required excavations within the RPA’s of yew tree T.9 and Irish yew T.11 (to a minimum depth of 1 metre) using hand held tools only** (an airspade will be utilised if appropriate – taking into consideration the adjacent burials) and ensuring that shallow excavations of no more than 5 – 10 cm in depth are undertaken at a time – so as to allow the watching Arboriculturalist to spot any significant root growth and thus avoid root tearing / damage beyond the line of excavations / allow appropriate pruning to be undertaken as detailed below.
- Any significant root growth encountered (larger in diameter than 1 cm) will be carefully pruned back to the edge of the excavations by the Project Arboriculturalist in full accordance with Section 7.2 of BS5837:2012 as detailed below;

7.2.1 To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than piling) within the RPA is generally not acceptable, and topsoil within it should remain in situ. However, limited manual excavation within the RPA might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand held tools and preferably by compressed air soil displacement.

Note: Due to the demands that manual excavation places on a development project, and limitations arising from health and safety considerations, it is not realistic to plan for excavation using hand held tools where there is a need for trench shoring or grading the sides of the excavation to a stable angle of repose.

7.2.2 Roots, while exposed, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should be done as soon as possible.

7.2.3 Roots smaller than 25mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm in diameter and over should be severed only following consultation with an arboriculturalist, as such roots might be essential to the trees health and stability.

7.2.4 Prior to backfilling, retained roots should be surrounded with topsoil or uncompacted sharp sand (builders sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

- The Project Arboriculturalist will prepare a photographic record of the above works which will be forwarded to the Local Authority.

29. Designated areas for the storage of materials and any temporary structures will be agreed prior to the commencement of any development works. No storage is permitted within RPAs as detailed in appendix 'c' and on the attached Tree Protection Plan, unless adequate temporary fencing and ground protection is installed in accordance with the above Standard and following consultation and agreement with the Project Arboriculturalist (appendix 'f').

30. During the site clearance / preparation stage, regular inspections will be undertaken by the Project Arboriculturalist who will report back to the Client, Contractor, and Local Authority detailing the condition of tree protection and outlining any improvements which are necessary within a specified time period.

During construction (following installation of foundations).

31. All Site Supervisors and general site personal shall be made aware of the importance of the above RPA's and associated protective measures, which must be maintained throughout the construction stage and must not be altered in any way without the prior agreement of the retained Arboriculturalist.

32. Mixing or storage of materials such as concrete which has the potential to leak into the soil and cause harm to retained trees is not permitted within 5 metres of root protection areas, unless provision is made to ensure that all such mixings are contained.

33. The delivery and storage of all materials shall be undertaken in an organised manner so as to ensure that optimum use is made of the available storage areas without compromising tree protection and to ensure that damage to the canopy of retained trees is avoided.

34. The proposed location of any new services etc. must be carefully considered at an early stage so as to ensure that excavation within Root Protection Areas is avoided or kept to an absolute minimum. Where such works are unavoidable (and following consultation and agreement with the Project Arboriculturalist) any excavations in such areas must be carried out in strict accordance with Sections 7.2 & 7.7 of BS5837: 2012 and in the presence of the Arboriculturalist (as

detailed above, no further excavations in relation to services etc. are permitted within the RPA's of trees T.9 & 11) .

35. During the development process, regular inspections of the site will be undertaken by the Project Arboriculturalist who will report back to the Client, Contractor and Local Authority detailing the condition of tree protection and outlining any improvements to such which are necessary within a specified time period.

Completion / Landscaping Stage.

36. Tree protection shall be carefully removed following completion of the main construction activities and with the agreement of the Project Arboriculturalist and the Local Authority's Arboricultural Officer.
37. All landscaping personnel shall be informed of the importance of RPA's and shall not be permitted to use heavy machinery within any recently opened Root Protection Areas. Any landscaping works must avoid the alteration of soil levels within root protection areas without prior consultation with the Project Arboriculturalist.

Conclusions.

38. The above development necessitates the removal of one small category 'c' tree of limited Arboricultural merit (Irish yew tree T.1) and the root pruning of a further small Irish yew (T.11) in order that it can be retained as part of the proposals. Some potential excavations could also take place within the 'offset' RPA of the much more significant but structurally unsound mature yew tree (T.9) and careful hand digging of the required excavations with associated Arboricultural monitoring and supervision will be undertaken as detailed above. Providing the proposed works are undertaken as detailed above and in accordance with the advice provided within BS5837: 2012, all trees to be retained should be safely integrated within the development.

C. Fowler.

C.E. Fowler Dip. Arb (RFS), F. Arbor.A, Tech. Cert. (Arbor.A).
January 2022.

Appendix 'a'
Tree details

Clive Fowler Associates: Tree Survey at St. Mary with St. Alban Church, Teddington, Middlesex.
(Updated January 2022).

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
1	Irish yew	40 at 0.3 m (approx.)	Middle aged	2 north 3 east 3.5 south 1.75 west	Ground level	Ground level	6	Good	30>	C 1	Remove to allow development.	Multi stemmed at ground level with ivy establishing on main framework. Previously suppressed to the north.
2	Holly	36	Mature	4.75 north 6.5 east 2.5 south 2.25 west	3.2 west	2	12.75	Fair	20>	C 2	Monitor condition.	Tall specimen with a drawn and fairly slender main stem due to previous suppression. Pronounced trunk incline towards the north east. Previously suppressed to the south west. Crown lifted - leaving numerous stumps. Reduced in the distant past. Sparse foliage - particularly in upper crown.
3	Norway maple	45	Middle aged	5.25 north 5.5 east 6 south 6.25 west	3 south east	1.8	14	Good	30>	B 2	No action.	Two main stems arise at 2.8 metres. Partially suppressed to the north east and south. Large surface roots to the north west. Small diameter scattered dead wood.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality** - **B = Moderate quality** - **C = Low quality** - **U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Clive Fowler Associates: Tree Survey at St. Mary with St. Alban Church, Teddington, Middlesex.
(Updated January 2022).

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
5	Common lime	55	Mature	3.75 north 3 east 4 south 4 west	2.8	1.5	8.5	Good	20>	C 2	No action.	Two main stems arise at around 8 metres. Open cavity on trunk at 4.5 metres to the south and a further potential cavity above. Recently reduced / pollarded with dense vigorous regrowth. Dense basal growth prevents full inspection.
6	Holly	34	Mature	3.75 north 4 east 3.75 south 3.5 west	3.8	1.8	10.5	Good - fair	20>	C 2	No action.	Boundary tree growing within 3 metres of adjacent dwelling and having a pronounced trunk incline towards the south. Possibly heavily cut back at around 4 metres in the past - where the main stem grows more vertically after a short sinuous section. Small areas of disrupted bark on north and north west side of trunk below 1.5 metres.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality** - **B = Moderate quality** - **C = Low quality** - **U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Clive Fowler Associates: Tree Survey at St. Mary with St. Alban Church, Teddington, Middlesex.
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No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
7	Common lime	52	Mature	5.25 north 4.5 east 3.25 south 4 west	3	2.2	13	Fair - poor	20>	C 2 (est.)	Remove basal growth to allow a more detailed inspection.	Grows as one of a pair of the species and is suppressed to the south as a result. Previously pollarded at around 9 metres with two stubs with associated regrowth - one to the north east and one to the west. Possible cavity on south side at just below pollard points. Significant trunk cavity to the north west at around 4.6 metres. Potentially hollow sounding from some areas of trunk when tapped with a mallet. Dense basal growth prevents full inspection. Fairly recently reduced with dense regrowth.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality - B = Moderate quality - C = Low quality - U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Clive Fowler Associates: Tree Survey at St. Mary with St. Alban Church, Teddington, Middlesex.
(Updated January 2022).

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
8	Common lime	78	Mature	5.5 north 6.5 east 6.5 south 6.5 west	9 west (sucker growth below)	1.5	21	Good	20>	B 2 (est.)	Remove dead wood. Undertake a climbing inspection - paying particular attention to old pollard points. Remove basal growth to allow full inspection.	Large boundary tree with a pronounced trunk incline towards the east. Main framework stems arise at around 8.75 metres and have been pollarded in the distant past at around 9.5 metres where there appears to be potentially significant decay - particularly on south eastern stub. Overlong laterals to the south west. Minor dead wood / dieback to the north east and east. Long sunken column on south side of trunk. Basal growth hinders inspection.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality - B = Moderate quality - C = Low quality - U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

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(Updated January 2022).

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
9	Yew	98	Mature	5.5 north 5.5 east 6.75 south 3.5 west	1.6 north east	1.8	9	Poor structural condition - good vitality	30>	B 3	Reduce lateral growth in upper / middle crown to the south (dominant and weakly attached section) to leave it approximately 2.75 metres in length when measured from outside face of trunk (making cuts of up to approximately 12 cm in diameter and retaining as much growth below as possible). Reduce lowest limb to the south west to leave it 3 metres in length (3 cm maximum diameter of pruning cuts). Lightly reduce growth to the north and north east leaving it approximately 3 metres in length with cuts of up to 5 cm in diameter.	Old specimen tree which has severe trunk decay with a large open area at between 2.8 and 3.9 metres from ground level on the north west side where the central stem has been lost due to a cubical rot. Unbalanced but very vigorous crown with only limited growth to the north west. Larger remaining framework stem to the south west is growing from decayed area and consequently highly vulnerable to further failure. Younger central regrowth to the east is congested in nature. Column of missing bark associated with previous failure noted on east side between 2.2 and 3.6 metres. Surface rooting may indicate changes in soil levels in distant past. Historically significant tree which will require regular containment works if it is to be retained in the long term (healthy regrowth should assist this).

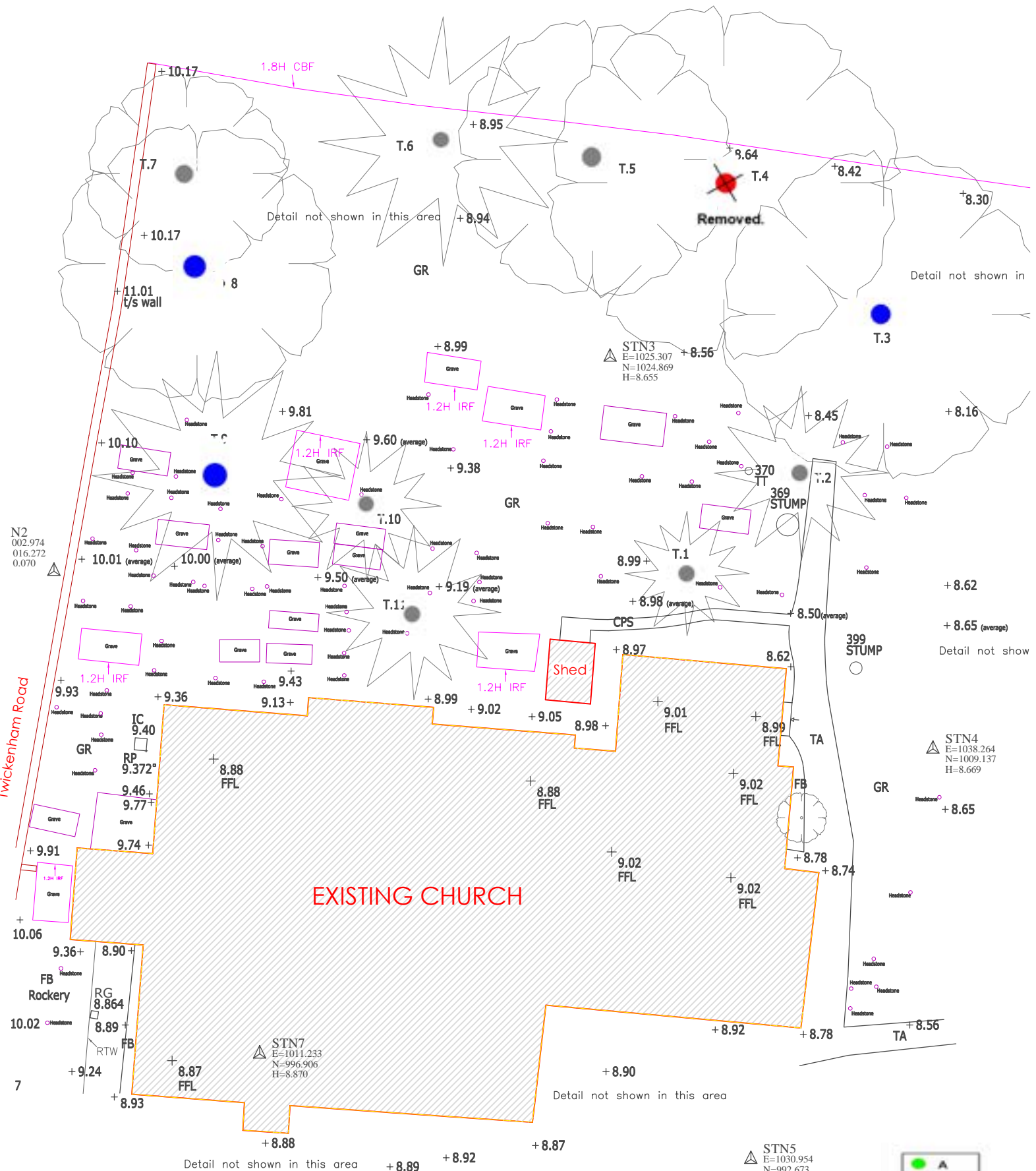
Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality - B = Moderate quality - C = Low quality - U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Clive Fowler Associates: Tree Survey at St. Mary with St. Alban Church, Teddington, Middlesex.
(Updated January 2022).

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
10	Holly	38	Mature	4.5 north 4.25 east 4.25 south 3.75 west	2.2 north east	1.8	10	Fair	20>	C 2	No action.	Group tree which is growing tight against adjacent monuments - preventing full inspection of base. Main framework with a well defined central stem arises at 2.2 metres. Sparser than average foliage for age and species with a reduction in vigour since previous inspection and some twiggy dieback. Ivy establishing on trunk.
11	Irish yew	53 at 0.5 m	Middle aged	3.25 north 3.25 east 3.5 south 3.5 west	Ground level	Ground level	7	Good	20>	C 2	Remove small low branch to the east at 2 metres (measuring 4.5 cm at attachment to parent stem). Remove low stem / limb to the north east at 0.9 metres from ground level and measuring 9 cm at attachment (only if necessary for construction access).	Multi stemmed at ground level with ivy establishing on main framework. Several crossing stems. Suppressed to the north. Large amount of small diameter dead wood in lower crown to the north. Pruning stubs. Congested main unions.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality - B = Moderate quality - C = Low quality - U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Appendix 'b'
Tree Locations.



N2
002.974
016.272
0.070

Wickenham Road

STN6
E=1011.235
N=990.364
H=9.387

Tree Location Plan.
Originally produced in colour.
Clive Fowler Associates.
Revised January 2022

STN5
E=1030.954
N=992.673
H=8.768

●	A
●	B
●	C
●	U

Tree Categories.

Appendix 'c'
Recommended Root Protection Areas

Clive Fowler Associates : Recommended Root Protection Areas (Radius) at St. Mary with St. Alban Church, Teddington, Middlesex.

Tree No	Species	Recommended Distances for Root Protective Areas (Metres).	Comments.
1	Irish yew	n/a	Remove to allow development.
2	Holly	4.35	Protect with a combination of fencing and ground protection in accordance with figure 3 and Section 6.2.3 of BS5837: 2012. Install any adjacent proposed hard surfacing areas (for bin storage) in accordance with Section 7.4 of BS5837: 2012. Install temporary footpath using bark or wood chip mulch covered with Trakmats (in accordance with Section 6.2.3 of BS5837: 2012) as detailed in main text of report (pedestrian access only).
3	Norway maple	5.5	Located away from construction area. Install temporary footpath using bark or wood chip mulch covered with Trakmats (in accordance with Section 6.2.3 of BS5837: 2012) as detailed in main text of report (pedestrian access only).
5	Common lime	6.5	Located away from construction area.
6	Holly	4.25	Located away from construction area.
7	Common lime	6.25	Located away from construction area. Install temporary footpath using bark or wood chip mulch covered with Trakmats (in accordance with Section 6.2.3 of BS5837: 2012) as detailed in main text of report (pedestrian access only).
8	Common lime	9.5	Located away from construction area. Install temporary footpath using bark or wood chip mulch covered with Trakmats (in accordance with Section 6.2.3 of BS5837: 2012) as detailed in main text of report (pedestrian access only).
9	Yew	11.75 (435 m2)	Encroachment required within 'Offset' RPA to its south east - undertake all excavations in this area in the presence of a suitably qualified and experienced Arboriculturalist and in full accordance with Section 7.2 of BS5837: 2012. See main text of Statement. Protect with a combination of fencing and ground protection in accordance with figure 3 and Section 6.2.3 of BS5837: 2012.
10	Holly	4.5	Protect with a combination of fencing and ground protection as detailed above. No encroachment required within RPA.
11	Irish yew	6.5 (127 m2)	As detailed at tree T.9 above.

Note 1. Root Protection Area Radii are shown in ¼ metre graduations. Note 2. It should be emphasised that the above relates to the distance from the centre of the tree to protective fencing.

Note 3. With appropriate precautions, temporary site works can occur within the protected area, e.g. for access for scaffolding (see BS 5837 - 2012).

Note 4. N/a = not applicable.

Appendix 'd'
Extracts from BS5837: 2012

Extracts from BS5837: 2012.

6.2 Barriers and ground protection

6.2.1 General

6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see **5.5**) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see **6.2.3**).

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

6.2.1.4 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also **8.8.1**).

6.2.1.5 It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.2.2 The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

6.2.2.3 Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the

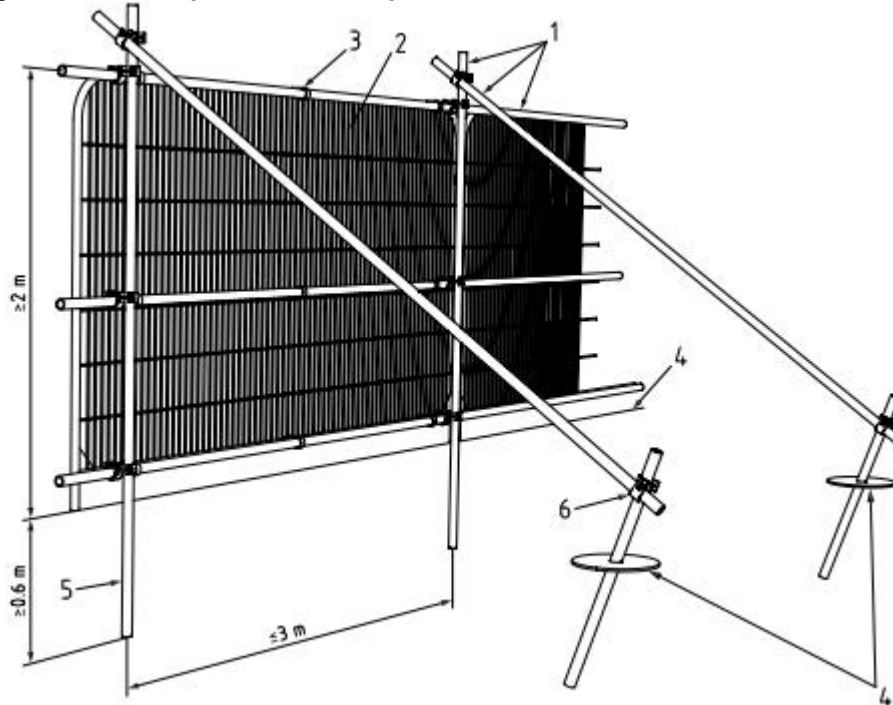
fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

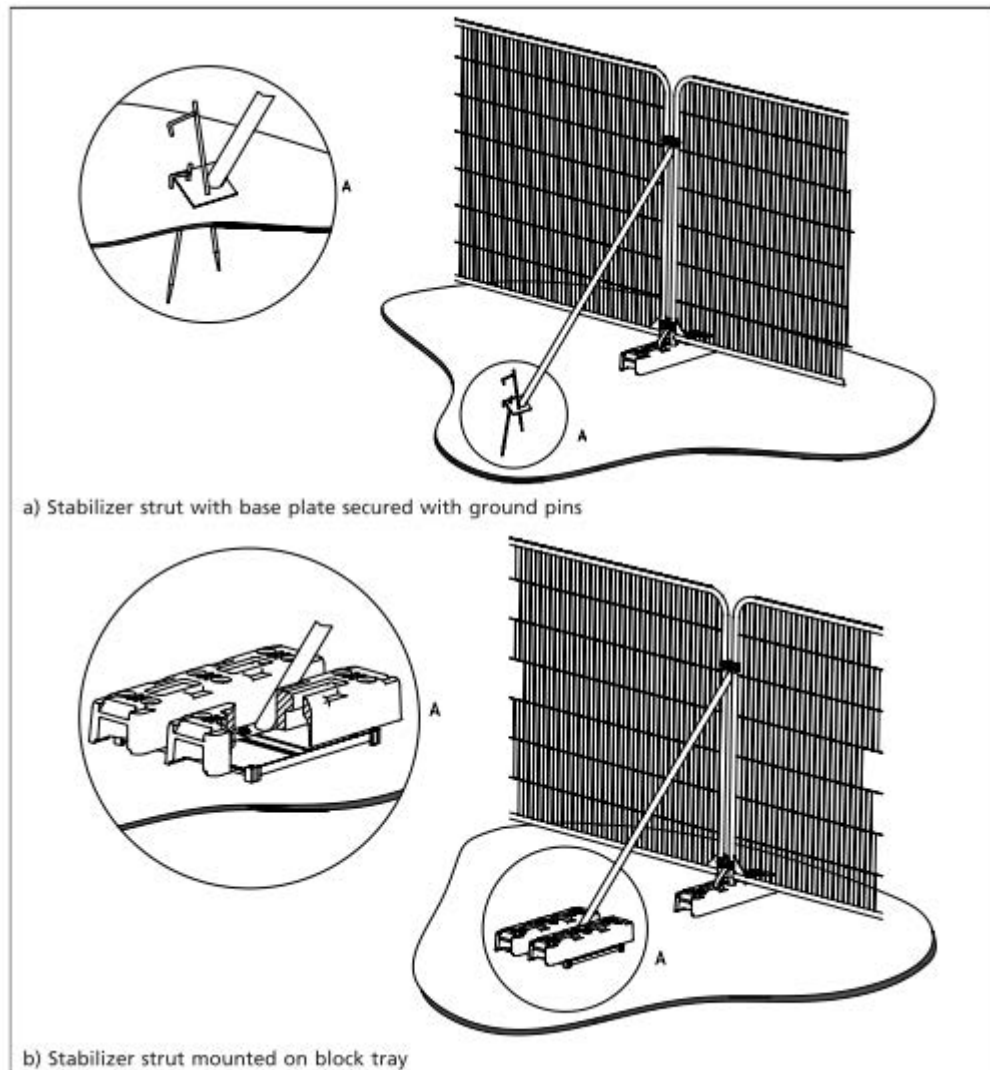
Figure 2 Default specification for protective barrier



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Figure 3 Examples of above-ground stabilizing systems



6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

6.2.3.2 Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

NOTE The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

6.2.3.4 The locations of and design for temporary ground protection should be shown on the tree protection plan and detailed within the arboricultural method statement (see **6.1**).

