

LINDEN HOMES

Former Metropolitan Police Training Centre, Green Street, Lower Sunbury

Welcome

Welcome to Linden Homes’ public exhibition at which we are displaying proposals for a new residential scheme for the former Metropolitan Police Academy, Green Street, Lower Sunbury.

Today’s exhibition has been arranged to provide you with the opportunity to view, discuss and comment upon the plans for the site.

Please take the time to submit a feedback form and let us know what you think of the plans. You can either leave this in our ballot box or take it home and return it via a freepost envelope (available at the desk).

AT THE EXHIBITION TODAY:

ABOUT US

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FLOOD RISK AND DRAINAGE

NEXT STEPS AND TIMESCALES



Existing site



Previous completed Linden Homes’ developments

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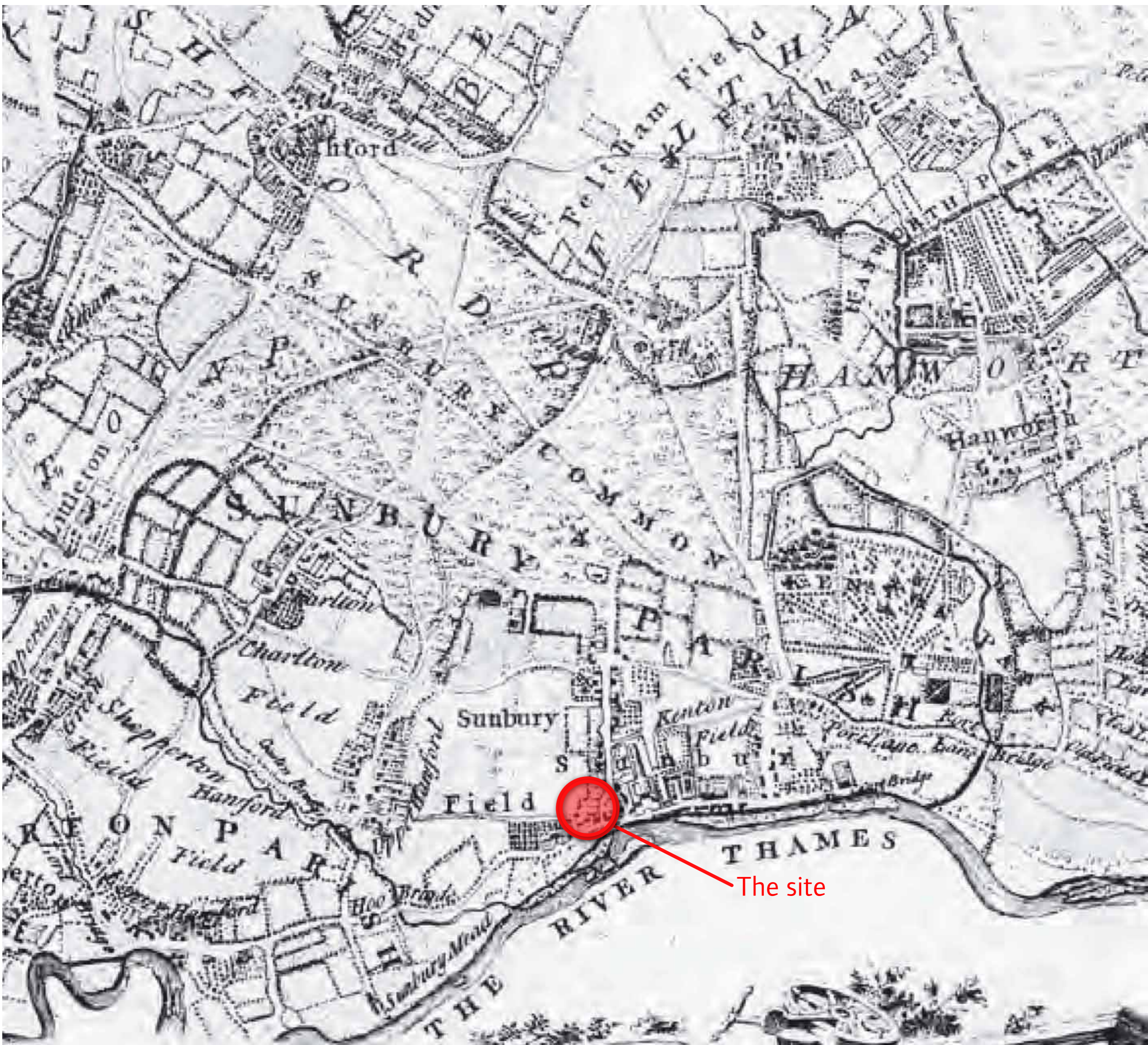
Site history