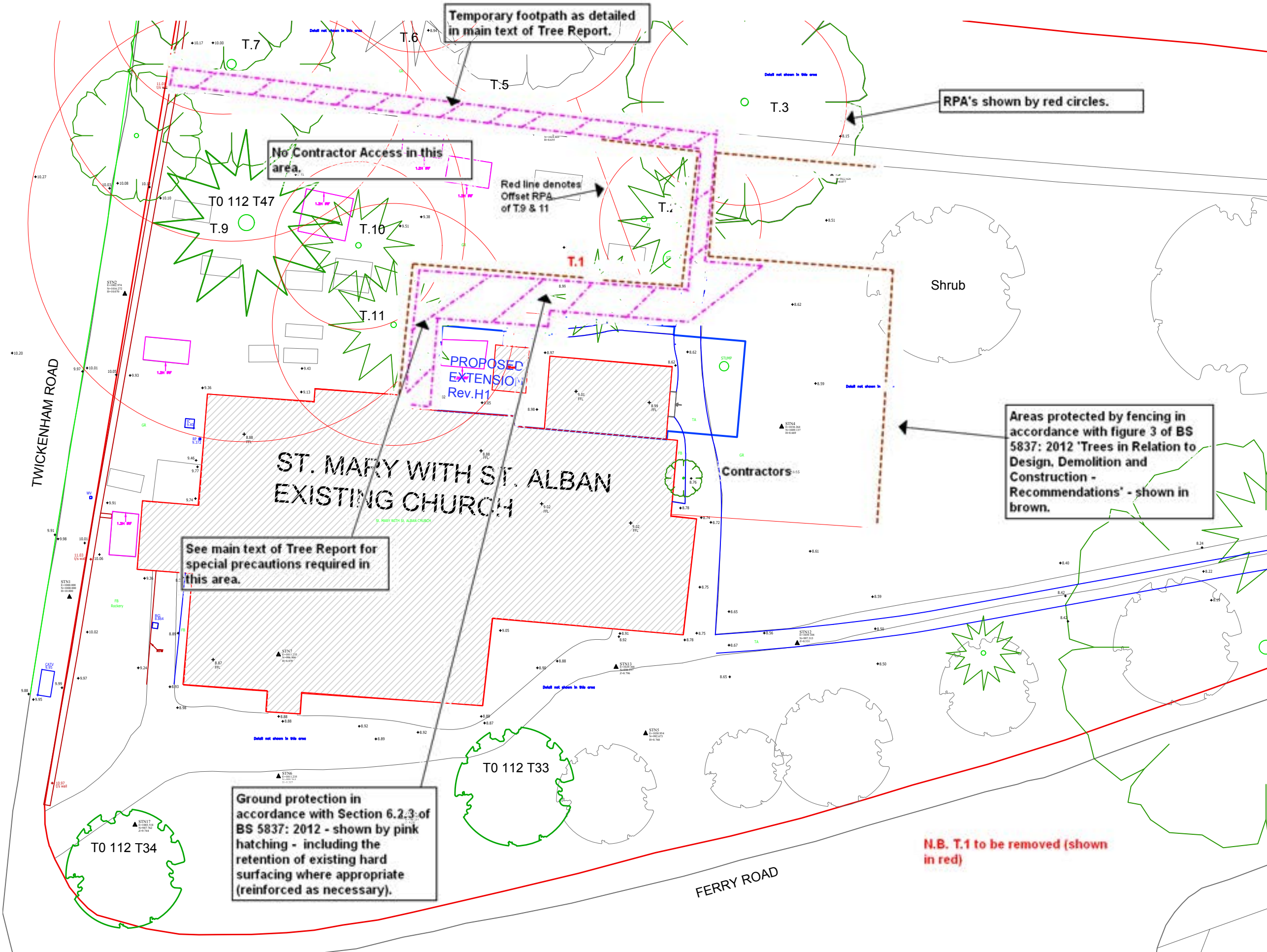
6.2.3.5 In all cases, the objective should be to avoid compaction of the soil, which can arise from the single passage of a heavy vehicle, especially in wet conditions, so that tree root functions remain unimpaired.

Appendix 'e'
Table 1 from BS5837: 2012

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 'f'
Tree Protection Plan.



Temporary footpath as detailed in main text of Tree Report.

RPA's shown by red circles.

No Contractor Access in this area.

Red line denotes Offset RPA of T.9 & 11

Areas protected by fencing in accordance with figure 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' - shown in brown.

See main text of Tree Report for special precautions required in this area.

Ground protection in accordance with Section 6.2.3 of BS 5837: 2012 - shown by pink hatching - including the retention of existing hard surfacing where appropriate (reinforced as necessary).

N.B. T.1 to be removed (shown in red)



KEY:

- Area owned by the Church
- Proposed extension
- TPOs

PROJECT St Mary with St Alban Extension and Alterations

DRAWING SCALE Site Plan 1:200 @ A3

DRAWING No 21

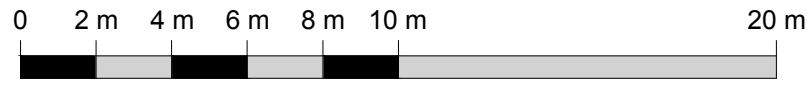
ISSUE DATE 21/01/2022

Status Issued for Information

ARME ARCHITECTURE & REGENERATION OF MODERN ENVIRONMENTS

I SITE PLAN 102 1:200@A3

Revised Tree Protection Plan. Originally produced in colour. Clive Fowler Associates. Option 'H 1'. January 2022.



**St Mary with St Alban
Ferry Road
Teddington
TW11 9NN**

Bat Emergence Survey

**August 2021
Updated October 2022**

FINAL

**Produced by
Sylvatica Ecology Ltd. For
Ecology and Land Management
On behalf of
Parochial Church Council of St Mary with St
Alban**

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Bat Survey Report

St Mary with St Alban

Ferry Road

TW11 9NN

NGR TQ 16516 71273



28th October 2022

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It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 months from the date of initial survey.

It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

Author	Signed	Contact
Richard Law BSc (Hons) MRes CEnv MCIEEM FLS		rlaw@sylvaticaecology.co.uk 07833 720401

1 Introduction

Aim of the study

- 1.1 This report presents the findings of a single bat emergence survey and an update emergence survey on the northern part of the chapel of St Mary with St Alban, Ferry Road, TW11 9NN, NGR TQ 16516 71273. This section of the chapel had been previously identified as having a low potential to support roosting bats.
- 1.2 Part of this building will undergo works that will result in the demolition of a section of the north eastern chapel, with a new window installed into the northern wall. As a result of these proposed works, a bat survey was required to assess the presence/ likely absence of bats at this location.

Legal Status of Bats

- 1.3 The potential presence of bat roosts within a proposed development site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that *'a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection'*.
- 1.4 Bats are also protected under the Conservation of Habitats and Species Regulations 2017 and are listed as European protected species under which it is an offence if a person;
- *deliberately captures, injures or kills any wild animal of a European protected species;*
 - *deliberately disturbs wild animals of any such species;*
 - *damages or destroys a breeding site or resting place of such an animal.*
- 1.5 Disturbances of animals, include in particular, any disturbance which is likely to impair their ability to;
- *survive, breed or reproduce, or to rear or nurture their young;*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate;*
or
 - *to affect significantly the local distribution or abundance of the species to which they belong.*

2 Methodology

2.1 A single evening emergence surveys was carried out on the 29th July 2021 and an update emergence survey was carried out on 8th October 2022 using methods outlined in Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2016). Two surveyors observed this section of the building.

Equipment Used

2.2 Echometer Pro 2 bat detector were used with iPad processor unit and Bat Box Duet detectors were used. A mixture of night vision equipment was used including; a Pulsar Axion 30S thermal imaging camera and a set of Yukon Tracker night vision binoculars.

2.3 **Figure 1 - Location of Surveyors**



Lead Surveyor

2.4 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) reptiles, amphibians including great crested newt (*Triturus cristatus*) (Class 1 2016-20290-CLS-CLS) and terrestrial mammals including dormice (2015-13188-CLS-CLS) and birds including barn owl licence (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

3 Results

3.1 This section provides an account of the results from the survey carried out on the building. These findings will inform any further recommendations outlined within this report.

3.2 **Table 1: Meta Data for Survey**

Date	Sunset	Survey Start and End	Temp	Rain	Wind Speed (Beaufort Scale) and direction
29 th July 2021	20:53	20:30 to 22:20	18°C	None prior or during	Calm
8 th October 2022	18:23	18:00 to 19:53	15°C	None prior or during	Calm

3.3 The weather conditions apparent during the survey was within that specified in the survey guidance. The temperature for these surveys were warm. The wind was calm and there was not any precipitation during the surveys.

3.4 **Table 2: Position 1 – 29th July 2021 Bat Activity and Species Observed**

Time	Species	Passes	Activity and Location
20:57	S.pip	1	Not seen, very faint
21:06	C.pip	1	Not seen. Likely to be in the tree line to the south
21:24	C.pip	1	Not seen, very faint
21:26	S.pip	1	Not seen, very faint
21:30 to 21:43	C.pip	Multiple	Foraging overhead. Flying between church and vestry roofs
21:53 to 21:10	C.pip	Multiple	Foraging overhead. Flying between church and vestry roofs

C.pip = Common pipistrelle

S.pip = Soprano pipistrelle

3.5 Two species of bat were observed foraging around this location. Most of the foraging was concentrated within the church yard, with multiple passes of bat. The species present here were common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*P.pygmaeus*). No emergence observed from the section of the building surveyed.

3.6 **Table 3: Position 2 - 29th July 2021 Bat Activity and Species Observed**

Time	Species	Passes	Activity and Location
21:08	C.pip	1	Not seen, brief pass.
21:18	C.pip	1	Not seen, foraging.
21:19	C.pip	1	Foraging around church yard to the north.
21:21	C.pip	1	Foraging around church yard to the north.
21:24	C.pip	1	Foraging around church yard to the north.
21:28	S.pip	3	Foraging around church yard to the north.
21:30	C.pip	7	Foraging around church yard to the north.
21:31 to 21:42	C.pip	Multiple	Foraging around church yard to the north.
21:42	S.pip	1	Foraging around church yard to the north.
21:44	S.pip	2	Foraging around church yard to the north.
21:58	C.pip	1	Foraging around church yard to the north.
22:01	C.pip	2	Foraging around church yard to the north.
C.pip = Common pipistrelle S.pip = Soprano pipistrelle			

3.7 Two bat species were observed foraging and commuting within close proximity to the building. These species were common pipistrelle and soprano pipistrelle. No emergence of

bats were observed from the building at this location. The foraging activity around this location was concentrated within the church yard.

3.4 **Table 3: Position 1 & 2 – 8th October 2022 Bat Activity and Species Observed**

Time	Species	Passes	Activity and Location
18:23 to 19:19	C.pip/ S.pip2	2	Two bats emerged close to church from the west and flew overhead. Continuous foraging around this area.
19:25 to 19:29	S.pip	1	Heard, not seen.
19:33 to 19:34	S.pip	1	Heard, not seen.
C.pip = Common pipistrelle S.pip = Soprano pipistrelle			

3.5 Two species of bat were observed during this survey. These were common pipistrelle and soprano pipistrelle. Foraging activity was observed for just under an hour around the grounds of the church, but no bats were observed emerging.

4 Discussion and Recommendation

4.1 No bats were observed emerging from this part of the building. There was some foraging activity noted within close proximity of the building around the church yard. Two bat species were recorded either foraging or commuting locally. These were all relatively common bat species within south west London (Law 2013). The weather conditions were optimal for both of the surveys.

4.2 No further bat surveys are recommended at this location. As no bats were observed emerging from the building, no licencing is required as it can be considered that bats are likely absent from this part of the building.

4.3 In the event that a bat is found during the development works, then works should cease, the bat left undisturbed *in situ* and consultation be made with a suitably qualified ecological consultant and Naturel England as to the most appropriate way to proceed. If the bat is injured, then contact should be made with the National Bat Helpline on 0345 1300 228

Ecological Enhancements

- 4.4 There were opportunities within the structure of the building to provide ecological enhancements. It is possible to install specific features within any newly built structure that can provide roosting opportunity for bats. Two built in bat boxes can be installed along the southern face of the buildings. These would take the form of bat access panels, for example the Woodstone Bat Access Panel, or an Integrated Eco Bat Box roosting chamber.
- 4.5 Foraging habitat availability is key to the successful continuation of bat populations, particularly within built up areas. Ecological enhancement can be achieved by installing plant species that provide habitat for invertebrate species that bats will predate. Native scrub species that attract invertebrate species include; hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*), apple (*Malus domestica*) and bird cherry (*Prunus padus*).

5 References

BCT (2016) Bat Survey Guidelines for Professional Ecologist – Good Practice Guidelines

English Nature (2004) Bat Mitigation Guidelines IN13.6

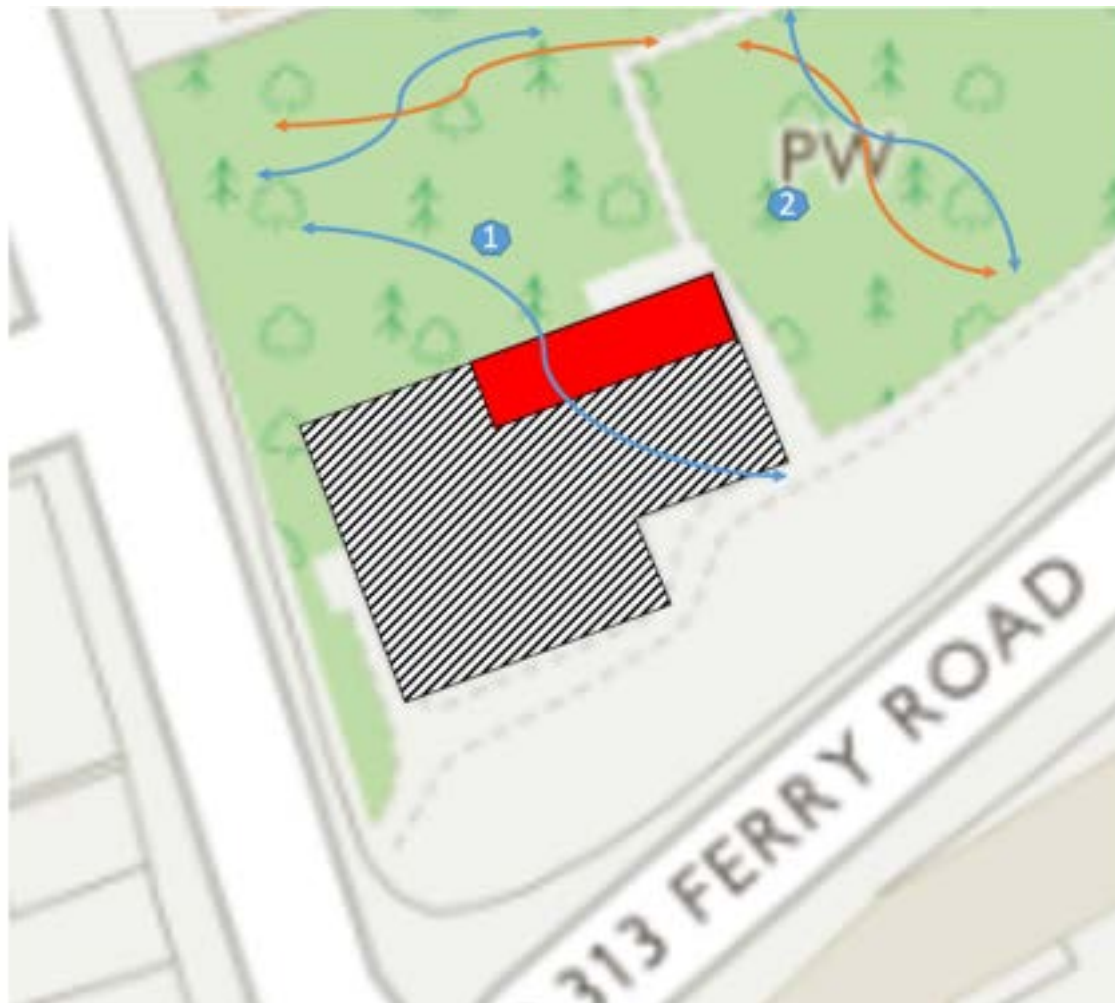
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Law, R, E. (2013) The Bat Atlas of London – London Bat Group

Mitchell-Jones, T & McLeish, A.P (2004) Bat Workers Manual, Joint Nature Conservation Committee.

6 Bat Activity Summary



- 1 Surveyor Location
- Zone of Impact
- Chapel
- Common Pipistrelle
- Soprano Pipistrelle



St Mary with St Alban


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7 Examples of Bat Box Panels

Plate 1 – ACO Bat Box Panel



Plate 2 – Integrated Woodcrete Bat Box



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Ecology and Land Management works towards the policy of 'best practice' advocated by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Chartered Landscape Institute, the Chartered Institute for the Environment as well as a number of specialist organisations working towards the conservation of protected species.

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**St Mary with St Alban
Twickenham Road
Teddington
TW11 9ND**

Biodiversity Enhancement

**February 2022
Revised March 2022
Revised May 2022**

FINAL

Produced by

*Ecology and Land
Management*

For and

on behalf of

**Parochial Church Council of
the Church of St Mary with
St Alban**

Henriette
Westergaard



Ecology & Land
Management

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SECTION 1 INTRODUCTION

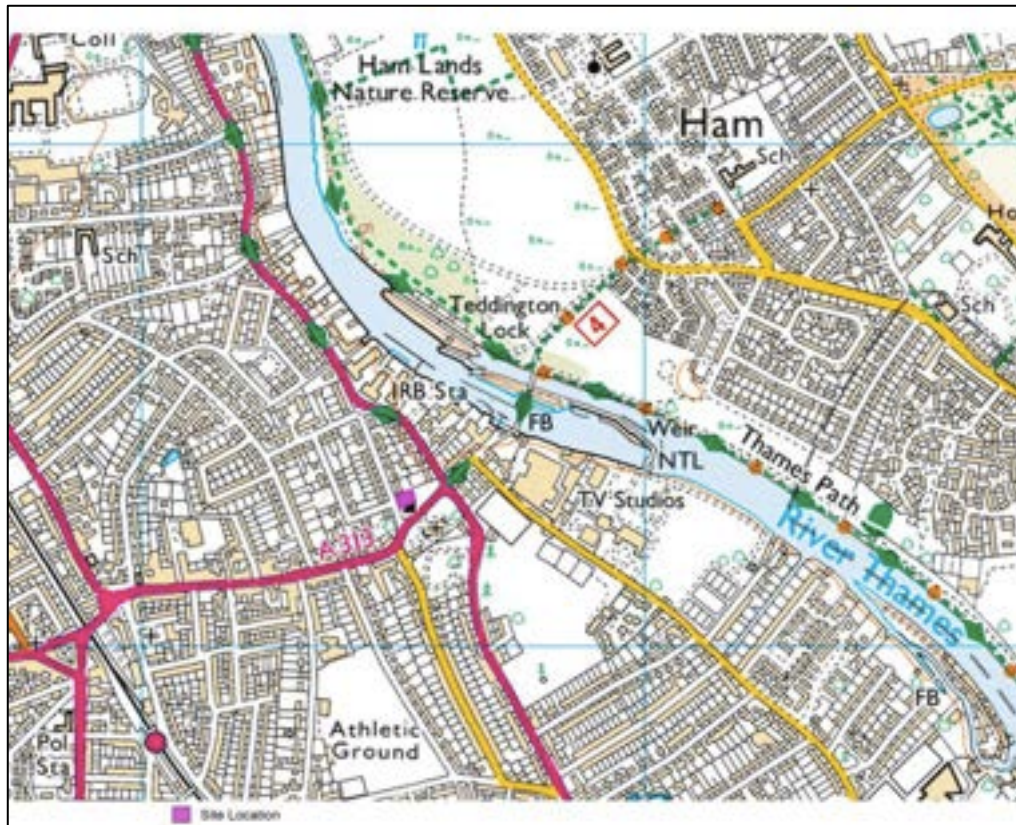
- 1.1 Ecology and Land Management were commissioned by the Parochial Council of the Church of St Mary with St Alban to produce biodiversity enhancement proposals for land associated with the proposed extension to St Mary with St Alban Church.
- 1.2 The report is required in response to guidance notes set out by the local council to ensure that adequate ecological information accompanies the planning application for the proposed development. The biodiversity enhancement proposals are intended to provide information in line with Policy LP 15 of the Local Plan to protect and enhance the borough's biodiversity with particular regard to planting of species of wildlife value, maintenance and enhancement of grassland sward, enhancing tree line along northern boundary, bird/bat boxes and stag beetle loggery.

SECTION 2 GENERAL INFORMATION

2.1 Context and Site Description

- 2.1.1 The site is associated with St Mary with St Alban Church as shown in Figure 1 (OSGR: TQ165713).
- 2.1.2 The area proposed for development consists of a northern extension to the main church and associated churchyard. The extension is brick built with pitched roof. There are mature trees and gravestones within the area.
- 2.1.3 The development proposals for the site involve the demolition of the vestry extension to the north, removal of one mature yew tree. It is understood that most graves will be retained with only a few removed to accommodate works.
- 2.1.4 The wider landscape is characterised by the townscape of Teddington. The A313 Ferry Road borders the site to the south; Twickenham Road borders the site to the southwest. The River Thames is approximately 200m north of the site and the St Mary's Parish Hall, Landmark Arts Centre and public park to the southeast.
- 2.1.5 A preliminary ecological appraisal and a bat emergence survey were undertaken in 2021. No bat roosts were found. This document concerns the biodiversity enhancement for the proposed development.

Figure 1 – Site Location



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2.2 Environmental Information

Physical

- 2.2.1 The site is approximately 0.56ha in extent. The land lies at approximately 10m AOD. The soils are described in Soilscape (Cranfield University) as freely draining slightly acid loamy soils. The geology of the site is solid is described as London Clay Formation, of clay and silt (British Geological Society).

Biological

- 2.2.2 The site is designated as Church yard of St Mary with St Alban, a site of Local Importance for Nature Conservation (London Borough of Richmond Local Plan, Policy LP15). The site also lies within a Conservation Area. In addition, churchyards and cemeteries are regarded as priority habitats within London.
- 2.2.3 A biological records search was obtained from Greenspace Information for Greater London (eCountability). The data must not be distributed or published for an external or public audience, for example within the appendix of a report. Local Planning Authorities may request a copy of the data from GiGL either via their service level agreement (most Boroughs of GiGL partners) or as a data search. The search confirms that the site is designated for its nature conservation value and is listed as a Site of Local Nature Conservation Importance. The site is also within 300m of a Local Nature Reserve and a Site of Metropolitan Importance for Nature Conservation. A full list of records of protected and BAP species within 1km of the

Site can be found in the data search. Below is a table listed within the GiGL database that may be relevant to the site.

Taxon Name	Number of protected species from GiGL data	Likely presence on Site
<i>Plants</i>	13	Negligible
<i>Birds</i>	52	Negligible
<i>Mammals (not bats)</i>	4	Low Risk
<i>Bats</i>	11	Moderate Risk
<i>Amphibians</i>	2	Negligible
<i>Reptiles</i>	1	Low Risk
<i>Invertebrates</i>	28	Low Risk
<i>Fish</i>	1	Negligible

Table 1 – Protected Species Data within 1km of Site. Source: GiGL August 2021.

2.2.4 The Site lies within Thames Valley Natural Character Area (English Nature, 1998)¹.

“The Thames Valley is a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings. Hydrological features dominate the Thames Valley. Flows and water levels in the River Thames are managed by a series of locks and structures upstream of Teddington. Flood defense and water quality improvement measures, such as the restoration of wetlands for flood management, provide opportunities for biodiversity and recreation.”

2.2.5 Natural Character Area Statement of Opportunities relevant to the site includes:

“SEO 3: Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding. issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development.”

“SEO 4: Protect and manage the area’s historic parklands, wood pastures, ancient woodland, commons, orchards and distinctive ancient pollards, and restore and increase woodland for carbon sequestration, noise and pollution reduction, woodfuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history.”

2.3 Existing Habitats Descriptions

2.3.1 The churchyard comprises a mixture of formal and semi-natural landscapes. There is a mixture of long and short sward grassland with scattered trees. A schedule of

¹ A Natural Area is not a designation, but an area of the countryside identified by its unique combination of physical attributes, wildlife, land use and culture. These features give Natural Areas a ‘sense of place’ and a distinctive nature conservation character which we can seek to sustain (English Nature, 1991).

churchyard trees lists 25 trees within the churchyard. Species include lime (*Tilia sp.*), maple (*Acer sp.*), holly (*Ilex aquifolium*), beech (*Fagus sylvatica*), cypress (*Cupressus sp.*), yew (*Taxus baccata*), Irish yew (*Taxus baccata fastigiata*) and hawthorn (*Crataegus monogyna*). Introduced shrub is scattered within the site and a number of lichens and bryophytes are present on gravestones.

2.4 Protected Species Surveys

2.4.1 A bat emergence survey was undertaken in July 2021. No bat roosts were observed within the buildings. However, bat foraging activity was noted within close proximity of the building around the church yard. Two bat species were recorded either foraging or commuting locally.

2.5 Cultural

2.5.1 There is public access along the southern side of the churchyard off Ferry Road, which is used regularly.

2.5.2 The Adopt a Grave Scheme has been set up to care for graves and keep them free of plant growth. This initiative invites members of the local community to come forward and agree to adopt a grave and carry out maintenance to keep it looking well maintained.

2.5.3 Details of archaeological interest for the site is described in the Archaeological Watching Brief Report on Geotechnical Test Pits (July 2020).

2.6 Existing Management

2.6.1 The grassland within the proposed site is currently being managed by cutting annually in late summer. The churchyard maintenance and development plan (2020-2025) has been developed by the parish council in agreement with London Borough of Richmond upon Thames and approved by the Parochial Church Council. It sets out a 5-year action plan for

SECTION 3 PROPOSED BIODIVERSITY ENHANCEMENT

3.1 Introduction

3.1.1 The churchyard is currently managed following the Maintenance and Development Plan (2020-2025). Existing management includes planting, grassland management, stag beetle loggery and beehives. Within the main churchyard a sensory garden is proposed.

3.1.2 Biodiversity enhancement outlined in this report applies to the land associated with the current proposals at the western end of the churchyard and will provide additional habitat and roosting opportunity for birds and bats as well as further deadwood for saproxylic invertebrates. The position of individual proposals should follow direction shown on biodiversity enhancement plan.

- Planting of shrubs/herbaceous species with a known value for wildlife within the external soft landscape with particular emphasis on native species or plants suitable for pollinators.
- Continue to maintain and enhance grassland sward
- Continue to maintain and enhance hedgerows
- Enhancing tree line along northern boundary
- Bird Boxes
- Bat Boxes

- Insect nesting aid
- Deadwood creation

3.2 Habitats

Planting of pollinator species

- 3.2.1 Herbaceous species suitable for pollinators and scented for bats could be planted on the edge of the proposed site. Plants suitable for night foraging animals could also be considered as shown below.

Night-scented flowers, herbs and climbers for bats

- 3.2.2 As bats usually feed at dusk and dawn it is advantageous to use night-scented flowers and herbs, which will attract moths and other night-flying insects.

Nottingham catchfly	<i>Silene nutans</i>
Night-scented catchfly	<i>S. noctiflora</i>
Bladder campion	<i>S. vulgaris</i>
Soapwort	<i>Spanoria officinalis</i>
Night-scented stock	<i>Matthiola bicornis</i>
Sweet rocket	<i>Hesperis matronalis</i>
Evening primrose	<i>Oenothera biennis</i>

Scented herbs for bats

Chives	<i>Allium schoenoprasum</i>
Sage	<i>Salvia officinalis</i>
Marjoram	<i>Origanum vulgare</i>
Borage	<i>Borago officinalis</i>
Mint	<i>Mentha sp.</i>

Climbers

Honeysuckle sp.	<i>Lonicera sp.</i>
Dogrose	<i>Rosa canina</i>
White jasmine	<i>Jasminium officinale</i>
Sweetbriar	<i>R. rubiginosa</i>

Table 2 – Night scented plants

Underplanting Tree line

- 3.2.3 Mature tree lines are important for a wide range of wildlife throughout the year and it is proposed to create a more diverse species mix and age range along the northern boundary.
- 3.2.4 Trees/shrubs should be planted into weed free conditions. Planting should be undertaken in between late October and end of February, preferably into frost free soil. Species should be based on the species mix shown in Table 3. Trees should be 400mm-600mm bare root specimens of local provenance.

Scientific Name	Common Name	Proportion
<i>Acer campestre</i>	Field maple	5%
<i>Cornus sanguinea</i>	Dogwood	5%
<i>Corylus avellana</i>	Hazel	5%
<i>Crataegus monogyna</i>	Hawthorn	25%
<i>Euonymus europaea</i>	Spindle	5%
<i>Ilex aquifolium</i>	Holly	5%
<i>Lonicera periclymenum</i>	Honeysuckle	5%

Scientific Name	Common Name	Proportion
<i>Prunus spinosa</i>	Blackthorn	25%
<i>Rosa canina</i>	Dog Rose	5%
<i>Ulmus procera</i>	English Elm	5%
<i>Viburnum opulus</i>	Guelder rose	5%

Table 3 – Underplanting species for tree line

Hedgerow maintenance

- 3.2.5 Hedges are currently pruned and maintained to a height/width agreed with the Parks Team. All maintenance is completed outside of the bird nesting season and all hedge bases should be clear of litter. Vertical growth should be cut back along the clipped sections to promote thickening of the base and create shelter for flora and fauna. Cutting should be done using either loppers and hedge-shears or hand tools to minimise disturbance to wildlife. At the time of cutting the hedge should be inspected for dead, dying and diseased material and dead trees replaced where appropriate. Where possible, it is recommended that hedgerow cutting could be done in alternate year to benefit wildlife by increasing flowering and subsequent berry crop.

Maintain and enhance grassland sward

- 3.2.6 The grassland areas are an important part of this locally designated site. The grassland should continue to be managed as semi-natural grassland. The sward should be allowed to grow tall and an annual hay cut in late summer should be undertaken removing arisings to promote wildflowers. It may be possible to over seed areas of low species diversity with native lowland meadow species to encourage establishment of a wider range of herbaceous plants.

3.3 Wildlife Shelters

- 3.3.1 A total of 2 individual bird boxes should be installed within the proposed site. Two on mature trees and one the proposed building. In addition 3 bat boxes should be installed on boundary trees. An insect nesting aid, a hedgehog dome and a stag beetle loggery are also proposed.

Bird and Bat Boxes to be installed as shown on the Biodiversity Enhancement Proposals plan. Schwegler types or similar should be selected for installation.

Bird Boxes	Number	Location
Schwegler 1B (32mm hole)	2	Trees on western and northern boundary
Bat Boxes		
Schwegler 2F	3	Trees on northern boundary
Invertebrates		
Schwegler Insect Nesting Aid	1	Tree on northern boundary
Deadwood	1	Northern boundary

Table 4 – Wildlife Shelters

Bird Boxes

- 3.3.2 Installation of two Schwegler 1B (32mm hole) suitable for Great, Blue, Marsh, Coal and Crested Tits, Redstarts, Nuthatches, Collard and Pied Flycatchers, Tree and House Sparrows. Boxes should orientated as close to southeast as possible protected from prevailing wind and excessive sunlight. It is preferable to hang boxes at between 2.8m and 3.5m, high enough to avoid interference but easily reachable by ladder for cleaning purposes. The nest boxes should be near cover; away from fences and hence cats and be facing north to south-east aspects only.



Bat Boxes

- 3.3.3 Install Schwegler 2F x 3 (a general-purpose box suitable for many locations) bat boxes onto trees on western boundary. Boxes should be hung at height of between 3m and 6m in an open, sunny position facing southeast, south or southwest.



Schwegler 2F

Insect nesting aid

- 3.3.4 Installation of insect box along the western boundary. The nesting aid should be based on a Schwegler woodcrete insect block or similar. This should be hung from a tree on the northwest corner of the site placed in a sunny position. These boxes mainly attract hymenoptera (sawflies, wasps, bees and ants).

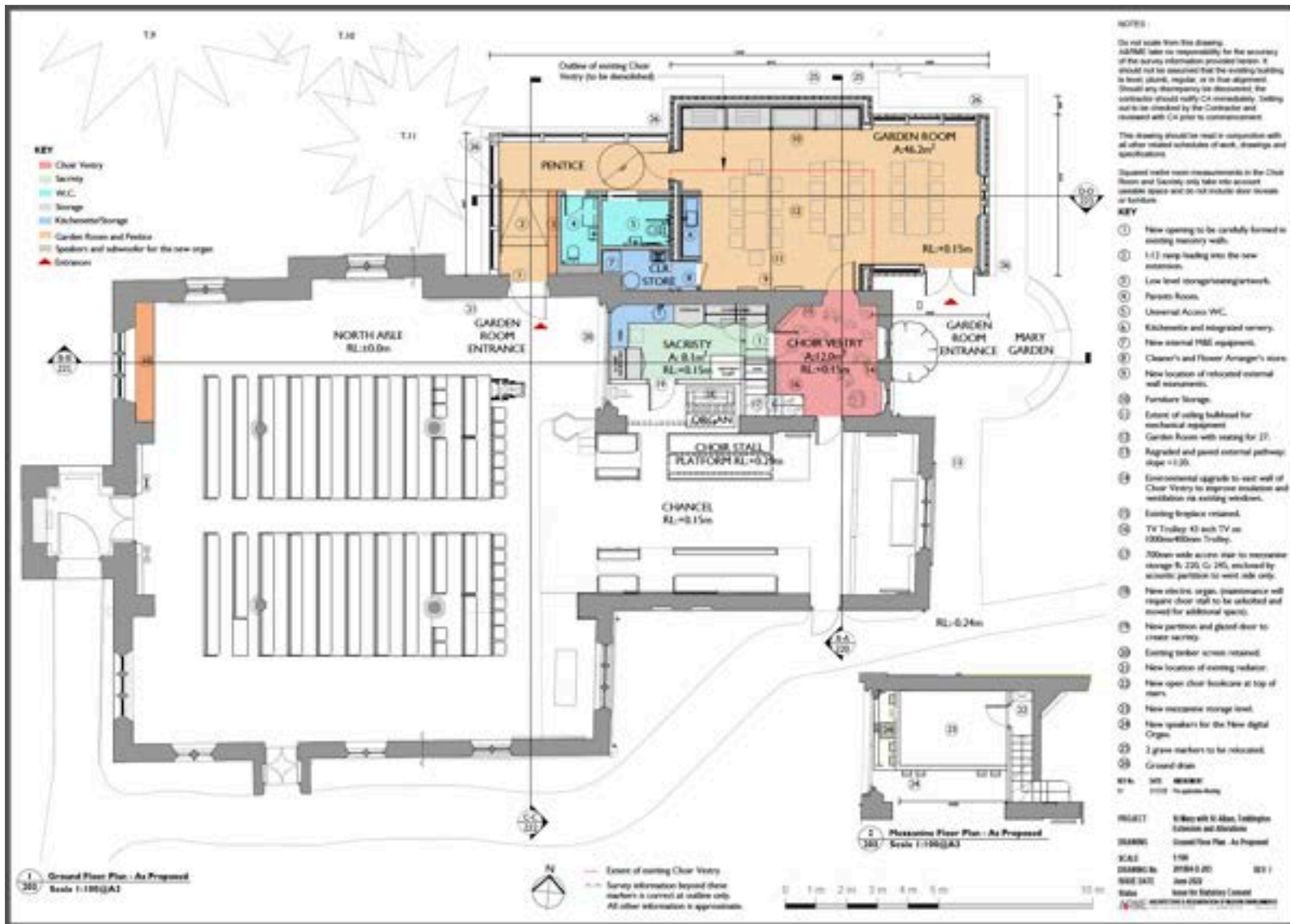


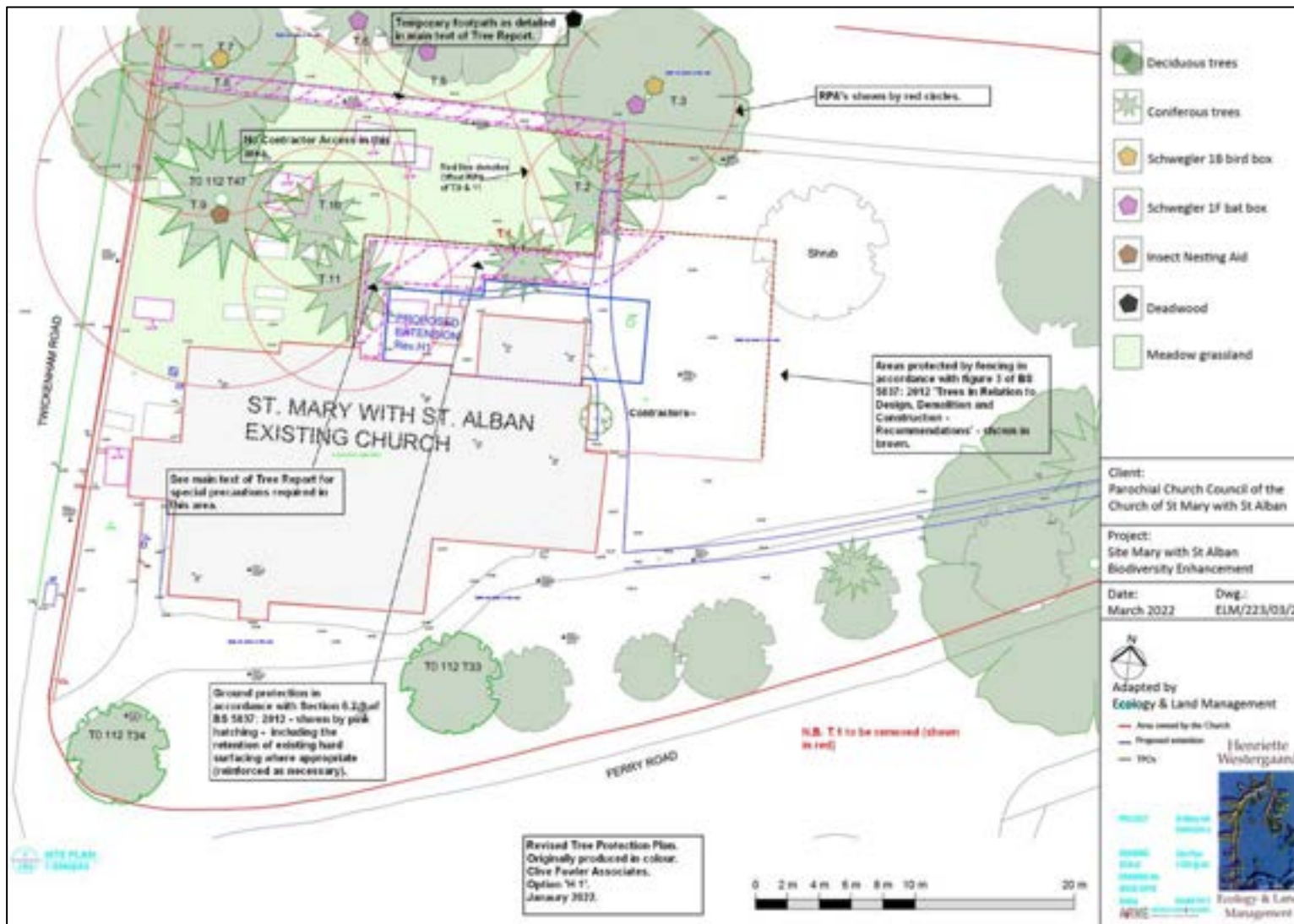
Deadwood Creation

- 3.3.5 Small log piles should be created within the churchyard to provide habitat for the plant and animal species that rely on deadwood including a wide variety of specialist invertebrates, which in turn provide food for higher animals including birds. It also represents the carbon and mineral store of trees. Log piles should be created from fallen wood, where possible or 1m lengths of native hardwood with a minimum diameter of 100mm.