The parish contained a number of hamlets. Of these, Sunbury and Kempton, first mentioned respectively in 962 and 1086, stand on slight rises on the river bank on the main road between Kingston and Chertsey, Sunbury at the junction with Green Street heading northwards to the common, and Kempton at the junction with French Street.

The river probably formed the chief highway of the parish in early times, the small alleys in Sunbury village between Thames Street and the river leading to wharfs.

In 1826 the village was served by the Chertsey-London coaches four times a day. In 1864 the Thames Valley Railway opened a station at the north end of Green Street.

At some point in the 18th century a large Georgian house with a conservatory attached called Montford House was used as a nursing home. The Sunbury and Shepperton Local History Society kindly provided some photographs of Montford House which can be seen below. The house was demolished sometime after the second world war and replaced with the police cadet training centre building we see today.



Rocques map of Middlesex 1754



Montford House seen from the garden



Montford House seen from the garden



Montford House seen from Green Street

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Site context

Lower Sunbury occupies a unique position as the first true riverside village on the north bank of the Thames travelling upstream from London. It is approximately 1.6km south east of junction 1 of the M3 motorway and around 3km from the defined town centres of Shepperton and Sunbury Cross.

The core of the riverside village is the Lower Sunbury Conservation Area, but this is now surrounded by suburban housing development which has taken place from the 1920s onwards.

Lower Sunbury is fortunate in enjoying a cohesive neighbourhood character by virtue of its clear geographical delineation, with the River Thames to the south, Kempton Park and Thames Water land to the east and north, and the Green Belt between Sunbury and Shepperton.

The essential character of Lower Sunbury is provided by the combination of close-built historic houses in the Conservation Area, and suburban houses with gardens, interspersed among the open spaces.

The application site shown edged red on the aerial photograph sits on the edge of the conservation area. The existing police college building rises to the equivalent of four storeys and sits incongruously amongst the residential scale of Green Street with its predominantly two and three storey dwellings of varying age and character.

Another important feature of Lower Sunbury is St Mary's Church and its associated cupola which can be seen from various locations around the village and is considered an important landmark.



Aerial photograph showing site in context



West Lodge



Contemporary Development on Thames Street



View of the Thames from open space



Contemporary development on Green Street



View of Cadet Centre from Stile Path



Georgian Building on Thames Street



The site seen from the corner of Green Street and Thames Street



View of St Mary's Church cupola



The site seen from Green Street



Georgian building on Thames Street



The site seen from Thames Street

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Design development

Following extensive analysis of the application site via site visits and technical studies, a plan showing the constraints and opportunities presented by the site was produced. This plan is shown below.

The key constraints and opportunities are listed below:

Constraints:

- Part of site within flood zone
- Existing mature Corsican pine on corner of Green Street and Thames Street
- Corner of site visible from many locations
- Part of site sits within conservation area

- Relationship with the existing residential properties on Green Street and Stile Path

Opportunities:

- Create residential development with lower height than existing building
- Create feature building at corner of Green Street and Thames Street
- Create housing inspired by local Georgian vernacular befitting its conservation area status
- Improve outlook from properties from Stile Path
- Create new view to St Mary's church cupola from Halliford Road

Initial designs (shown below) were presented to local residents and the Local Planning Authority in October.

Feedback from these meetings informed the layout and elevations which are presented today. The key issues raised were;

- Increase parking provision
- Move buildings back on Green Street
- Impact on properties in Stile Path



Site layout presented to local residents and planning authority



Early sketch of potential elevation to Green Street



Existing view of St Mary's church cupola currently blocked by the Police Cadet building



Early sketch elevation of apartments facing Thames Street

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Site layout

The plan opposite shows the current layout design for the proposed development. This layout has been formulated by taking into consideration all the constraints and opportunities and consultation outlined on the previous boards.