3.4 Lighting

- 3.4.1 Any proposals should incorporate sensitive lighting to facilitate foraging along the boundaries and across the site. Consideration of sensitive lighting scheme is recommended to maintain and enhance potential foraging corridors for nocturnal animals including bats. The lighting strategy should include dark buffers, illuminance limits and zonation, appropriate luminaire specifications, screening, dimming and part night lighting. Ideally the design should include LED lighting <2700 Kelvin such as warm white lighting, directional and time, where possible.





Appendix III – Site Photographs Before Development



View of proposed site looking southwest



Detail of grassland habitat



Mature tree line on northern boundary



Northeast corner of proposed site.

Disclaimer

This report does not provide legal advice. Natural England is responsible for enforcing laws that protect wildlife and the natural environment. Any queries relating to interpretation of the law should be directed to Natural England. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Ecology and Land Management works towards the policy of 'best practice' advocated by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Chartered Landscape Institute, the Chartered Institute for the Environment as well as a number of specialist organisations working towards the conservation of protected species.

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**St Mary with St Alban
Twickenham Road
Teddington
TW11 9ND**

Preliminary Ecological Appraisal

August 2021

*Revised May 2022 (amended
proposals plan*

FINAL

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Summary

Background

The Proposed site comprises land at St Mary with St Alban church, Twickenham Road, Teddington with associated churchyard and landscaping. The development site is located on the northern side of the church within the churchyard. At the time of the survey the area proposed for development comprises the northern elevation of the church and the vestry building, a small, pitched roof, brick extension with yew trees yew long sward grass.

Archaeology

The site is within an Archaeological Priority Area.

Listed Buildings

The church of St Mary with St Alban is a Grade II* listed building on Historic England register.

Designations

The site is designated as Church yard of St Mary with St Alban site of Local Importance for Nature Conservation. The site lies within a Conservation Area. The development proposals should consider the requirements set out in the planning policies of the Local Plan 2018. In addition, churchyards and cemeteries are regarded as priority habitats within London.

Habitats

There are mature trees on site, some of which would require removal prior to construction of the proposed extension. Trees within a Conservation Area are subject to a Tree Preservation Order (TPO). Mature trees may support nesting birds and invertebrates. In addition, the risk of affecting root zones of trees within close proximity to the proposed extension should be considered during excavation/piling.

Protected Species

There are records of UK protected, notable/rare, UK Biodiversity Framework and Species of Principle Importance within 1km of the site. The site has the potential to support protected species such as birds and bats.

Birds

Available habitat could support nesting birds. There were no obvious signs of nesting birds on site. Care must be taken to ensure that nesting birds are not disturbed during clearance/construction works. Mitigation for birds is recommended.

Bats

A bat inspection and emergence survey found no roosting bats within the building or trees. Bats were found to forage within the dark corridor associated with the churchyard. Further survey work is not considered necessary.

Reptiles

Available habitat offers limited opportunities for reptiles. Precautionary mitigation is recommended.

Amphibians

No waterbodies are located within the proposed development site. No waterbodies suitable for breeding great crested newt are known to be located within 500 m of the

proposed development site. Additional survey work for great crested newt is not considered necessary.

Badgers

There were no signs of badger occupying the site. Holes located within the churchyard area of the proposed development in 2017 were no longer present.

Dormice

Habitat within the site is considered unsuitable for dormouse. There are no known dormouse populations within the locality. Additional survey work is not considered necessary.

Water vole

There are no waterbodies located within the proposed development area. Additional survey work for water vole is not considered necessary.

Invertebrates

Available habitat within the site offer limited opportunities for notable and scarce invertebrate species. Additional survey work is not considered necessary.

Other Considerations

There are records of hedgehog within 1km of the site. Consideration should be given to hedgehogs and where they are found during works they should be moved to a secure site nearby. It is advised that the proposed landscape design should ensure that hedgehogs can move within the site and into surrounding areas without physical barriers.

On the basis of the site assessment it is not expected that other protected species will be present on the site.

Outline biodiversity enhancement has been proposed for the site to include habitat for birds, bats and invertebrates.

Site Name: St Mary with St Alban - the site; Fig. 1

Grid Reference: TQ165713

County: Richmond

Planning Authority: London Borough of Richmond upon Thames

Natural Character Area: Thames Valley

Client: Parochial Church Council of St Mary with St Alban

Proposed Disturbance: Redevelopment of vestry and church side entrance.

Survey Request: Preliminary Ecological Appraisal

Surveyor: Henriette Westergaard, MSc, BSc (Hons), MCIEEM, CMLI, CEnv

For and on behalf of Ecology & Land Management

Assessment Period: July/August 2021

Limitations: This assessment did not include detailed surveys of protected species.

Scoping surveys assess likely presence of species on a site and recommend follow-up survey work, management and mitigation as appropriate. This report may need to be updated if new information becomes available (e.g. ponds not previously known to be present).

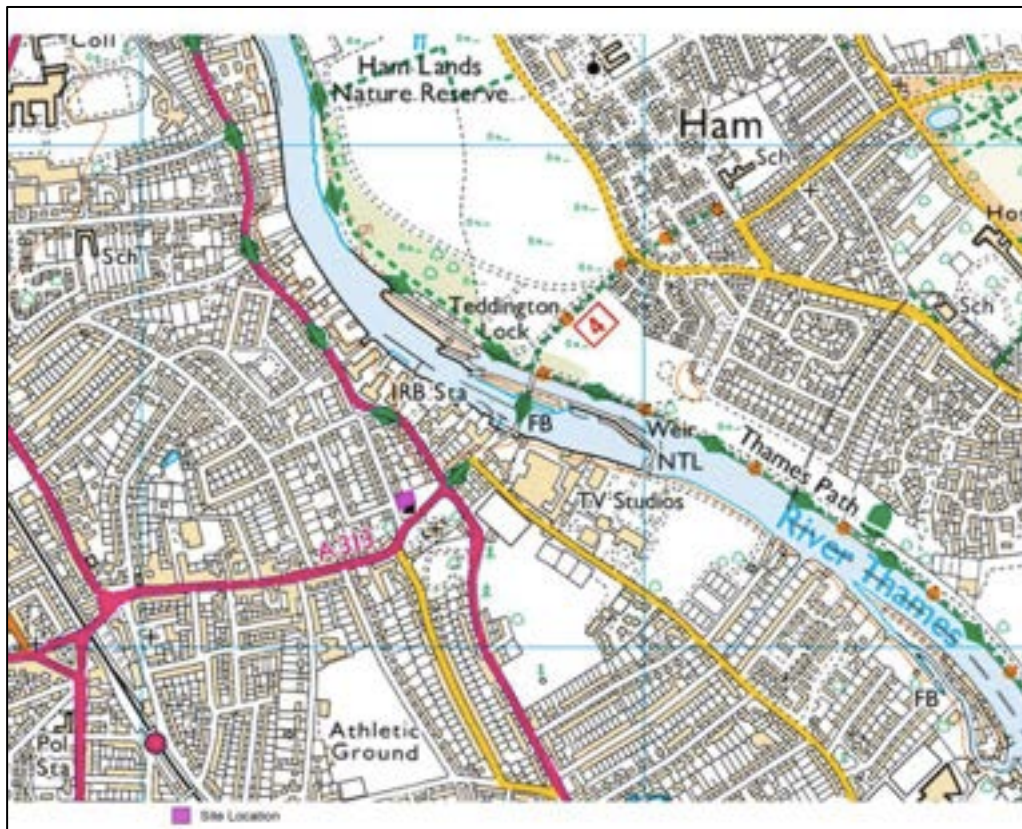
Reliance: Information, including any survey data, contained within this report must only be relied upon for a maximum period of one year from the date of the report.

Section 1
Introduction

- 1.1 Ecology and Land Management were commissioned by the Parochial Council of the Church of St Mary with St Alban to undertake a Preliminary Ecological Appraisal of land associated with the proposed extension to St Mary with St Alban Church. The proposed development requires the demolition of an existing vestry extension and construction of a new extension along the northern elevation of the church.
- 1.2 The report is required in response to guidance notes set out by the local council to ensure that adequate ecological information accompanies the planning application for the proposed development. The findings of this study have informed, where necessary the design and layout of the proposed development.
- 1.3 The aims of the preliminary ecological appraisal are:
 - to identify the ecological habitats at the study site, and potential for protected species,
 - to provide recommendations for further protected and notable species surveys as necessary,
 - to identify significant features for retention and protection, where possible or appropriate,
 - to identify features for enhancement, and where possible
 - to provide outline recommendations for mitigation and/or compensation where relevant.
- 1.4 The appraisal included undertaking a desk study and preliminary ecological appraisal. The findings have been reviewed in light of relevant legislation, planning policy and biodiversity contextual information. The key findings and recommendations are set out in Section 5.
- 1.5 Assessment of biological records data is recommended as part of the overall assessment of protected species and habitats within close vicinity to the site. Biological records have been obtained from the Greenspace Information for Greater London (GiGL). In addition, biological data has been assessed from National Biodiversity Gateway (nbn, soon to be nbn Atlas) and the Multi-Agency Government Information Centre (MAGIC).

Figure 1 – Site Location

NTS



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Section 2 Methodology

Desk Study

- 2.1 This section summarises the methodology used in undertaking the appraisal, which included a desk study and Extended Phase 1 Survey (based on JNCC, 2010 guidance) with reference to the Preliminary Ecological Appraisal guidance (CIEEM, 2012).

Desk Study

- 2.2 The desk study is an important element of undertaking an initial ecological appraisal of a site proposed for development, since it enables the initial collation and review of contextual information such as designated sites together with known records of protected and priority species.
- 2.3 In order to compile information on the site and immediate surroundings a search for relevant background information such as: biological records, history, planning designations, current and past management was undertaken.
- 2.4 The desk study involved collating relevant information from organisations, websites and documents including:-
- ii) Multi-Agency Government Information Centre (MAGIC).
 - iii) National Biodiversity Network (nbn Gateway)¹.
 - iv) London and UK Biodiversity Action Plans.
 - v) Richmond Biodiversity Action Plan.
 - vi) London Borough of Richmond Local Plan.
 - vii) London Plan 2021.
- 2.5 Greenspace Information for Greater London was consulted for biological records within 1km of the site. In light of the site being situated in an area of high-density residential housing and commercial buildings, this area of search is considered sufficient to cover the potential zone of influence¹ of the proposed development.
- 2.6 In addition, a search of the Multi-Agency Government Information Centre (MAGIC) website was undertaken to identify statutory designations within 5km for European sites and 2km for UK sites. The nbn (National Biodiversity Network) Gateway website was searched for information on protected species in the Ordnance Survey 10km Grid Square TQ17.
- 2.7 UK, London and Richmond Biodiversity Action Plans were consulted and their relevance to the site outlined, where relevant.
- 2.8 London Borough of Richmond upon Thames Local Plan May 2018 was consulted and its relevance to the Site outlined.

¹ nbn Gateway data transferring to nbn Atlas on August 2021.

¹ Zone of influence: The areas and resources that may be affected by the proposed development.

Preliminary Ecological Appraisal

- 2.9 The survey technique adopted for the habitat assessment is at a level intermediate between the standard Phase 1 Survey technique, based on habitat mapping and description, and a Phase 2 survey, based on detailed habitat and species surveys. The survey technique is commonly known as an extended Phase 1 Survey.
- 2.10 The survey is adapted from the guidelines referenced in the Handbook for Phase 1 Habitat Survey - A Technique for Environmental Audit (JNCC. 2010). The site is walked initially to assess the overall habitat types. The extent of each habitat is then recorded and compared to the surrounding area to demonstrate the status of each habitat type. Subsequently, a preliminary assessment is made of the floristic composition of each habitat indicating rarity, where appropriate. Overall, the survey provides an evaluation of wildlife interest and conservation priority. It should be noted that the survey is based principally on vegetation, although habitats on site are searched for obvious signs of faunal activity and an assessment is made of their potential to support protected species.

Evaluation

- 2.11 The evaluation process used in this report follows broadly the guidance on Guidelines for Preliminary Ecological Appraisal developed by the Institute of Ecology and Environmental Management (CIEEM guidelines, December 2017). Habitats present within the site have been assigned ecological values on a scale between international and local (immediate zone of influence). Values do not take account of economic values or ecological resources; they are based entirely on the innate value of the flora, fauna and habitats in terms of the conservation of the genetic resource. See Appendix I.
- 2.12 The value of areas of habitats and species has been measured against published selection criteria where possible. A level of importance has been assigned to the key ecological features, which occur at the site. In those instances where the potential presence of scheduled or protected species has been identified, a preliminary value is attributed based on a prediction of population size.

Section 3
Legislation, Planning Policy

Legislation and Policy

3.1 This section sets out the relevant legal, planning policy and biodiversity context of the Site and proposed development. The occurrence of species, which are specifically protected by law or otherwise listed as threatened, although not necessarily strictly rare, can also be helpful in establishing the conservation value of sites. A number of habitats and species in the UK receive varying levels of statutory protection under several elements of legislation. The principle mechanism for the legislative protection of wildlife in Britain is shown in Table 1.

Legislation	Species and Habitats
<i>International</i>	
Bern Convention 1979	Protects important populations of listed species and their habitats. Aims to conserve wild flora and fauna and their natural habitats.
IUCN (Red List)	The world conservation unit assesses the conservation status of species, sub-species and varieties.
<i>European</i>	
Council Directive 92/43/EEC on the Conservation of Natural Habitat, Wild Fauna and Flora	This is implemented in the UK by the Conservation of Habitats and Species Regulations or Habitat Regulations, 2010.
Birds Directive 1979	This provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. In England the Birds Directive is implemented through the WCA, 1981 and the Habitat Regulations, 2010.
<i>UK</i>	
Wildlife & Countryside Act, 1981 (Schedules 1, 5, and 8) and amendments	Protection of wild plants, animals and habitats in the UK.

Legislation	Species and Habitats
Government Circular 06/05	Protected species are also covered by the requirements of the Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
NERC Act 2006	Section 41 of the Act requires the Secretary of State to publish a list of habitat and species, which are of principal importance for the conservation of biodiversity in England. This list has been drawn up in consultation with Natural England and forms the basis of the UK Biodiversity Action Plan.
The CroW Act, 2000	This piece of legislation provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases measures for the management and protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB).
The Hedgerow Regulations, 1997	Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. The local planning authority is also the enforcement body for offences created by the Regulations. Local planning authority permission is normally required before removing hedges that are at least 20 meters (66 feet) in length, more than 30 years old and contain certain plant species. The authority will assess the importance of the hedgerow using criteria set out in the regulations.

Table 1 – Principle legislative mechanism for wildlife protection in the UK.

Below is a table illustrating how particular biological groups are protected by legislation.

Table 2

Biological Groups	Relevant Legislation
Flora	A number of plant species are protected under Section 13 of the amended 1998 Wildlife & Countryside Act, 1981. It is an offence to intentionally pick, uproot or destroy any wild plant listed in Schedule 8 of the Act. The list includes both higher plants such as rare orchids and lower plants such as lichens and mosses.
Bats	All species of bat in Britain and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010 and under Section 9 of the Wildlife and Countryside Act, 1981 (WCA). It is an offence for anyone to intentionally kill, injure or handle a bat, to possess a bat (whether live or dead), deliberately disturb a roosting bat, or sell or offer a bat for sale, without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. All bat species in Britain are protected under the Wildlife and Countryside Act 1981 through inclusion on Schedule 5. They are also protected under the Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2. On 1 st April 2010, these Regulations, together with subsequent amendments, were consolidated into the Conservation of Habitats and Species Regulations 2010. European protected animal species and their breeding sites or resting places are protected under Regulation 39. Since August 2007, building development that affects bats or their roosts needs a Protected Species Licence under The Conservation (Natural Habitats &c.) (Amendment) Regulations 2007 administered in England by Natural England.
Birds	All wild birds (birds in a wild state resident or visiting Great Britain) and their nests and eggs are protected under the WCA, 1981. Particular emphasis is given to the protection of breeding birds. With certain exceptions, it is an offence to intentionally kill, injure or take wild birds, take, damage or destroy the nest of wild birds while in use or being built, take or destroy the eggs of wild birds, disturb wild birds listed in Schedule 1 when nest building or at a nest containing eggs or young or disturb dependent young of wild birds.
Badgers	Badgers and their setts are protected by the Protection of Badgers Act, 1992. It makes it illegal to kill, injure or take badgers or to interfere with a badger sett or any part of a sett. The term 'badger sett' is normally understood to mean the system of tunnels and chambers in which badgers live and their entrances and immediate surrounds. The 1992 Act specifically defines a sett as "any structure or place, which displays signs indicating current use by badger."

Biological Groups	Relevant Legislation
Hazel Dormouse	Individual animals, their breeding sites or nesting places (nests) are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010 and under Section 9 of the Wildlife and Countryside Act, 1981 (WCA). It is an offence for anyone to intentionally kill, injure or handle a dormouse, to possess a dormouse (whether live or dead), deliberately disturb a dormouse, or sell or offer a dormouse for sale without a licence. It is also an offence to damage, destroy or obstruct any place used by dormice for shelter, whether present or not.
Hedgehog	Hedgehogs receive partial protection on Schedule 6 of the Wildlife and Countryside Act, 1981, which stipulates that animals may not be killed or taken by certain methods. In addition, the Convention on the Conservation of European Wildlife and Natural Habitats also lists hedgehog prohibiting the use of all indiscriminate means of capture and killing.
Water Vole	Water vole and their breeding/resting places are fully protected by the Wildlife and Countryside Act, 1981 (as amended in 2008). It is an offence to deliberately capture, injure or kill a water vole or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places.
Reptiles	<p>All native reptiles are listed on Schedule 5 of the Wildlife and Countryside Act, 1981. It is an offence for anyone to intentionally kill or injure a 'widespread' reptile species (viviparous lizard, grass snake, adder or slow worm), or sell or offer for sale without a licence.</p> <p>The sand lizard and smooth snake, their breeding sites or resting places (any structure that may offer refuge), are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010. It is an offence for anyone to intentionally kill, injure or handle either of these two species, to possess an animal (whether live or dead), deliberately disturb a sheltering animal, or sell or offer an animal for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by sand lizards and smooth snakes for shelter, whether they are present or not.</p>

Biological Groups	Relevant Legislation
Amphibians	<p>All native amphibians are listed on Schedule 5 of the Wildlife and Countryside Act, 1981. It is an offence to sell or offer for sale any native amphibian species.</p> <p>The great crested newt and natterjack toad, their breeding sites (typically ponds) and nesting places (typically terrestrial that offers refuge) are protected under Regulation 41 of the Conservation of Habitats and Species Regulations, 2010. It is an offence for anyone to intentionally kill, injure or handle either of these two species, to possess an animal (whether live or dead), deliberately disturb a sheltering animal, or sell or offer for sale without a licence. It is also an offence to damage, destroy and obstruct access to any place used by great crested newts and natterjack toads whether they are present or not.</p>
Invertebrates	<p>A small number of invertebrates including beetles, crickets, butterflies and moths are protected under Section 9, Schedule 5 of the Wildlife and Countryside Act, 1981 against deliberately killing, injuring or taking. Other species receive partial protection under the same act. For example it is an offence for anyone to sell or offer for sale a stag beetle without a licence. Others are highlighted for conservation concern through IUCNs red list data and UK and local biodiversity action plans. In addition, a number of invertebrates are listed under Section 41 of the NERC Act 2006. These species are regarded as of principal importance for the conservation of biodiversity in England.</p>

Table 2 – Legislative protection for particular biological groups.

Planning Policy Context

National Policy Planning Framework (NPPF)

- 3.2 The NPPF was published in March 2012 (amended July 2021) and sets out the Government’s planning policies for England and how these are expected to be applied. Policies set out in NPPF are taken into account by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications. Recent amendment requires details on impact and biodiversity net gain.

London Borough of Richmond upon Thames 2018-33

- 3.3 The site is covered by London Borough of Richmond upon Thames Local Plan. There is a presumption in the plan policies to adopt a wide range of environmental policies. The boroughs vision for natural environment, open spaces and rivers is described as follows: “The outstanding natural environment and green infrastructure network, including the borough's parks and open spaces, biodiversity and habitats as well as the unique environment of the borough's rivers and their corridors will have been protected and enhanced where possible. Residents will continue to highly value and cherish the borough's exceptional environmental quality.” Nature conservation is an important consideration in many development proposals and planning decisions. In order to understand planning policy and guidance in Richmond, policies within the Local Plan were consulted.
- 3.4 The Local Plan sets out the priorities for the development in the borough and will be used for making decisions on planning applications. It consists of the adopted Local Plan (July 2018). A full understanding of the extent of the wildlife present on site and the measures needed to overcome any potential detrimental impact during construction is likely to be essential.
- 3.5 The proposed site lies within land covered by policies LP15 Biodiversity, LP16 Trees, Woodland and Landscape, LP17 Green Roofs and Walls, LP18 River Corridors (Thames Policy Area). In addition, the proposals map soon to be updated also shows the site within an area of open land of townscape importance, a town centre boundary and a Conservation Area.

Policies in the adopted Local Plan related to the Biodiversity include:-

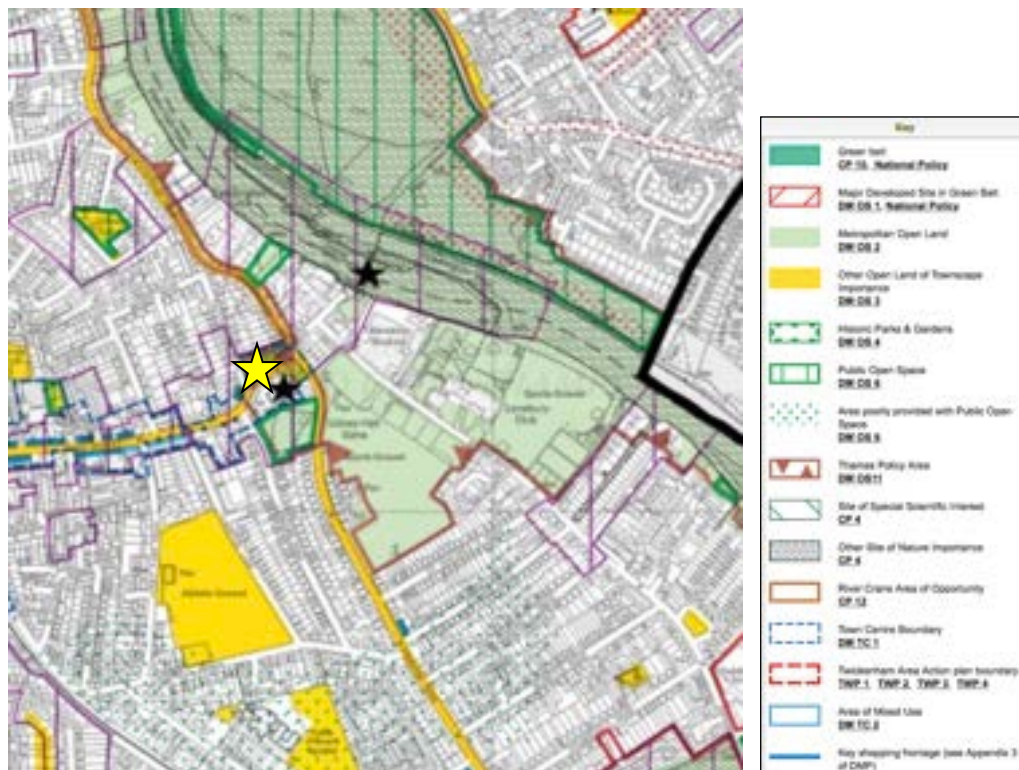
Policy	Relevance to Site
LOCAL PLAN	
<i>Policy LP10 – Local Environmental Impacts, Pollution and Land Contamination</i>	
“D. The Council will seek to ensure that artificial lighting in new developments does not lead to unacceptable impacts by requiring the following, where necessary: 1. an assessment of any new lighting and its impact upon any receptors; 2. mitigation measures, including the type and positioning of light sources; 3. promotion of good lighting design and use of new technologies.”	Any lighting should be carefully considered to ensure a dark corridor is retained for nocturnal animals.


Policy	Relevance to Site
<p>Policy LP12 - Green Infrastructure</p>	
<p>“Green infrastructure is a network of multi-functional green spaces and green features, which provides multiple benefits for people, nature and the economy. A. To ensure all development proposals protect, and where opportunities arise enhance, green infrastructure, the following will be taken into account when assessing development proposals: a. the need to protect the integrity of the green spaces and features that are part of the wider green infrastructure network; improvements and enhancements to the green infrastructure network are supported; b. its contribution to the wider green infrastructure network by delivering landscape enhancement, restoration or re-creation; c. incorporating green infrastructure features, which make a positive contribution to the wider green infrastructure network.”</p>	<p>There are opportunities to enhance the green infrastructure as part of the proposed development.</p>
<p>Policy LP15 - Biodiversity</p>	
<p>“A. The Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats. Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats including National Nature Reserves, Sites of Special Scientific Interest (SSSI) and Other Sites of Nature Importance as set out in the Biodiversity Strategy for England, and the London and Richmond upon Thames Biodiversity Action Plans. This will be achieved by: 1. protecting biodiversity in, and adjacent to, the borough's designated sites for biodiversity and nature conservation importance (including buffer zones), as well as other existing habitats and features of biodiversity value; 2. supporting enhancements to biodiversity; 3. incorporating and creating new habitats or biodiversity features, including trees, into development sites and into the design of buildings themselves where appropriate; major developments are required to deliver net gain for biodiversity, through incorporation of ecological enhancements, wherever possible; 4. ensuring new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement surrounding habitats; 5. enhancing wildlife corridors for the movement of species, including river corridors, where opportunities arise; and 6. maximising the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan. B. Where development would impact on species or a habitat, especially where identified in the relevant Biodiversity Action Plan at London or local level, or the Biodiversity Strategy for England, the potential harm should: 1. firstly be avoided (the applicant has to demonstrate that there is no alternative site with less harmful impacts), 2. secondly be adequately mitigated; or 3. as a last resort, appropriately compensated for.”</p>	<p>Biodiversity impact and mitigation have been considered as part of this biodiversity report.</p>
<p>Policy LP16 – Trees, Woodland and Landscape</p>	
<p>“A. The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits. B. To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will: Trees and Woodlands 1. resist the loss of trees, including aged or veteran trees, unless the</p>	<p>Tree are protected as part of the conservation area. Impact and mitigation should be considered as part of an AIA.</p>

Policy	Relevance to Site
<p>tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice; resist development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland;</p> <p>2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;</p> <p>3. require, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);</p> <p>4. require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native species is encouraged where appropriate;</p> <p>5. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).</p> <p>The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.</p> <p>Landscape</p> <p>1. require the retention of important existing landscape features where practicable;</p> <p>2. require landscape design and materials to be of high quality and compatible with the surrounding landscape and character; and</p> <p>3. encourage planting, including new trees, shrubs and other significant vegetation where appropriate.”</p>	
<p>Policy LP17 – Green Roofs and Walls</p>	
<p>“Green roofs and/or brown roofs should be incorporated into new major developments with roof plate areas of 100sqm or more where technically feasible and subject to considerations of visual impact. The aim should be to use at least 70% of any potential roof plate area as a green / brown roof. The onus is on an applicant to provide evidence and justification if a green roof cannot be incorporated. The Council will expect a green wall to be incorporated, where appropriate, if it has been demonstrated that a green / brown roof is not feasible.</p> <p>The use of green / brown roofs and green walls is encouraged and supported in smaller developments, renovations, conversions and extensions.”</p>	<p>Where possible green walls should be included in the proposed design.</p>
<p>LP18 – River Corridors</p>	
<p>Thames Policy Area</p> <p>“B. Development proposals within the Thames Policy Area should respect and take account of the special character of the reach as set out in the Thames Landscape Strategy and Thames Strategy as well as the Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans.</p> <p>Developments alongside and adjacent to the River Thames should ensure that they establish a relationship with the river, maximise the benefits of its setting in terms of views and vistas, and incorporate uses that enable local communities and the public to enjoy the riverside, especially at ground level in buildings fronting the river.”</p>	<p>Further information can be gained from the proposed scheme.</p>

Table 3. Local Plan Biodiversity Policies and their relevance to the site.

Figure 2 – Local Plan Proposals Map



Site Location: 
Figure 1 – London Borough of Richmond Local Plan Policy Map 2015, (updated version delayed due to Covid 19). Source: London Borough of Richmond upon Thames online, August 2021.

The London Plan – Spatial Development Strategy for Greater London (2021)

- 3.5 The London Plan is part of the development strategy for Greater London. Amongst other things, The London Plan states that it is:
- *setting out an integrated social, economic and environmental framework for the future development of London, looking forward 15– 20 years;*
 - *integrating the physical and geographic dimensions of the Mayor's other strategies, including broad locations for change and providing a framework for land use management and development, which is strongly linked to improvements in infrastructure, especially transport;*
 - *providing the London wide context within which individual boroughs must set their local planning policies;*
 - *setting the policy framework for the Mayor's involvement in major planning decisions in London;*
 - *setting out proposals for implementation and funding; and being London's response to European guidance on spatial planning.*
- 3.6 The London Plan, 2021 includes policies relating to the Green Infrastructure and Natural Environment relevant to the Site as follows:

G 1: Green Infrastructure

“A London’s network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should

be planned, designed and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to: 1) identify key green infrastructure assets, their function and their potential function
2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.”

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network.

G2 London’s Green Belt

“The Green Belt should be protected from inappropriate development:

1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,

2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.

Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan.”

G5 Urban Greening

“Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).

Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.”

G6 Biodiversity and access to nature

“Sites of Importance for Nature Conservation (SINCs) should be protected.

Boroughs, in developing Development Plans, should: 1) use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
2) identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them

3) support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans

- 4) seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
- 5) ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.

C Where harm to a SINC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts: 1) avoid damaging the significant ecological features of the site
2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site

3) deliver off-site compensation of better biodiversity value.

D Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

E Proposals which reduce deficiencies in access to nature should be considered positively.”

G7 Trees and Woodlands

“London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.

In their Development Plans, boroughs should: 1) protect ‘veteran’ trees and ancient woodland where these are not already part of a protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species, which provide a wider range of benefits because of the larger surface area of their canopy.”

Section 4
Biodiversity

Natural Areas

- 4.1 Natural Areas are a subdivision of England each with a characteristic association of wildlife and natural features. They provide a way of interpreting the ecological variations of the country in terms of natural features, illustrating the distinctions between one area and another. Each Natural Area has a unique identity resulting from the interaction of wildlife, landforms, geology, land use and human impact. Natural Areas have been formally defined as bio geographic zones which reflect the geological foundation, the natural systems and processes and the wildlife in different parts of England, and provide a framework for setting objectives for nature conservation (Biodiversity: The UK Steering Group Report, HMSO 1995).
- 4.2 The Site lies within Thames Valley Natural Character Area.
- “The Thames Valley is a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings. Hydrological features dominate the Thames Valley. Flows and water levels in the River Thames are managed by a series of locks and structures upstream of Teddington. Flood defense and water quality improvement measures, such as the restoration of wetlands for flood management, provide opportunities for biodiversity and recreation.”
- 4.3 Statement of Opportunities relevant to the site includes:

“SEO 3: Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development.”

“SEO 4: Protect and manage the area’s historic parklands, wood pastures, ancient woodland, commons, orchards and distinctive ancient pollards, and restore and increase woodland for carbon sequestration, noise and pollution reduction, woodfuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history.”

Biodiversity Action Plans

- 4.4 The UK post 2010 Biodiversity Framework covers the period 2011 – 2020 and replaces the UK Biodiversity Action Plan. Its aim is to address the underlying causes of biodiversity loss and improve and enhance biodiversity and ecosystem services. The UKBAP biodiversity habitats and species background information is still widely used at a county level. UKBAP biodiversity habitats and species have been considered within this report and enhancement measures have been suggested within the recommendations sections. The UKBAP sets out targets for a number of Priority Species and Habitats as well as

for broad habitat types. Priority species listed in the UKBAP include several species of bat, water vole and great crested newt.

4.5 The Countryside and Rights of Way (CROW) Act (2000) provides legislation to promote the further conservation of habitat types and species considered of principle importance for biodiversity. In the NPPF it is stated that local plans should “promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.” The lists of habitats and species of principle importance comprise those identified as priorities under the UKBAP. This list forms Annex C of Government Circular 06/057.

4.6 Furthermore, the Department for the Environment, Food and Rural Affairs (Defra) has published a “Working with the Grain of Nature” document 8, which seeks to develop a five- year work programme for the implementation of the targets set out in the UKBAP.

London Borough of Richmond upon Thames Biodiversity Action Plan

4.7 “The main aims of the London Borough of Richmond BAP is as follows:

To conserve, and where possible, enhance Richmond’s variety of habitats and species, in particular those, which are of international or national importance, are in decline locally, are characteristic to Richmond or have particular public appeal, which can raise the profile of biodiversity.

To ensure that Richmond residents become aware of, and are given the opportunity to become involved in, conserving and enhancing the biodiversity around them.

To raise awareness and increase stakeholder involvement in maintaining and where possible, enhancing species and habitats of importance. “

4.8 “The London Borough of Richmond upon Thames covers approximately 5,500 hectares and it is the only London Borough to straddle both sides of the River Thames. Richmond upon Thames is believed to be one of the richest boroughs in London in terms of the total area of green space, the quality and diversity of parks, open spaces and conservation areas and the wealth of different habitats and species these areas support, as many of the species are also important on a regional, national and international scale.”

4.9 Action plans have since been produced and common issues have been addressed generically. “However, the review of the first round of Action Plans has shown that in many areas the Partnership could be more effective. Despite their efforts, wildlife in London still faces major challenges from development, lack of management, lack of awareness and so on - and in some ways their work is still beginning. There are also a number of Biodiversity Action Plans for Greater London. The habitats and species highlighted within the London BAP, which may be relevant to the Site include ‘Built Structures’, ‘Rivers and Streams’, ‘House sparrow’ and ‘Bat’.

Action Plan	Aims	Relevance
Parks and Urban Green Spaces	“The Action Plan provides a focus to look at ways to improve the nature conservation value of London’s parks and green spaces, alongside their other uses. It provides support to parks and green space managers and promotes the values and benefits of biodiversity for both parks and people.”	There is opportunity to provide biodiversity enhancement at the proposed development.
Built Structures	Design for Biodiversity.	Opportunities for enhancement exist within the proposed scheme.
House Sparrow	“Raise awareness of the need for biodiversity conservation by focusing attention on the decline in the house sparrow and its importance as a cultural emblem. Establish the cause(s) of decline in the population of house sparrows and, if possible, undertake measures to reverse the decline.”	There is opportunity for this species to forage on the site.
Song thrush	The overall aim of this action plan is to prevent further decline of the song thrush in Richmond Borough and to contribute to an overall strengthening of the population of song thrush throughout London.	There is opportunity for this species to forage on the site.
Common Starling	UK BAP species.	There is opportunity for this species to forage on the site.
Bat	To reverse the current population declines of bats in London Borough of Richmond upon Thames To redress public misconceptions about bats and secure their status as culturally valued species.	There are records of bats within 1km of the site. Bats were observed foraging within the churchyard.
Stag beetle	To protect, conserve and enhance nationally significant populations of stag beetle in London Borough of Richmond upon Thames. To ascertain the reasons for uneven distribution of stag beetle populations across the borough. Increase public awareness of the importance of stag beetle and that of the dead wood habitat.	There is record of stag beetle within 1km of the site.

Table 4 – Biodiversity Action Plan

Section 5
Site Location and Proposed Development

- 5.1 This section sets out the findings of the desk study and extended Phase 1 survey and should be read in conjunction with Habitat Plan (Appendix III).

Context

- 5.2 The site is associated with St Mary with St Alban Church as shown in Figure 1 (OSGR: TQ165713). The site is approximately 0.56ha in extent. The land lies at approximately 10m AOD. The soils are described in Soilscales (Cranfield University) as freely draining slightly acid loamy soils.
- 5.3 The area proposed for development consists of a northern extension to the main church and associated churchyard. The extension is brick built with pitched roof. There are mature trees and gravestones within the area.
- 5.4 The development proposals for the site involve the demolition of the vestry extension to the north, removal of one mature yew tree. It is understood that graves will be retained (dwg: 201802-D-203).
- 5.5 The wider landscape is characterised by the townscape of Teddington. The A313 Ferry Road borders the site to the south; Twickenham Road borders the site to the southwest. The River Thames is approximately 200m north of the site and the St Mary's Parish Hall, Landmark Arts Centre and public park to the southeast.

Protected Species and Designated Sites

- 5.6 A biological records search has not been obtained from Greenspace Information for Greater London (eCountability). The data must not be distributed or published for an external or public audience, for example within the appendix of a report. Local Planning Authorities may request a copy of the data from GiGL either via their service level agreement (most Boroughs of GiGL partners) or as a data search. The search confirms that the Site is designated for its nature conservation value and is listed as a Site of Local Nature Conservation Importance. The site also within 300m of a Local Nature Reserve and a Site of Metropolitan Importance for Nature Conservation. A full list of records of protected and BAP species within 1km of the Site can be found in the data search. Below is a table listed within the GiGL database that may be relevant to the site.

Taxon Name	Number of protected species from GiGL data	Likely presence on Site
<i>Plants</i>	13	Negligible
<i>Birds</i>	52	Negligible
<i>Mammals (not bats)</i>	4	Low Risk
<i>Bats</i>	11	Moderate Risk
<i>Amphibians</i>	2	Negligible
<i>Reptiles</i>	1	Low Risk
<i>Invertebrates</i>	28	Low Risk
<i>Fish</i>	1	Negligible

Table 5 – Protected Species Data within 1km of Site. Source: GiGL August 2021.

SBIS Data Research Results	Number of Sites	Relevance to Site
European Statutory Designated Site	0	n/a
National Statutory Designated Site	2	SSSI - Bushy Park and Home Park LNR – Ham Lands (300m NE)
Non Statutory Designated Site (SINC)	5	The site is a Local Site of Importance for Nature Conservation. The nearest other site is River Thames and tidal tributaries (250m NE).

Table 6 – Designations. Source: GiGL August 2021.

- 5.7 There is one site with National statutory designation within the search area and one Local Nature Reserve. There are five non-statutory Sites of Nature Conservation Importance (SINCs) including the proposed development site and no RIGS/LIGS within 1km of the Site.
- 5.8 Non-statutory designations within Greater London are collectively known as Sites of Importance for Nature Conservation (SINCs). Within the collective SINC designation there is further subdivision into three types, which are chosen on the basis of their importance to a particularly defined geographical area, known as Sites of Metropolitan Importance (SMI), Sites of Borough Importance (SBI) and Sites of Local Importance (SLI). A full description of the non-statutory designation system is provided by GiGL and can be found in the GiGL data search. Table 5 summarises non-statutorily designated sites within 1km of the proposed. development site. A plan illustrating the distribution of SINC designations within 1km of the Site is included in GiGL data search.
- 5.9 A tool has been created by Natural England accessed via Magic to determine the risk of development impact on designated areas such as SSSI's, SAC, SPAs and Ramsar sites. Available information indicates that the proposed development is located within a SSSI risk zone of. Bushy Park and Home Park, SSSI. Natural England will provide advice on any potential impacts and how these might be avoided or mitigated. Available information indicates that the Local Planning Authority is not required to consult Natural England over possible impacts to the nearby designated area. See table 6 below for details.



Does planning proposal fall into one or more of the categories below	LPA should consult NE on likely risks from the following:
Infrastructure	Airports, helipads and other aviation proposals.
Minerals, Oil and Gas	Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
Air Pollution	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m ² , slurry lagoons > 200m ² & manure stores > 250t.
Combustion	General combustion processes > 20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
Waste	Landfill, Incl: inert landfill, non-hazardous landfill, hazardous landfill.
Composting	Any composting proposal with more than 500 tonnes.
Discharging	Any discharge of water or liquid waste of more than 20m ³ /day to ground (i.e. to seep. Away) or to surface water, such as a beck or stream.

Table 7 – SSSI Risk Zone (Source: Magic.gov.uk, online August 2021)

Section 6

Potential Ecological Interest and Recommendations

Habitats

- 6.1 The site was surveyed on 29th July 2021 on a sunny and warm day (ca. 19^o C). The site was surveyed by a qualified ecologist. The aim was to identify the main habitat types within the area proposed for development including the general species composition and structure of the vegetation as well as areas of potential ecological interest. Habitat types and landscape features adjacent to the site were also noted. In addition, notes were made with regard to biodiversity enhancement potential within the site with a view to informing the overall assessment.
- 6.2 The habitats identified are listed below. Habitats were searched for obvious signs of faunal activity or potential to support particular biological groups.