Plots 1-6 are intended to follow the building line of Brooklands Terrace to the North. They have been set back to allow some replacement tree planting to the frontage of Green Street.

An apartment building is proposed to the South east corner of the site which creates frontages to the river Thames and Green Street. By turning the corner at this location it allows a narrowed entrance feature.

Within the site the layout has been formed with local planning

guidance in mind. This guidance specifies minimum separation distances and garden sizes which the layout adheres to.

Thought has been given to the impact of the proposed development to the residents of Stile Path and this has resulted in most of the houses being positioned at 90 degrees to the northern boundary reducing impact to Stile Path and proposing only three flank wall elevations.

Parking provision has been raised as a key issue. As a result, the number of parking spaces has been increased by 17, from 76 to 93, which averages 1.9 per unit. This has resulted in the loss of one dwelling. This parking is provided in the form of surface parking in mews courts and open car ports.



Site Layout

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Palette of materials

The photographs shown opposite were taken at various locations in lower Sunbury village, namely along Thames Street and Green Street. They show that the predominant local vernacular is of Georgian town houses and cottages with their associated detailing and proportions.

The intention for the development proposed is to use these details and proportions as an inspiration for the design of the houses and the apartments.

See below for a list of the proposed details and materials;

- Top hung sash windows with Georgian tracery
- London stock brick
- Voussoir brick arches
- Painted brick work or render
- Slate roofs
- Parapet roof detailing
- Iron railings to property boundaries
- Mansard roof design with dormers
- Classically proportioned porch and portico details



Proposed elevation to Thames Street



Proposed elevation to Green Street

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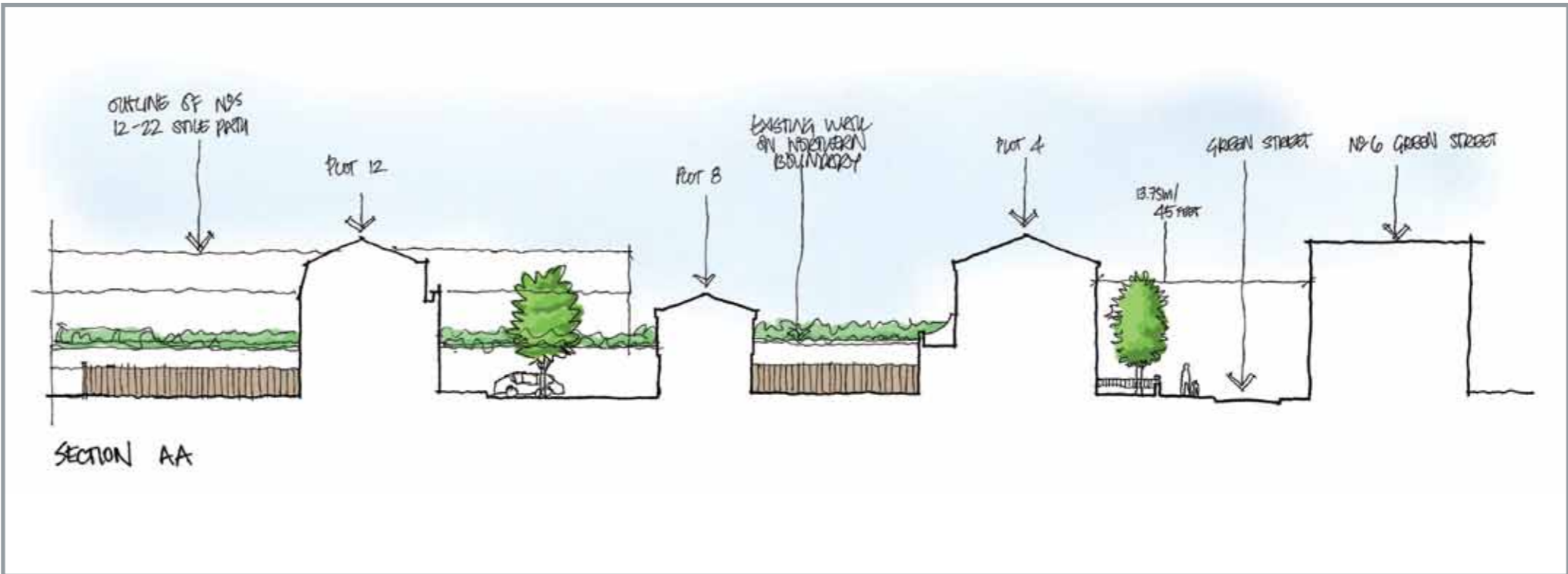
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Appearance