Key to Site and Habitat Descriptions

Scattered Trees
Semi-natural Neutral Grassland
Introduced Shrub
Bryophytes and Lichens
Buildings and Hard Surfaces

Scattered Trees

- 6.3 A schedule of churchyard trees lists 25 trees within the churchyard. Species include lime (*Tilia sp.*), maple (*Acer sp.*), holly (*Ilex aquifolium*), beech (*Fagus sylvatica*), cypress (*Cupressus sp.*), yew (*Taxus baccata*), Irish yew (*Taxus baccata fastigiata*) and hawthorn (*Crataegus monogyna*). In the northern section of the site trees are closer together and provide continuous cover and structure similar to woodland with lower growing shrubs. The site lies within a Conservation Area (Teddington Lock), which means all trees within the churchyard are protected by Tree Preservation Order (TPO). Permission must be granted by the local authority before carrying out tree work, unless the tree in question is dead or dangerous, in which case the local authority must be given five working days notice under the dead and dangerous exemption.
- 6.4 Trees are important in the landscape and provide a refuge for birds, small mammals and invertebrates. Where possible, trees should be retained, protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework.
- 6.5 It is understood that the one Irish yew tree will need to be removed as part of the proposals. Where proposals are likely to be in close proximity to trees it is recommended that any works within the tree protection zones are carefully monitored to protect trees in the long-term.
- 6.6 All tree protection, work to trees and any work in the vicinity of trees is to accord with the relevant sections of the following standards:
- BS 3998 - Recommendations for Tree Work.
 - BS 4428 - Code of practice for general landscape operations.
 - BS 5837 - Guide for Trees in Relation to Construction.
 - BS 1722 - Fences.

Semi-natural Neutral Grassland

- 6.6 The churchyard comprises grassland with informal grass paths. There is one hard-core path (tarmac) along Ferry Road. The grassy ground is undulating and the sward is allowed to grow tall to support wildflowers. A compost heap is located on the northern boundary. Species recorded included a range of grasses as well as bitter-sweet (*Solanum dulcamara*), green alkanet (*Pentaglottis sempervirens*), pendulous sedge (*Carex pendula*), Iris (*Iris sp.*) and hart's tongue (*Asplenium scolopendrium*).
- 6.7 The grassland has been managed as semi-natural grassland giving an annual hay cut as part of the local designation to promote wildflowers. The botanical interest is moderate and is likely to support some diversity of insect life. There are records of 13 species of higher plant (nationally scarce, local conservation concern or Red list) within 1km of the site. None of these are likely to occur on site. However, the churchyard is known as supporting a flowery grassland with large trees including rosy garlic (*Allium roseum*), honesty (*Lunaria annua*) and wood avens (*Geum urbanum*). Foxgloves (*Digitalis purpurea*) and sweet violets (*Viola odorata*) grow in the shade cast by a group of yew (*Taxus baccata*) and lime (*Tilia sp.*) trees.
- 6.8 Semi-natural grassland is considered of nature conservation interest and it is also part of the Local Site of Importance for Nature Conservation. This allows a range of flora to develop providing botanical interest and feeding opportunities for invertebrates. In addition, expanses of grassland also have a high biomass of soil fauna (e.g. earthworms and leatherjackets) and thereby provide feeding opportunities for birds such as gulls or lapwings as well as small mammals. The grassland may be used for basking reptiles when adjacent to scrub vegetation or mature shrub or be a feeding territory for amphibians and reptiles. There is limited potential for reptiles on the boundaries of grassland with scrub within the area proposed for redevelopment. However, the floristic diversity in this immediate area of the proposals is low and no further botanical survey is recommended. Nevertheless, care should be taken not to damage the areas of grass managed as meadow. Storage of equipment, machinery etc. during construction must not damage the grassland with floristic interest in the wider churchyard.

Introduced Shrub

- 6.9 There is limited ornamental shrub within the area proposed for development. The main areas of shrub or associated with the front of the church. Species include Rose (*Rosa sp.*) *Mahonia sp.*, *Eleagnus sp.*, and variegated ivy (*Hedera helix*). Parks and private gardens are recognised as important areas for wildlife and are part of green infrastructure. Green infrastructure is likely to provide an important contribution to biodiversity in towns and cities and provide food and cover for a range of birds, and nectar for bees and other invertebrates. Ornamental shrubs with positive associations for wildlife could be incorporated into any proposed design.

Bryophytes and Lichens

- 6.10 A number of lichens and bryophytes are present on gravestones. No detailed survey was undertaken. However, it is understood that all gravestones will remain in situ. Churchyards are important because they have changed little over decades or even centuries, and this allows slow growing lichen species the time and ecological continuity that they need to become established and flourish. A few lichens are rare and only found in churchyards. It is

recommended that lichen covered gravestones should where possible, be preserved. Where it is not possible to retain gravestones in situ they should be relocated to replicate the original aspect and light conditions.

Buildings and Hard Surfaces

- 6.11 There is one brick built vestry extension, paving stones and a number of gravestones within the area proposed for the new extension. Buildings can be valuable for a range of species including birds, bats and lower plants that find refuge in crevices and within loft spaces. The brick extension has loose mortar around the western gable making it of potential use for roosting bats. There are bryophyte and lichens communities on gravestones.

Invasive Species

- 6.12 There are five notifiable (injurious) weeds listed in the Weeds Act, 1959. These are: *Cirsium vulgare*, *Cirsium arvense*, *Rumex crispus*, *Rumex obtusifolius* and *Senecio jacobaea*. These must not be allowed to spread. Guidelines issued by the Ministry of Agriculture, Fisheries and Food should be used for their disposal. These species were observed within the long grassland.
- 6.13 There are three plants not listed in the Weeds Act that must not be allowed to spread. These plants are listed in Schedule 9 Part II of the Wildlife and Countryside Act, 1981 and must not be released or allowed to escape into the wild. They are Japanese knotweed (*Fallopia japonica*), Giant hogweed (*Heracleum mantagazzianum*) and Himalayan balsam (*Impatiens glandulifera* Royle). Guidelines issued by Natural England (formerly Defra) should be used for its disposal. None of these were seen during the site visit.
- 6.14 This survey has assessed the site's importance for floral and faunal communities and provides information on habitat features of particular value to different biological groups, including features of conservation interest. The following provides a summary of the potential presence of protected species.
- 6.15 Detailed Impact Assessment and mitigation proposals would be required where protected species are found. This assessment is based on available information. Where new evidence becomes available this assessment may need to be updated.

Fauna

Species	Relevance to Site	Recommendation
Badger	There are no records of badger within 1km of the site and there are no signs of badger setts within the proposed development. Nevertheless, opportunities for badger foraging.	Additional survey work is not considered necessary.
Bat	There are records of 11 species of bat within 1km of the site. A preliminary inspection and subsequent emergence bat survey on 29 th July 2021 found no evidence of roosting bats (see separate report).	No further survey work is considered necessary. If any bats or bat evidence are found unexpectedly during demolition, then work should stop immediately, and a licensed bat consultant urgently sought. Any proposals should incorporate a sensitive lighting scheme to facilitate foraging in the vicinity of the site. The lighting strategy should include dark buffers, illuminance limits and zonation, appropriate luminaire specifications, screening, dimming and part night lighting. Ideally design should include LED lighting <2700 Kelvin such as warm e.g. lighting, directional and time, where possible.
Hazel Dormouse	There are no records of dormouse within 1km of the site. The current habitat associated with the proposed sites has limited value for dormice.	There are no known nearby dormouse populations within the wider area and the habitat within the site provides sub-optimum opportunities for dormouse. The likelihood of finding dormice on site is therefore regarded as negligible.
Birds	GiGL lists 52 records of protected species of bird including 6 Schedule 1 species within 1km of the site. The development site presents opportunities for birds. Birds are likely to nest and forage within trees and shrubs. However, there were no signs of nesting birds within the vestry extension.	All bird species are protected by the Wildlife & Countryside Act, 1981 (and amendments) vegetation clearance should not be undertaken during the bird-breeding season from March to September inclusive. Where this is not possible, great care should be taken to avoid damage to nesting birds. In addition, should there be any signs of nesting birds at the time of building/clearance works advice should be sought from a qualified ecologist. It is recommended that nesting boxes for song birds are installed as part of the proposals. Future enhancement and long-term management should ensure that habitats provide a varied food source and nesting opportunities for a range of birds.

Amphibians	<p>A herpetofauna survey was undertaken in April 2017 and data reviewed in July 2021. No waterbodies are located within the proposed development site.</p> <p>No waterbodies suitable for breeding great crested newt are known to be located within 500 m of the proposed development site.</p>	<p>The proposed development is not considered likely to negatively impact on the local conservation status of widespread amphibian species. Additional survey work for great crested newt is not considered necessary</p>
Reptiles	<p>A herpetofauna survey was undertaken in April 2017 and data reviewed in July 2021. Land within the proposed development area includes shaded grassland that is mown on an irregular basis. Available habitat offers potential for sheltering reptiles. A precautionary reptile mitigation strategy is recommended.</p>	<p>Additional survey work is not considered necessary. However, precautionary mitigation is recommended (see Appendix V).</p>
Hedgehog	<p>There are records of hedgehog within 1km of the site. There is available habitat for hedgehogs within the proposed site. Consideration should be given to hedgehogs, a local BAP species.</p>	<p>The presence of hedgehog is not an obstacle to development. However, if hedgehog is found on site they should be carefully removed to a suitable or purpose built habitat close by. No further survey work is recommended. However, a precautionary working method is recommended during site clearance works. If hedgehog is found on site they should be carefully removed to a suitable or purpose-built habitat close by.</p>
Invertebrates	<p>There are records of 58 species of invertebrates including stag beetle (<i>Lucanus cervus</i>) within 1km of the site.</p>	<p>Any grubbing out of tree roots should investigate presence of stag beetle. If beetles are found these should be moved to a safe habitat already created, so any larvae or adults that are disturbed/dug up can be placed out of harm's way and/or the log pile moved at the same time to form the safe habitat.</p> <p>Future enhancement and long-term management should ensure that proposed habitats provide a varied food source including plants for pollinators to suit a range of invertebrates</p>
White clawed crayfish	<p>There are no records of this species within 1km and no waterbody to support this species.</p>	<p>Further survey work is not required.</p>
Fish	<p>There are records of European eel within 1km of the site. No rivers are present within the site.</p>	<p>No further survey work is required.</p>

Table 8 – Potential presence of protected species of fauna.

Section 7

Outline Biodiversity Enhancement

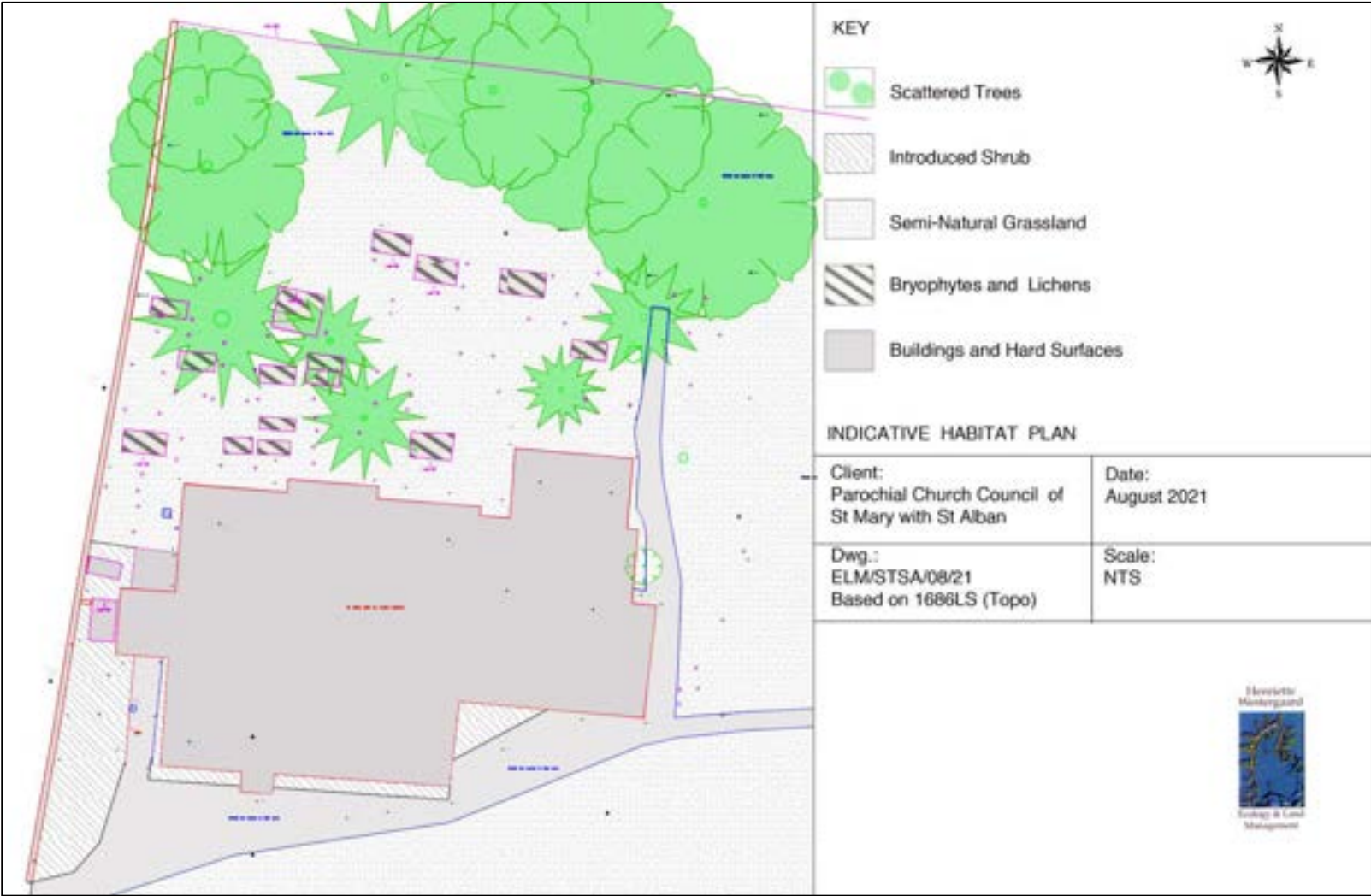
- 7.1 It is recommended that as part of the biodiversity enhancement of the overall site conservation-orientated management following the prescriptions and guidelines of a management plan should be implemented to ensure the long-term commitment to biodiversity.
- 7.2 Management of the external landscape could enhance the opportunity for a range of plants, small mammals including bats, birds, amphibians, reptiles and invertebrates.
- 7.3 It is recommended that management should enhance the biodiversity of the site and to link the site with national and regional objectives on habitat creation. In particular, the objectives within London Borough of Richmond upon Thames Biodiversity Action Plan should be promoted. In addition, initiative such as Living Landscapes and Accessible Greenspace should be used to safeguard wildlife and promote connectivity in the landscape.
- 7.4 Specific biodiversity enhancement recommendations are as follows:
- i) Ensure the aims and objectives of the Local Site of Importance for Nature Conservation are promoted through positive management.
 - ii) Planting of ornamental shrubs with a known value for wildlife within the external soft landscape with particular emphasis on native species or plants suitable for pollinators.
 - iii) Installation of wildlife shelters for birds to include flagship species such as swifts, house sparrow and song thrush.
 - iv) Installation of roosting boxes for bats.
 - v) Installation of wildlife shelters for invertebrates.
 - vi) Create deadwood for saproxylic invertebrates including stag beetle.
 - vii) Omit the use of pesticides and herbicides within the proposed external landscape.

Appendix I

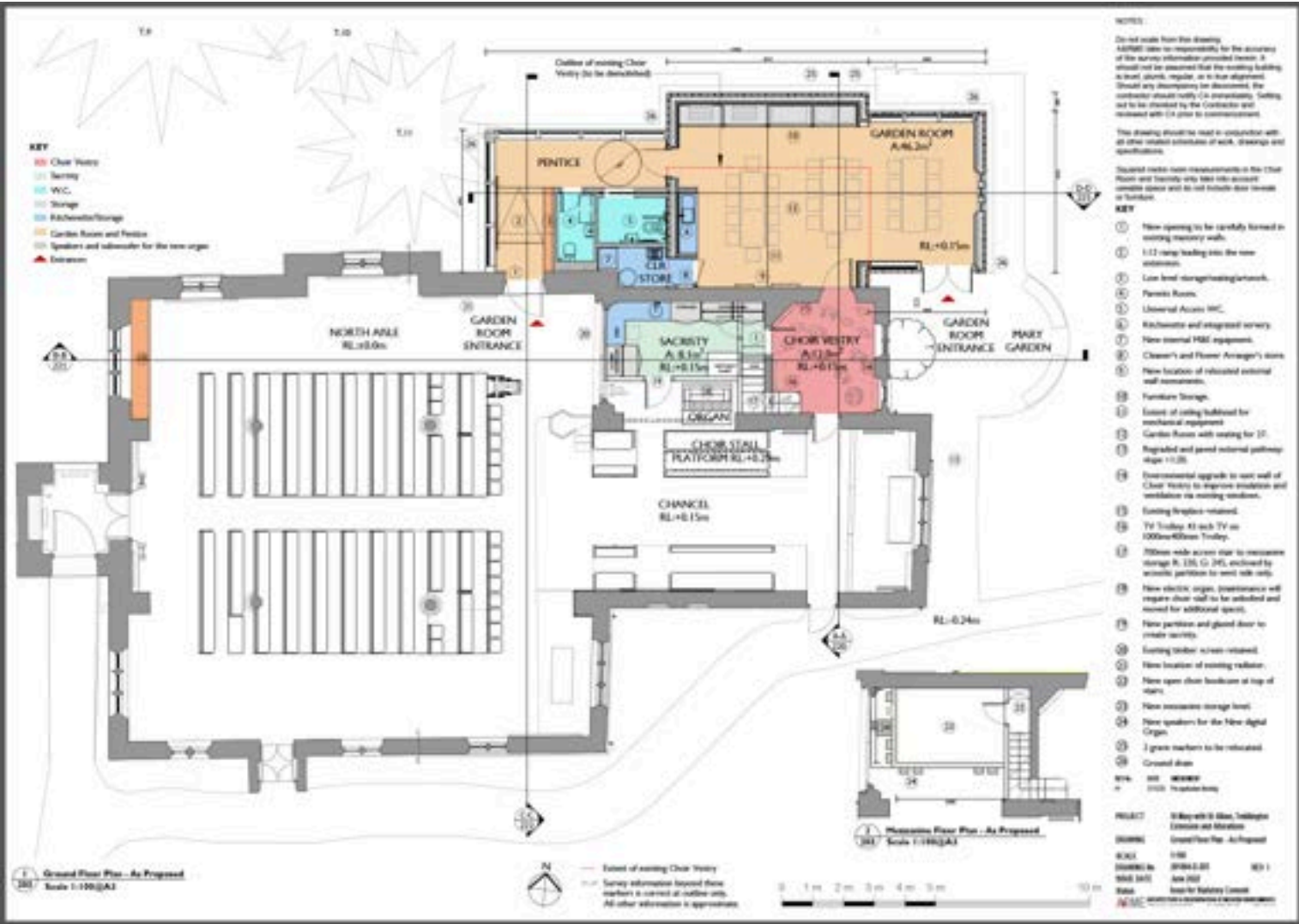
Guidance on Valuation of Ecological Importance

Level of Value	Examples
International	<p>An internationally designated site or candidate site (SPA, pSPA, SAC, cSAC, pSAC, Ramsar site, Biogenetic Reserve) or an area which the country agency has determined meets the published selection criteria for such designation, irrespective of whether or not it has yet been notified.</p> <p>A viable area of a habitat type listed in Annex I of the Habitats Directive, or smaller areas of such habitat which are essential to maintain the viability of a larger whole.</p> <p>Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP.</p> <p>A regularly occurring, nationally significant population/number of any internationally important species.</p>
National	<p>A nationally designated site (SSSI, ASSI, NNR, Marine Nature Reserve) or a discrete area, which the country conservation agency has determined meets the published selection criteria for national designation (e.g. SSSI selection guidelines) irrespective of whether or not it has yet been notified.</p> <p>A viable area of a priority habitat identified in the UK BAP, or of smaller areas of such habitat which are essential to maintain the viability of a larger whole.</p> <p>Any regularly occurring population of a nationally important species, which is threatened or rare in the region or county (see local BAP).</p> <p>A regularly occurring, regionally or county significant population/number of any nationally important species.</p> <p>A feature identified as of critical importance in the UK BAP.</p>
Regional	<p>Viable areas of key habitat identified in the Regional BAP or smaller areas of such habitat which are essential to maintain the viability of a larger whole;</p> <p>Viable areas of key habitat identified as being of Regional value in the appropriate Natural Area profile;</p> <p>Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation;</p> <p>A regularly occurring, locally significant number of a regionally important species;</p> <p>Sites, which exceed the County-level designations but fall short of SSSI selection guidelines, where these occur.</p>
County / Metropolitan	<p>Semi-natural ancient woodland greater than 0.25 ha;</p> <p>County/Metropolitan sites and other sites which the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on County / metropolitan ecological criteria (County/Metropolitan sites will often have been identified in local plans);</p> <p>A viable area of habitat identified in County BAP;</p> <p>Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan "red data book" or BAP on account of its regional rarity or localisation;</p> <p>A regularly occurring, locally significant number of a County/Metropolitan important species.</p>
District / Borough	<p>Semi-natural ancient woodland smaller than 0.25 ha;</p> <p>Areas of habitat identified in a sub-County (District/Borough) BAP or in the relevant Natural Area profile;</p> <p>District sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves selected on District/ Borough ecological criteria (District sites, where they exist, will often have been identified in local plans)</p> <p>Sites/features that are scarce within the District/Borough or which appreciably enrich the District/Borough habitat resource;</p> <p>A diverse and/ or ecologically valuable hedgerow network;</p> <p>A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation;</p> <p>A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle.</p>
Parish/ Neighbourhood	<p>Areas of habitat considered to appreciably enrich the habitat resource within the context of the Parish or neighbourhood, e.g. species-rich hedgerows.</p> <p>Local Nature Reserves selected on Parish ecological criteria.</p>

Appendix II
Indicative Habitat Plan



Appendix III
 Proposed Site Plan



Appendix IV
Photographic Evidence



Vestry building



Northern elevation of church



Long sward grassland of proposed site



Trees on NW boundary



Long sward grassland on northern side



Long sward grassland on northern side

Appendix V
Reptile Precautionary Mitigation

A limited mitigation exercise should be undertaken to ensure that amphibians and reptiles are not directly killed or injured by proposed development works.

Precautionary Mitigation Recommendations

- 1 Identify suitable receptor areas in churchyard. Land located along the northern boundary of the churchyard includes compost heaps and appears suitable as a receptor location for amphibians and reptiles removed from the proposed development site.

Reason: to provide a suitable location for translocated that is not subject to current or future development.
- 2 Habitat enhancement work to create terrestrial sheltering places at strategic locations around the proposed receptor sites. Sheltering areas should include a minimum of 3 x log piles (e.g. Appendix. II).

Reason: it is an offence under WCA 1981 to deliberately kill or injure reptiles. It is also an offence to release amphibians and reptiles into areas incapable of supporting them. Receptor areas must capable of supporting the translocated animals.
- 3 Areas zoned for development must be cleared of amphibians and reptiles in advance of construction activities. Translocation will involve the capture of individual animals and relocation to the receptor areas. This will be achieved by a phased habitat clearance accompanied by watching brief supervised by a suitably experienced ecologist. Capture work must only take place during suitable weather conditions and outside of the winter hibernation period (i.e. capture works should be undertaken ONLY during the months April to October). All work should follow suitable good practice. Reptile exclusion fencing is not considered necessary. Specific actions and extent of clearance works are subject to review depending upon number of captured animals.

Reason: it is an offence under WCA 1981 to deliberately kill or injure reptiles. Animals must be captured and translocated from areas zoned for development before the commencement of development activities (including archaeological surveys etc.). All work must be undertaken by experienced herpetofauna handlers to ensure that animal welfare standards are maintained.

Ecology and Land Management works towards the policy of 'best practice' advocated by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Landscape Institute, the Institute for the Environment as well as a number of specialist organisations working towards the conservation of protected species.

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A report on the organ at St Mary's Church, Teddington for The Church Building Development Governance Group

In the preparation of my comments, it has been useful to digest reports from Christopher Gray and Church Organ World. I understand that a report is due from the American Company, Allen Organs and expect them to arrive at similar conclusions to those articulated in the Church Organ World paper.

I have also been glad to have sight your exceptionally comprehensive Conservation Management Plan which, in my experience of being on DACs, is really first class in providing background and context to plans for the church. This contains a short history of the organ prepared by P Hammond in December 2013 (slightly coloured by his being associated with the firm that added an ill-matched collection of synthesized stops).

The Hele organ

It is most likely that the organ when new in the late 19th century (most likely 1899) was sweet sounding, mechanically wholly satisfactory and in all probability, a fairly standard almost 'off the shelf' instrument. It was made by the Plymouth firm of Hele – well known in the West Country but not a 'national' firm - and never regarded as a top flight organ maker. Had the organ been essentially unchanged retaining its musical and mechanical integrity, there may have been a case for restoration and even for assessing its heritage value. However, there have been so many changes over the years that this has been substantially lost. Changes made by Willis in 1980 were quite significant in this regard although helping to extend its useful life. Moreover, it was originally built for a different church and in St Mary's, tonal egress is impaired.

There is a raft of problems with the organ, some dating back to the work of Willis 40 years ago (as CG points out). Certainly, they could be fixed – in particular, the disconcertingly shallow key touch, the drawstop action and remedial work to leather and soldered conveyances. However, I suspect Christopher Gray's estimate of three days is over optimistic and a little rose-tinted. But at best, restoration work would provide a relatively short extension to the useful life of the instrument.

What I do find baffling was the decision to graft-on a range of spectacularly ill-matched electronic stops, sitting uncomfortably alongside the pipes. Presumably it was a response to the 10-stop Hele organ needing great presence and drive. But I am very surprised indeed that St Mary's was successful in obtaining a Faculty for this work – which would most definitely have been necessary. The result is hardly an enhancement to the organ and further compromises its integrity.

Future for the Hele organ

Is there a case for retaining the organ? In short, I do not believe there are strong grounds for keeping the instrument *if the development work for the church has sights on the space it occupies*. Were a central part of the development not to encroach on the organ chamber, one would be more likely to look at rebuilding or replacement with another second hand instrument.

If, as I understand, rethinking of the organ chamber space is a key phase in the development of St Mary's, there are three considerations or tests to apply in determining the future of the organ:

1. Inherent musical value

Individually most stops are well and sweetly voiced although all together, the sound is not overwhelming and I suspect not quite bold enough to lead a large congregation – a point made in the Hammond report, even after all the pipes were necessarily cleaned in 2011. I can imagine it works well for the accompaniment of the choir and music up to *mezzo forte*, although with only 10 speaking stops, combinations and colours are limited along with its ability to provide a strong lead for large congregations.

2. Visual

When the organ was new, little was invested in to the look of the organ with stained softwood paneling and no more than a utilitarian pipe rack on the front – sadly not a case '*per se*'. The front pipes speak (as the bass of the Great Open Diapason) and have been spray painted gold relatively recently. Nevertheless, and this is of course a subjective view, there is nothing to recommend keeping any part of the case for its pleasing visual impact.

3. Heritage

There have been so many changes to the organ over the years that it has moved quite some way from its original conception. I see from the National Pipe Organ Register that there are very many extant similar instruments, particularly in Devon and Cornwall so that even if it were a pristine untouched Hele organ, its heritage value would be open to question, it not being a rare or particularly high quality example of the organ builder's art.

Were this to be in the Guildford Diocese and I was be invited to provide an opinion as the Diocesan Organ Adviser, I would not put forward any objection to the granting of a Faculty for removal and disposal of the organ. I would recommend the granting of the Faculty with conditions only on the disposal requiring the ivory keys and metal pipework to be made available to a reputable organ builder for future use.

For what was a relatively modest and unremarkable while perfectly sound organ when it was first made, it has completed 120 years of faithful service to worshipping communities which is good and a testament to the robustness of Hele's construction.

What kind of replacement?

I am of the firm opinion that the musical value of a pipe organ continues to be superior and preferable to an electronic/digital substitute. However, it is also necessary to be pragmatic and practical, recognising that with technological advances, few can tell the difference these days as they cleverly trick the ear: there are ample installations to demonstrate their effectiveness for leading worship, they occupy less space and are (*prima facie*) a less expensive option than a pipe organ.

My first thought was to consider whether there is another location in the church for a pipe organ? I do not believe that there is and the headroom of the church further limits options. Placing an instrument in the body of the church limits seating capacity, there is insufficient height for all but a small instrument and even that would be likely to be too loud for those in the immediate proximity.

In my opinion, replacing the Hele organ with an electronic organ appears to be the best option in the circumstances and having considered alternatives, I am pleased to recommend going down this route.

What electronic organ?

As a preface to this discussion, it is important to recognise that even the most up to date of digital organs will have only a fraction of the life of an equivalent pipe organ; statistics in the Church of England suggest 15-20 years in reality – notwithstanding claims of electronic organ sales material. After all, what you are buying is quite simply a computer, amplifier and speakers, the life of which any of us can readily understand.

Given the tradition of St Mary's and its music (which I can readily relate to) I would recommend an electronic instrument that will emulate an 'English' organ, providing suitable accompaniment for the choir, a solid lead for hymnody and make musical sense of a good proportion of the organ repertoire. This would be an instrument of 2 manuals and pedals with around 20 speaking stops – obtaining a Faculty is less likely were you to seek a very much larger digital organ than is strictly necessary. Organists would be sure to be more comfortable with a drawstop console.

From my own experience, the organs of Makin would fit the requirements well, favoured over the continental-inspired organs of Johannus or the less convincing American flavoured organs by Allen. I would recommend hearing a few carefully chosen examples in a worship setting (rather than a 'showroom' where conditions are rather artificial) before coming to a view.

The location of the console can be flexible, it needing only a power source and single plug-in coaxial cable; it may even be moveable. But realistic permanent parking choices are limited; as Makin has already surmised, proximity to the choir is desirable, so should ideally be immediately behind stalls on north side but with the organist facing in to the chancel and perhaps slightly raised on a dais – also being careful to match wood colour.

More problematic is the placement of speakers, necessarily being as unobtrusive as possible. Unlike some churches, the disposition speakers at St Mary's is not obvious. In the first instance, I would expect the sound source staying broadly in the existing organ chamber and at more than head height, ideally some speakers facing West and some in to the chancel. The location of the large subwoofer matters much less as the source of bass frequencies are more difficult to identify.

Speakers are not attractive and need to be hidden or well disguised, particularly in such an attractive building and in order to be successful in obtaining a Faculty. Were the rather fine oak screen at the head of the North aisle to be retained, placing a row of speakers behind the arched top would be ideal. If the North aisle is being opened up in to the organ chamber, there could be some thought to remaking that screen for the chancel opening (roughly in the place of the present organ console). But what is clear is that organ speaker placement needs to be considered in the context of plans for the whole organ chamber. It cannot be considered in isolation.

Disposal of the Hele organ.

If all proceeds to the point of taking the electronic route, having been provided with a Faculty for the disposal of the old organ and acquisition of an electronic organ, it will be necessary to turn to the question of removing the Hele organ (and its electronic bolt-on component).

It is just possible that there may be some value in the software and hardware associated with the 2006 electronics although its application elsewhere is unlikely.

For the Hele organ, I regret that it is unlikely to be an attractive option for sale (or even giving away) as an entity. There being very many redundant churches, there are an equal number of redundant organs, many of which will be more appealing. Some instruments do find their way overseas, but as the Hele is so changed and compromised – and it has to be said, not the most sought after of organ builders – this is unlikely.

There is a break-up value. As already mentioned, it would be very sad were the ivory keys not to be saved for reuse (notwithstanding that there are only 56 keys when 58 or 61 are the norm) along with the metal pipework which may find its way in to an organ builder's stock for potential reuse. The Surrey-based supplier of organ blowers and humidifiers may see some very modest value in those ancillary parts. But do not expect much, if any, money to change hands here, only saving the church from disposal. Once an organ builder has taken away pipes and keys (*perhaps* a few hundred pounds) the building frame and mechanism can be quite easily disposed of in to a couple of skips. A regrettably ignominious end to an organ after 120 year's life, but none the less, a practical way of clearing the organ chamber.

Adrian Mumford
August 2019

St Mary with St Alban, Ferry Road, Teddington

DAC Consultation

The report from Kelley Christ is very interesting and, in most respects, very thorough. There are, however, no acoustic measurements in the report.

The following comments are about about the acoustics of the building and about the organ:

1. It would appear from the report and photographs that the chancel is fully carpeted and the nave and aisle floors have acoustically absorbent carpet tiles. No date is given for this installation. It is not known if there had been any prior DAC consultation or Faculty.
2. The present organ, installed c.1941, has a stop list commensurate with the modest size of the church. This was apparently sufficient for 65 years; the suggestion that the organ 'lacked power' dates from 2006. The addition of a large area of acoustic absorption in the form of carpet must have seriously undermined the power of the organ to lead congregational singing. It may well have been responsible for the change in the assessment of the instrument.
3. The installation of additional stops in 2006 was by an organisation without relevant accreditation and was undertaken without DAC consultation or Faculty. 15 stops were added, using electronic imitation technology, to the 10 stop original instrument. These are heavily criticised in the Mumford report as 'spectacularly ill-matched'.
4. Notwithstanding the unfortunate experience of the 2006 electronic imitation stops, it is understood that the the parish wish to pursue a similar path for a new instrument (though from a different supplier). It is noted from the report that the church has an active choir; this demands an able and active leader. It is general experience the it is more difficult to recruit competent musicians if only an imitation instrument is provided (or a real organ in poor condition).
5. The disposal of the present 120-year-old Hele organ presents problems (and potential cost). Organs of this modest size, originally freestanding and not tailored to the building, do often attract purchasers (sometimes from overseas). However, the 2006 alterations have almost completely destroyed its heritage value and have probably made it unsaleable.
6. The space for the organ console shown on the ARME drawing is insufficient. There is no provision for any music storage near the console and a robed celebrant would have to push past the organist when approaching the chancel from the sacristy. The back of the console would be hard up against the back of the choir stalls. Electronic instruments have most of their mechanism in the back of the console. The suggestion that service personnel could unbolt the stalls first and then replace them when he or she was finished is probably unworkable.
7. The proposed electronic instrument, sold by Makin, would be manufactured by Johannus in Ede, The Netherlands (between Arnhem and Utrecht). UK manufacture of this type of instrument has virtually ceased. The instrument proposed is a standard model, not specifically tailored to St Mary's Church. It has 30 stops, 13 of them on the main Great organ manual. This is to be compared with 5 on the Great organ of the original Hele organ. Such a large instrument would be appropriate to the former St Alban's church but, if installed in St Mary's, each stop would have to sound no more than a fraction of its proper self if the full chorus is not going to be over loud. Experience elsewhere has shown that this would sound disastrously artificial.
8. Because of this problem, the Mumford report suggests an instrument of not more than 20 stops overall (double that of the Hele organ). I would recommend the committee not to recommend a Faculty application that exceeded this limit; slightly less would be preferable.

John Norman

St Mary with St Alban, Ferry Road, Teddington

DAC Consultation

The report from Kelley Christ is very interesting and, in most respects, very thorough. There are, however, no acoustic measurements in the report.

The following comments are about about the acoustics of the building and about the organ:

1. It would appear from the report and photographs that the chancel is fully carpeted and the nave and aisle floors have acoustically absorbent carpet tiles. No date is given for this installation. It is not known if there had been any prior DAC consultation or Faculty.
2. The present organ, installed c.1941, has a stop list commensurate with the modest size of the church. This was apparently sufficient for 65 years; the suggestion that the organ 'lacked power' dates from 2006. The addition of a large area of acoustic absorption in the form of carpet must have seriously undermined the power of the organ to lead congregational singing. It may well have been responsible for the change in the assessment of the instrument.
3. The installation of additional stops in 2006 was by an organisation without relevant accreditation and was undertaken without DAC consultation or Faculty. 15 stops were added, using electronic imitation technology, to the 10 stop original instrument. These are heavily criticised in the Mumford report as 'spectacularly ill-matched'.
4. Notwithstanding the unfortunate experience of the 2006 electronic imitation stops, it is understood that the the parish wish to pursue a similar path for a new instrument (though from a different supplier). It is noted from the report that the church has an active choir; this demands an able and active leader. It is general experience the it is more difficult to recruit competent musicians if only an imitation instrument is provided (or a real organ in poor condition).
5. The disposal of the present 120-year-old Hele organ presents problems (and potential cost). Organs of this modest size, originally freestanding and not tailored to the building, do often attract purchasers (sometimes from overseas). However, the 2006 alterations have almost completely destroyed its heritage value and have probably made it unsaleable.
6. The space for the organ console shown on the ARME drawing is insufficient. There is no provision for any music storage near the console and a robed celebrant would have to push past the organist when approaching the chancel from the sacristy. The back of the console would be hard up against the back of the choir stalls. Electronic instruments have most of their mechanism in the back of the console. The suggestion that service personnel could unbolt the stalls first and then replace them when he or she was finished is probably unworkable.
7. The proposed electronic instrument, sold by Makin, would be manufactured by Johannus in Ede, The Netherlands (between Arnhem and Utrecht). UK manufacture of this type of instrument has virtually ceased. The instrument proposed is a standard model, not specifically tailored to St Mary's Church. It has 30 stops, 13 of them on the main Great organ manual. This is to be compared with 5 on the Great organ of the original Hele organ. Such a large instrument would be appropriate to the former St Alban's church but, if installed in St Mary's, each stop would have to sound no more than a fraction of its proper self if the full chorus is not going to be over loud. Experience elsewhere has shown that this would sound disastrously artificial.
8. Because of this problem, the Mumford report suggests an instrument of not more than 20 stops overall (double that of the Hele organ). I would recommend the committee not to recommend a Faculty application that exceeded this limit; slightly less would be preferable.

John Norman



Mr Thomas Faherty
London Borough of Richmond Upon Thames

Direct Dial: 020 7973 3762

Our ref: P01532076
24 August 2022

Dear Mr Faherty

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**ST MARY AND ST ALBAN PARISH CHURCH FERRY ROAD TEDDINGTON TW11
9NN**

Application No. 22/2411/FUL

Thank you for your letter of 4 August 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This scheme is a development of that proposed in 2018 for an extension to replace the vestry. At that time, a very large extension in a strikingly modern style was proposed, and we raised concerns about the proposal. We felt that the design would conceal a significant eighteenth-century aisle and overwhelm the church, and questioned the justification for such a large structure.

In July 2020 we commented on an application for Faculty on a scheme which was closer to that now proposed. This scheme responded to many of our concerns, with a slightly reduced scale for the extension and a considerably more complementary design, though we maintained that some harm would be caused. We particularly recommended that the east wall of the extension was pulled back so as not to project so far beyond the eastern extent of the main church footprint. This element has been altered in the current application.

Historic England advice

The understanding of the significance of St Mary with St Alban has been greatly expanded by its 2019 Conservation Management Plan, which has now informed the design. The church is a diminutive, multi-phase church with elements dating back to the sixteenth century. The exterior walls, predominantly brickwork, are in a variety of colours and styles allowing their phasing to be understood, but the building maintains a coherent appearance despite this, with good detailing and consistent pitched roofs.



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The church sits within, and forms one of the key landmarks of, the Teddington Lock Conservation Area.

The north elevation is the 'rear', churchyard side of the building, which the new extension would predominantly affect. The north aisle is a symmetrical mid-eighteenth-century composition with projecting pedimented central bay. The later organ chamber and vestry to the east side of this elevation are in keeping with the building, though the choir vestry in particular is somewhat simpler without stone dressings.

The scheme proposes to replace the existing choir vestry with a new 'garden room' extension which would mainly be used for Sunday School and community events, alongside toilets and a kitchenette. The extension is designed with a pitched roof and brick elevations to reflect the architectural form and character of the listed church, with a flat-roofed 'pentice' link between the church and garden room. To provide access into the extension it is proposed to convert the easternmost window of the north aisle into a doorway. This would require the sill to be dropped, the opening to be widened, and the decorative stained glass to be relocated to the central window (which currently contains plain diamond-lead glass).

Elsewhere internally it is proposed to convert the organ chamber into a sacristy which would involve the replacement of the existing organ which is believed to date from 1899 and to have been installed at St Mary's in the twentieth-century. It is also proposed to adapt the front pews so they become movable furniture, to achieve flexibility for concerts and events.

The statutory duty in section 66 of the Planning (Listed Buildings and Conservation Areas) Act states that planning decisions must give 'special regard to the desirability of preserving [a listed] building or its setting'. Section 72 of the Act requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of planning functions.

National Planning Policy Framework 2021 (NPPF) makes clear that it should be the aim of decision makers to avoid harm, and where it cannot be avoided to minimise it (para.195; also Planning Practice Guidance: historic environment). Any harm caused to a heritage asset needs to be clearly and convincingly justified (para.200) and weighed against the public benefits of the scheme (para.202). In conducting this balancing exercise great weight should be given to the conservation of heritage assets, and the more important the asset the greater the weight should be (para.199).

We welcome the development of this scheme in response to advice. The design of the extension has evolved to better harmonise with the historic multi-phase building, particularly through its pitched roof form and materiality, whilst keeping its bulk



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relatively low through use of a flat-roofed pentice link. We are pleased to note that our most recent advice to the DAC in 2020, to pull back the eastern wall to reduce the projection of the extension from the east end of the church, has been taken, and that the scale of the extension has thus been further reduced.

We consider that some harm would still arise through the scheme. The new extension would interrupt the symmetrical composition of the Georgian north aisle. This has been limited through changes to the design so that the historic composition is still broadly appreciable, but some harm would remain. Some harm would also occur to historic fabric and internal quality through the extensive alteration to the north aisle window to create an entrance. The harm caused would be less-than-substantial, and considerably reduced in comparison to the scheme which was the subject of the 2018 application.

We do not wish to raise an objection to the scheme. Your Authority should weigh the harm caused against the public benefits arising from the scheme.

Recommendation

Historic England has no objection to the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. You should also consider the requirement of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority. The full GLAAS consultation criteria are on our webpage at the following link: <https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely



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Kathy Clark

Inspector of Historic Buildings and Areas

E-mail: Kathy.Clark@HistoricEngland.org.uk



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Mr Patrick Booth
Diocese of London
London Diocesan House
36 Causton Street
London
SW1P 4AU

Direct Dial: 020 7973 3763

Our ref: E00237045

21 October 2022

Notification under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Orders 2010

LOCATION: ST MARY FERRY ROAD, HIGH STREET TEDDINGTON

PROPOSED WORK: Demolish the existing Choir Vestry to Facilitate Construction of the new vestry.