The images on this board are intended to show the proposed development and how it relates to its immediate neighbours and context.

The sections shown opposite show the relationship of the proposed development with the properties on Green Street and Stile Path.

The aerial perspective shown below shows the schemes relationship with West Lodge, Brooklands Terrace, Green Street and properties on Halliford Road and hopefully displays its successful integration into its context.



Aerial Perspective

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Highways, access and parking

Highways

The traffic impact of the development will be robustly assessed as part of a detailed Transport Statement that will be required (and scrutinised in detail) by Surrey County Council.

It is worth pointing out, however, that the site has an existing use as a Police Cadet Training Centre and could thus be re-used immediately as a 'Residential Educational Institution' without the need for a new planning permission. The graph below provides a comparison of the estimated traffic generation of the proposed residential scheme and the permitted existing use.

Access

The site is currently accessed from Green Street and it is proposed to relocate this access further southwards. The new access will fully comply with the relevant highway design guidance set out in the Manual for Streets in terms of visibility, width, capacity and provision for occasional large vehicles.

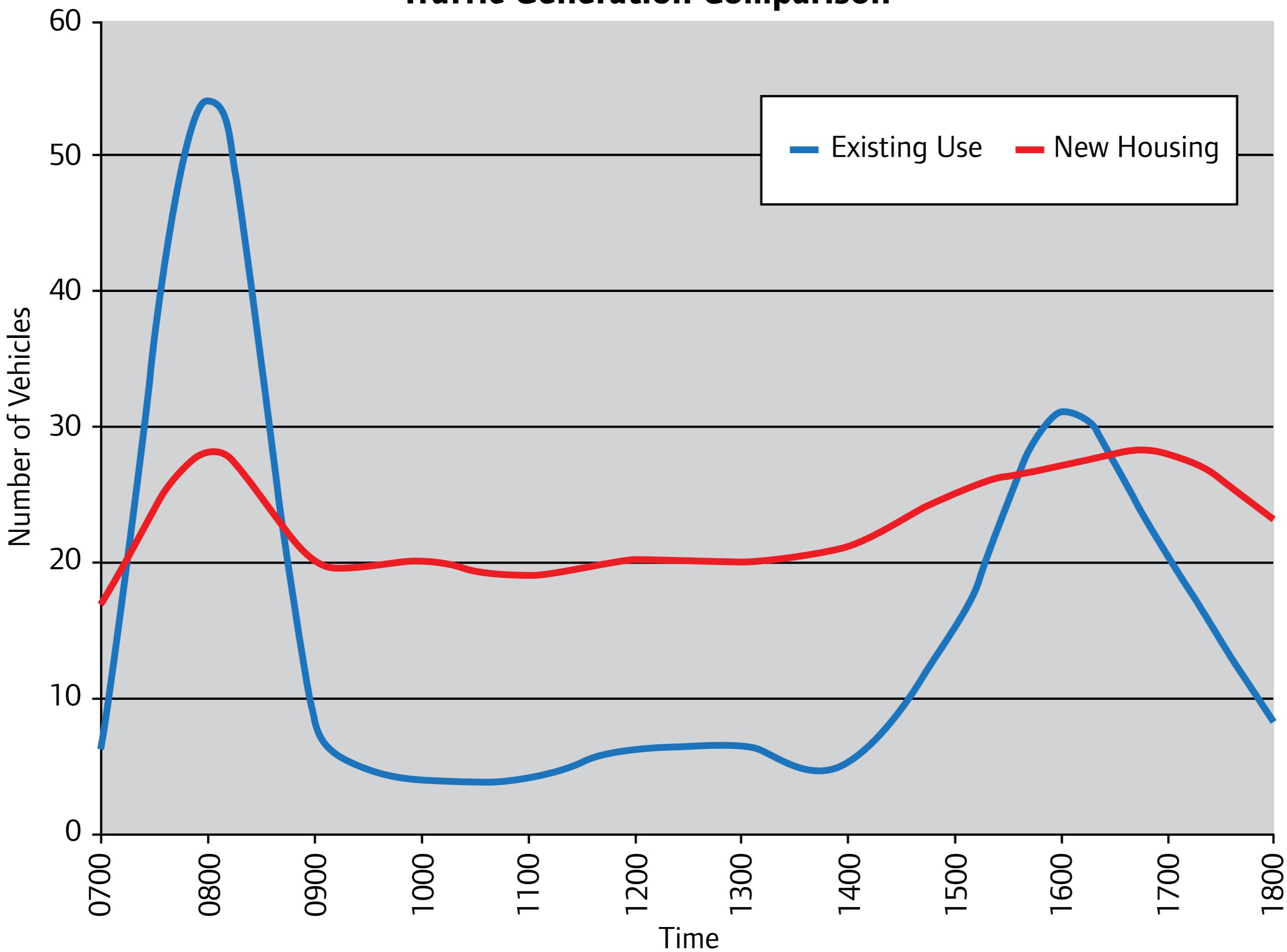
Linden Homes has considered the possibility of providing access from Thames Street, in response to feedback from neighbours. Our transport consultants have advised that such an arrangement does not conform with current highways standards and would inevitably lead to serious safety concerns being raised by the County highways team due to its proximity to the roundabout at Green Street and also the fact that Thames Street is a busy local distributor road.