We were notified on 07 October 2022 of the revised proposed works at the above site.

Our specialist staff have considered the information received and we do not wish to offer any comments on the proposals. Any unamended application for faculty for this work can be determined without further reference to Historic England, but please consult us again if there are any material changes to the proposals. We would be grateful for a copy of the Diocesan Advisory Committee's advice in due course.

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas
E-mail: alasdair.young@HistoricEngland.org.uk

cc

Documents received:
Documents received



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Mr Thomas Faherty
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Your Ref: 22/2411/FUL
Our Ref: 209203

Contact:
Louise Davies
02079733740
louise.davies@historicengland.org.uk

2022-08-23

Dear Mr Faherty,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2021**

St Mary And St Alban Parish Church Ferry Road Teddington TW11 9NN

New extension to Grade II listed historic parish church, following demolition of the existing Choir Vestry.*

Recommend Archaeology Conditions

Thank you for your consultation received on 2022-08-04.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

Archaeological monitoring of trial pits on the site has revealed that disarticulated human bone and coffin nails are present in the cemetery soil, which is present beneath the top soil



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on the site. The top of the cemetery soil is present at a level of c 6.5-7.0m OD.

A detailed description of the extent of excavation required for the proposed church extension has not been provided; however cross-section drawings show a raft foundation with a top level of 8.62m OD. Disturbance will occur below this level to an unknown depth, both during the removal of the existing extension and during the construction of the proposed extension. Removal of existing ground slab and foundations, and excavation for the new raft footing, along with excavation for any drainage, should be monitored by an archaeologist.

Any monuments or grave markers that need to be relocated during the works will need to be recorded in advance by a building archaeologist.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations

The significance of the asset and scale of harm to it is such that the effect can be managed using planning conditions.

I recommend attaching an **archaeology condition** as follows:

Condition No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works



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- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise a **Watching Brief**. An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

I also recommend attaching a **building recording condition** as follows:

Condition No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.



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These pre-commencement conditions are necessary to safeguard the archaeological interest on this site. Approval of the WSIs before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to these pre-commencement conditions please let us know their reasons and any alternatives suggested. Without these pre-commencement conditions being imposed the application should be refused as it would not comply with NPPF paragraph 205.

You can find more information on archaeology and planning in Greater London on our website.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

Louise Davies

Archaeology Adviser

Greater London Archaeological Advisory Service

London and South East Region



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Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr Robin Field-Smith
The Parochial Church Council of St Mary
with St Alban, Te...
St Mary with St Alban Church
2 Twickenham Road
Teddington
TW11 9NN

Letter Printed 19 December 2022

FOR DECISION DATED
19 December 2022

Dear Sir

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 22/2411/FUL
Your ref: St Mary with St Alban Church,...
Our ref: DC/TFA/22/2411/FUL/FUL
Applicant: Mr Robin Field-Smith
Agent:

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **2 August 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Mary And St Alban Parish Church Ferry Road Teddington TW11 9NN

for

New extension to Grade II* listed historic parish church, following demolition of the existing Choir Vestry.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/2411/FUL

APPLICANT NAME

Mr Robin Field-Smith
St Mary with St Alban Church
2 Twickenham Road
Teddington
TW11 9NN

AGENT NAME

SITE

St Mary And St Alban Parish Church Ferry Road Teddington TW11 9NN

PROPOSAL

New extension to Grade II* listed historic parish church, following demolition of the existing Choir Vestry.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

BD12	Details - Materials to be approved
U0145769	Details to specified scale
U0145757	Archaeological works
U0145758	Building recording
U0145759	Details of piling and foundations
U0145760	Air intake grill
U0145761	Fire Safety Strategy
U0145762	Approved drawings
AT01	Development begun within 3 years
U0145763	Bat survey and Mitigation
U0145764	Construction Env Management Plan
U0145765	External lighting (Plan required)
U0145766	Ecological Enhancements (Plan required)
U0145767	Tree planting and Soft Landscaping Rqd
U0145768	Submitted Arboricultural details
DV49A	Construction Management Plan

INFORMATIVES

U0072549	Re-use of materials
U0072572	Composite Informative
U0072571	NPPF APPROVAL - Para. 38-42
U0072566	Written Schemes of Investigation

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0145769 Details to specified scale

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show all new and altered fenestration elements associated with the approved extension, including rooflights.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0145757 Archaeological works

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

U0145758 Building recording

No demolition or development shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

U0145759 Details of piling and foundations

Prior to commencement of development, detailed proposals for the piling foundations and floor structure associated with the approved extension shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full thereafter.

REASON: To preserve and conserve the historic interests on the site.

U0145760 Air intake grill

Prior to implementation of relevant works, further detail of the design and material of the air intake grille for the M&A equipment in the roof shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0145761 Fire Safety Strategy

The development must be carried out in accordance with the provisions of the Fire Strategy Report, received on 02 August 2022; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

U0145762 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Drawings:

201804-D-100, 201804-D-101, 201804-D-102, 201804-D-103, 201804-D-104, 201804-D-203, 201804-D-204, 201804-D-210, 201804-D-211, 201804-D-212, 201804-D-213, 201804-D-214, 201804-D-215, 201804-D-216, 201804-D-217, 201804-D-220, 201804-D-221, 201804-D-222, 201804-D-223, 201804-D-224, 201804-D-225, 201804-D-700; received 2 August 2022

Reports:

Archaeological Watching Brief Report, Biodiversity Enhancement Churchyard Maintenance and Development Plan, Flood Risk Assessment, Preliminary Ecological Assessment, SUDS Proforma, Transport Statement, Tree Survey and Arboricultural Impact Assessment, Written Scheme of Investigation; received 2 August 2022

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0145763 Bat survey and Mitigation

All recommendations as per the Sylvatica Ecology Ltd. bat emergence survey dated October 2022 shall be implemented in full. Should works not start prior to September 2023 an up to date bat emergent survey will be required for approval by the Council before works can commence.

Reason: to ensure bat data is current and that good practice is implemented.

U0145764 Construction Env Management Plan

No works shall commence until a Construction Environmental/Ecological Management Plan (or similar) is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.

Reason: To prevent harm to wildlife and protect existing biodiversity.

U0145765 External lighting (Plan required)

Prior to occupation/use of the development hereby approved, full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall follow the guidance from the Sylvatica Ecology Ltd. bat emergence survey dated October 2022 and include:

- o Locations, technical specifications,
- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.
- o Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;

Reason: To safeguard the ecology of the site and neighbour amenity.

U0145766 Ecological Enhancements (Plan required)

Prior to occupation/use of the development hereby approved, full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

(A) These details shall:

- o Follow the recommendations Sylvatica Ecology Ltd. bat emergence survey dated October 2022
- o Include 1 no integrated bat bricks within the roof
- o Include 1 no bird box within the grounds
- o Ensure all walls/fences have mammal holes to allow continued movement of wildlife
- o Ensure all plant species are native or wildlife friendly

(B) Details should include

- 1) specific location (including proposed aspect and height) on a plan in context with the development.
- 2) specific product/dimensions
- 3) proposed maintenance.

Reason: To enhance nature conservation interest.

U0145767 Tree planting and Soft Landscaping Rqd

(A) No development shall take place until full details of soft landscaping works and tree planting have been submitted to and approved in writing by the local planning authority. Such details to include:

1. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment);
2. Planting methodology;
3. Specification of the quantity, density, size, species, position and the proposed time or programme of planting;
4. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;
5. A 3-year maintenance and management programme.

(B) This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.

(C) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936-1:1992 (Nursery Stock. Specification for trees and shrubs) BS3936-4:2007, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(D) All soft landscaping works and tree planting shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.

(E) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests of the site.

U0145768 Submitted Arboricultural details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT IN RELATION TO PROPOSED DEVELOPMENT by Clive Fowler Associates dated January 2022), unless otherwise previously agreed in writing with the Local Planning Authority.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

DV49A Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document

(https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such

9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required
17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

DETAILED INFORMATIVES

U0072549 Re-use of materials

The materials removed from the building during demolition works, such as stone and brick, could be re-used in the new structure where possible, or kept on site for repairs to the main building.

U0072572 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework 2021:

Section 4- Decision-making

Section 6- Building a strong, competitive economy

Section 7- Ensuring the vitality of town centres

Section 9- Promoting Sustainable Transport

Section 12- Achieving well-designed places

Section 16- Conserving and enhancing the historic environment

London Plan 2021

Policy D4 Delivering good design

Policy D12 Fire safety
Policy HC1 Heritage conservation and growth
Policy G4 Open space
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts

Local Plan 2018:

Policy LP 1 Local Character and Design Quality
Policy LP 2 Building Heights
Policy LP 3 Designated Heritage Assets
Policy LP 5 Views and Vistas
Policy LP 7 Archaeology
Policy LP 8 Amenity and Living Conditions
Policy LP 9 Floodlighting
Policy LP 10 Local Environmental Impacts, Pollution and Land Contamination
Policy LP 14 Other Open Land of Townscape Importance
Policy LP 15 Biodiversity
Policy LP 16 Trees, Woodlands and Landscape
Policy LP 18 River Corridors
Policy LP 21 Flood Risk and Sustainable Drainage
Policy LP 22 Sustainable Design and Construction
Policy LP 28 Social and Community Infrastructure
Policy LP 44 Sustainable Travel Choices
Policy LP 45 Parking standards and servicing

Supplementary Planning Documents/Guidance:

Design Quality SPD (2006)
Transport SPD (2020)

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

U0072571 NPPF APPROVAL - Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U0072566 Written Schemes of Investigation

The written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. These conditions are exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/2411/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ

Church Buildings Council

Patrick Booth
Church Buildings Adviser
London DAC

Dr Claire Smith
Church Buildings Officer

Our Ref: CARE23/211
Your Ref: 0912.01-0520A

By email

09/11/2022

Dear Patrick

Teddington, St Mary (Diocese of London) Proposed extension and associated works

Thank you for seeking the Church Buildings Council's advice on the updated plans for the proposed extension at St Mary's church. The Council has few further comments to make, however some points from the previous consultation letter of 4 September 2020 still stand. The advice within the present letter is given under the Council's delegated advice policy.

The design of the extension has developed well since the original proposal, and the Council is pleased to see the progression. In particular since the last consultation, the Council welcomes the consideration of embodied and operational carbon in the extension and the provisions to reduce the building's carbon footprint. The location and archaeological implications of the ground source heat pump require consideration, for which the DAC's archaeological adviser should be consulted.

As raised in 2020, the design of the pentice around the toilets is likely to create a bottleneck when larger services or events take place. The Council understands that having pursued this design for several years now, the parish may feel committed to it; however, for the benefit of creating a space with a longevity of satisfactory use, the Council feels it is worthwhile reiterating the potential disadvantage of the proposed layout.

The Council highlights, as in 2020, the importance of archaeological and human remains considerations in this scheme. The Council notes that an archaeological written scheme of investigation and a watching brief report are referenced in the supporting documents. The Council has not had sight of these, but defers to the DAC's archaeological adviser on this matter.

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Cathedral and Church Buildings Division, Church Commissioners for England,
Church House, Great Smith Street, London SW1P 3AZ

Direct line: 020 7898 1640 claire.smith@churchofengland.org

www.churchcare.co.uk

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I hope that this advice is helpful. If the scheme continues as proposed, the Council is content to leave further advice to the DAC; if there are substantial revisions, please feel free to consult the Council again.

Yours sincerely

CL Smith

Claire Smith

Supporting over 16,000 cathedral and church buildings of The Church of England

Cathedral and Church Buildings Division, Church Commissioners for England,
Church House, Great Smith Street, London SW1P 3AZ

www.churchcare.co.uk

Patrick Booth

From: Edward Waller <edward@georgiangroup.org.uk>
Sent: 13 December 2023 16:23
To: Patrick Booth
Cc: James Darwin; Consult
Subject: RE: 0912.01-0520A - St Mary Ferry Road, High Street Teddington - Extension

You don't often get email from edward@georgiangroup.org.uk. [Learn why this is important](#)

Dear Patrick,

Apologies for the delay in responding and thanks for forwarding all the necessary documents.

I have reviewed the most recent proposals against our previous comments. Whilst the Group welcomes the reduction in size of the extension to the east. Those areas of concern highlighted within our previous comments have still not been addressed.

The Group therefore maintains its objection.

Kind regards,

Eddie Waller
Conservation Adviser (London and South East England)



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From: Patrick Booth <patrick.booth@london.anglican.org>

Sent: Wednesday, December 13, 2023 11:28 AM

To: Edward Waller <edward@georgiangroup.org.uk>

Cc: James Darwin <James@georgiangroup.org.uk>; Consult <consult@georgiangroup.org.uk>

Subject: FW: 0912.01-0520A - St Mary Ferry Road, High Street Teddington - Extension

Dear Eddie

As far as I'm aware I have not had a response to my email of 13 November regarding the proposed extension at St Mary in Teddington.

We need to know urgently whether the Georgian Group's stance on the proposal has changed since Matilda's issued a letter of objection in July 2020 (copy attached).

The proposal has changed since Matilda reviewed it and I have attached the latest set of documents. I sent you a schedule containing the documents that Matilda would have seen in an email on 14 September but please let me know if you would like me to send it to you again.

Please could you let me know when we can expect to hear if the Georgian Group have changed their opinion on the scheme.

Kind regards

Patrick

Patrick Booth | Church Buildings Adviser - DAC

Tel: 020 3837 5053

Diocese of London

Confidentiality notice

Privacy notice

From: Patrick Booth <patrick.booth@london.anglican.org>
Sent: Monday, November 13, 2023 5:00 PM
To: edward@georgiangroup.org.uk
Subject: FW: 0912.01-0520A - St Mary Ferry Road, High Street Teddington - Extension

Dear Eddie

I hope that you are well.

As far as I'm aware I have not received a response to my email of 14 September, regarding the proposed extension at St Mary in Teddington, where I attached the original schedule of documents that Matilda would have looked at and Matilda's original letter of objection from July 2020.

I have attached an updated schedule of documents for the proposal that the church has recently submitted. Please could you let me know if the Georgian Group continues to object to the proposal or if your stance has changed.

Please let me know if you have any questions or if you need to see any additional information.

Kind regards

Patrick



Patrick Booth

Church Buildings Adviser - DAC

Tel: 020 3837 5053

Email: patrick.booth@london.anglican.org

London Diocesan House, 36 Causton Street, London SW1P 4AU

We are running a training event on net zero carbon on 21st November at St James Piccadilly. If you would like to attend, tickets and more information can be found by clicking here.

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Aby George

From: Kevin Rogers
Sent: 13 February 2024 14:22
To: Aby George
Subject: FW: 0912.01-0923A - St Mary Ferry Road, High Street Teddington - Extension

Pls file as '2024 02 13 GEORGIAN GROUP'



Kevin Rogers
Director of Parish Property & Fundraising
Tel: 020 7932 1230
Email: kevin.rogers@london.anglican.org
London Diocesan House, 36 Causton Street, London SW1P 4AU

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From: Edward Waller <edward@georgiangroup.org.uk>
Sent: Tuesday, February 13, 2024 1:01 PM
To: Teddington Parish - Future <future@teddingtonparish.org>
Cc: Patrick Booth <patrick.booth@london.anglican.org>
Subject: RE: 0912.01-0923A - St Mary Ferry Road, High Street Teddington - Extension

You don't often get email from edward@georgiangroup.org.uk. [Learn why this is important](#)

Dear Mr Cloake,

Thank you for your email.

This has been a long-running case at the Georgian Group, with three former caseworkers looking at different iterations of the scheme. The most recent detailed comments are set out within the Group's letter dated July 2020 where we accepted the principle and need for an extension. We did however raise concern over the treatment of the north elevation of the church, owing to the relationship between the link extension and the western most window, in terms of fabric and setting. The accommodating extracts from the 2019 Conservation Management Plan designate the western most window on the northern elevation as being of 'considerable significance'. The whole northern elevation is designated as 'exceptional significance'.

As you have stated within your email, it is regrettable that those issues highlighted within our comments dated July 2020, could not be resolved. There would be an element of harm arising from those alterations. However, the Group notes the positive conversations which have taken place with consultees since the Group reviewed the case in July 2020. Therefore, I have discussed the case further with colleagues of mine

and considering the time elapsed since the first iteration was considered by the Group, and the positive feedback from other consultees. The Group is content on withdrawing its objection in these circumstances.

I have copied in Patrick Booth, so he has record of this.

Yours sincerely,

Edward Waller (Conservation Adviser for London and South East England)



[Support the Georgian Group, become a member | georgiangroup.org.uk](https://georgiangroup.org.uk)

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From: Teddington Parish - Future <future@teddingtonparish.org>
Sent: Saturday, February 10, 2024 1:04 PM
To: Edward Waller <edward@georgiangroup.org.uk>
Cc: casework@jcnas.org.uk; David Adshead <director@georgiangroup.org.uk>; Archdeacon of Middlesex <Archdeacon.Middlesex@london.anglican.org>
Subject: Re: 0912.01-0923A - St Mary Ferry Road, High Street Teddington - Extension

Some people who received this message don't often get email from future@teddingtonparish.org. [Learn why this is important](#)

Dear Mr Waller,

I am writing in connection with our proposed extension at St Mary with St Alban Church, Teddington, and as the new Vicar of the parish.

Following our petition to the London DAC for a Faculty, we were concerned to learn that the Georgian Group has maintained its objection (originally lodged in July 2020) to our updated proposal. We would welcome the opportunity to understand your objection in greater detail and explore whether it can be resolved.

We recall the welcome comments in the conclusion of the Group's letter to the DAC in July 2020 that the Casework Committee accepted "that the need of the church is convincing" and that it is "not against supporting an extension if the design and location are appropriate".

Since July 2020, we have consulted widely and worked with our architect and expert advisers to refine the proposed scheme, taking into account all comments received. As I hope has been clear from the documentation submitted, we have meticulously explored options for the location and design of the extension which minimise any harm to the existing building while meeting our minimum requirements.

Regrettably it has not proved possible to avoid impacting the Georgian elevation to some extent in identifying the scheme which minimises the harm done to the building overall. Great effort has been taken, therefore, with expert advice, to develop a design for the extension which minimises the harm caused to the Georgian elevation. Sections 4.5-4.6 and 4.16-4.26 in the Heritage Statement submitted with the documentation address this.

We have now reached the position where Historic England and all other consultees have confirmed that they have no objections to the proposed scheme and Richmond Council has granted planning permission. They have all reached the view that the needs justify the harm caused, and that the proposed design minimises this, following a rigorous exploration of all feasible options.

The DAC has informed us that it will be considering our petition for a Faculty at its meeting on 12 March. We would welcome the opportunity to engage with you before then. Would either Monday 19 February from 3:30pm onwards, or Tuesday 20 February between 3-5pm or Wednesday 28 February from 2pm onwards be convenient? We suggest meeting at St Mary with St Alban church, if possible, as being on site may be helpful in our discussions.

We look forward to hearing from you at the first opportunity.

Best wishes,

The Revd David Cloake | Vicar, St Mary with St Alban, Teddington

Surrogate for Marriages

The Parish Office, Langham Road

Teddington. TW11 9HF

Tel: 020 8943 2262

www.teddingtonparish.org

Steven Randall

From: Joe Moffatt <vicar@stmarywithstalban.org>
Sent: 15 December 2021 15:12
To: kandn.atkinson@gmail.com
Cc: Sheena Harold; Veronica Laughrin; Teddington Parish - Future; Nikki Harrison
Subject: RE: St Mary's development proposals

Dear Keith,

Thank you - it's great to have this feedback and endorsement. We really appreciate the time and attention that you and the two groups have given this. We will, of course, keep you updated with the next steps.

Best wishes

Joe

-----Original Message-----

From: Keith Atkinson <kandn.atkinson@gmail.com>
Sent: 15 December 2021 10:37
To: Joe Moffatt <vicar@stmarywithstalban.org>
Cc: Sheena Harold <sam.harold@hotmail.com>; Veronica Laughrin <VeronicaLaughrin@hotmail.com>
Subject: St Mary's development proposals

Dear Joe & Stephen,

Thank you so much for giving the Teddington Society—especially the Historic & Planning Groups-- an opportunity to view your proposals for providing modern facilities and additional space for the Church.

The Society fully understands the need for these. It has considerable sympathy and admiration for your team for the thoughtful professional way you have balanced the varying demands of heritage/historic bodies, church regulatory, local and national authorities' requirements as well as the graveyard considerations., in drafting these proposals, within the inevitable financial constraints.

While the historians among us would ideally prefer the extension to be closer in appearance to the existing structure, it is our overall opinion that the proposal you presented us with provides the necessary facilities in a generally acceptable way and will be an asset to the community.

Regards,

Keith Atkinson for the Teddington Society