Parking

The recently adopted Spelthorne Borough Parking Standards require a minimum of 86 parking spaces for the emerging scheme. Responding to feedback received, we propose to provide more than this – 93 spaces – which is almost two per unit.

Residents will therefore have adequate provision, which will minimise on-street parking within the site and ensure that there will be no overspill on to local streets.

Traffic Generation Comparison



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Flood risk and drainage

Flood Risk

The main site area has been assessed as having a low risk of flooding, with the very southern extremities, having a medium probability of flooding. Tidal flood risk is not an issue at this site and the site is not at risk of surface runoff, groundwater or sewer flooding.

A Flood Risk Assessment of the site has been carried out by RSK Group plc, in accordance with current guidelines.

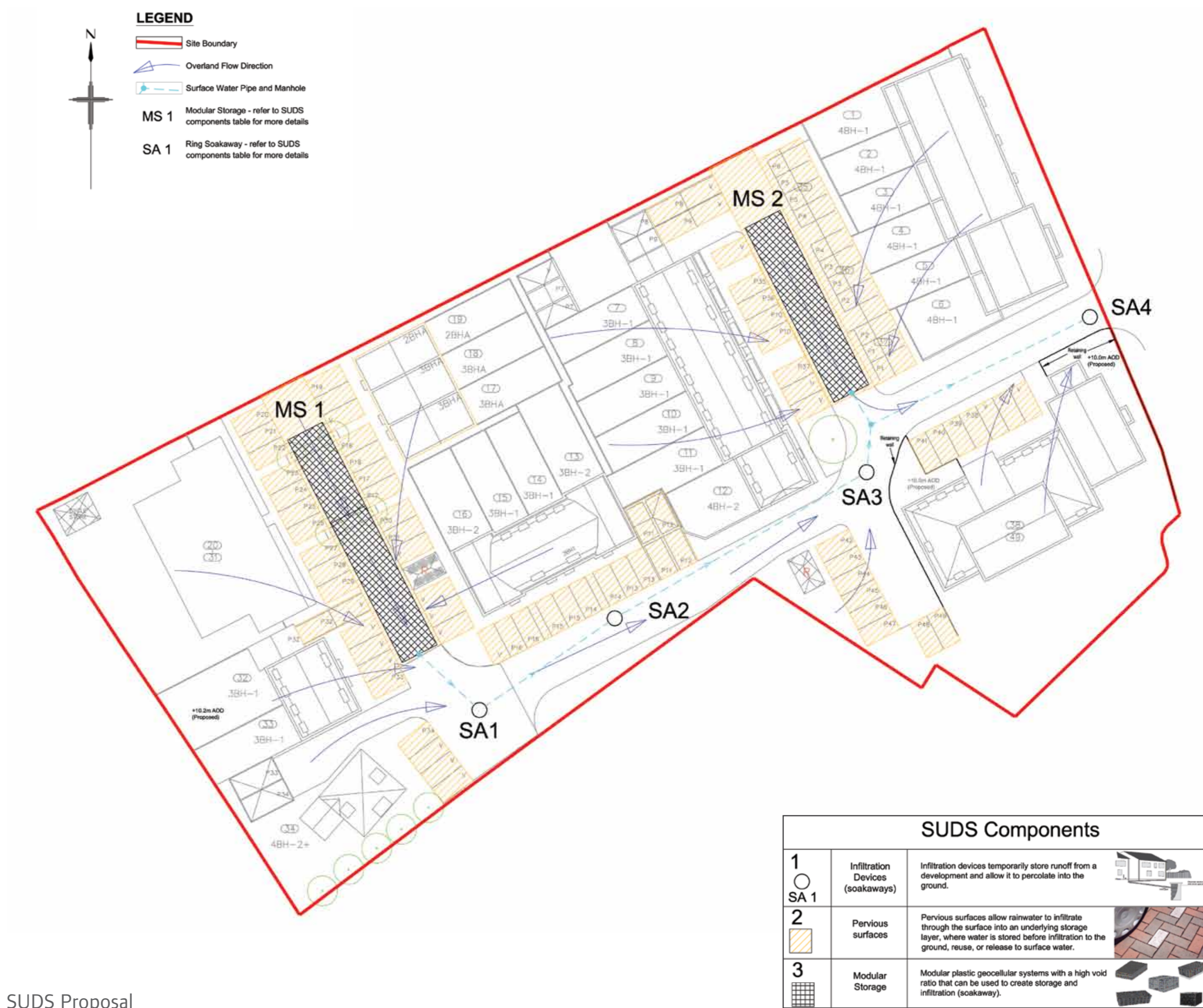
Following discussions with the Environment Agency, in order to address any potential adverse effect of the development, compensatory storage areas are to be located on the southwestern and southeastern corners by re-shaping the ground at these locations.

Drainage:

A sustainable approach to the disposal of surface water runoff will be employed on site. The proposed use of Sustainable Urban Drainage Systems (SUDS) seeks to mimic natural drainage and retain water on site, rather than drain directly to a conventional piped network. The SUDS features incorporated in the drainage strategy for the site include:

- Porous paved surfacing parking areas.
- Modular underground storage under access roads
- Soakaways

SUDS will be designed to contain and control the 1 in 100-year rainfall event plus a 30% uplift allowance for climate change.



SUDS Proposal



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Next steps and timescales

Thank you for taking the time to attend Linden’s public exhibition of its proposals for the redevelopment of the former Metropolitan Police Training Academy in Lower Sunbury.

We hope you found it useful, and would be grateful if you would take the time to submit a feedback form and tell us what you think.

Following today’s exhibition, Linden will review all feedback received and finalise a planning application for submission to Spelthorne Borough Council, taking account of the comments received where possible. There will of course be the opportunity to provide comments once the application is submitted.

Should you have any further questions or comments or if you would like to discuss the plans with the team following this exhibition, you are welcome to contact us using the details below.

Thank you.

Let us know
what you think

Freephone information line
0800 298 7040

feedback@consultation-
online.co.uk

NOVEMBER:	REVIEW ALL EXHIBITION FEEDBACK RECEIVED.
END OF NOVEMBER:	FURTHER DISCUSSION WITH BOROUGH OFFICERS. FINALISE PROPOSALS AND SUBMIT FORMAL PLANNING APPLICATION TO SPELTHORNE BOROUGH COUNCIL.
JANUARY/ FEBRUARY 2012:	ONGOING CONSULTATION WITH SPELTHORNE BOROUGH COUNCIL
MARCH 2012:	EXPECTED DETERMINATION OF PLANNING APPLICATION.

