

Kneller Hall

Masterplan Supplementary Planning Document (SPD) *Draft*



November 2019

Contents

1.0 Introduction	1
1.1 Background	1
1.2 Purpose and status of the Kneller Hall Masterplan SPD	2
1.3 Structure of the Kneller Hall Masterplan SPD	2
1.4 Stakeholder engagement and public consultation	3
2.0 Vision	5
3.0 Policy context	7
3.1 National Planning Policy Framework (NPPF)	7
3.2 The London Plan (2016)	7
3.3 London Borough of Richmond upon Thames Local Plan (2018)	8
3.4 Local Guidance (Adopted Supplementary Planning Documents)	9
4.0 Site context	11
4.1 Site location	11
4.2 Land use and facilities in the surrounding areas	11
4.3 The history of Kneller Hall	14
4.4 Current site land use and urban form	18
4.5 The site's relationship to its surroundings	20
4.6 Access and movement	22
4.7 Landscape and ecology	24
4.8 Drainage and flood risk	24
4.9 Constraints and opportunities	26
5.0 The strategy for the site	29
5.1 A comprehensive approach	29
5.2 Sub-areas	29
5.3 Movement and Access Strategy	32
5.4 Green Infrastructure Strategy	36
5.5 Sustainability	36
6.0 Sub-area guidance	39
6.1 Kneller Residential Community	39
6.2 Kneller Hall and its context	44
6.3 Kneller Park	50
7.0 Delivery	56
7.1 Planning requirements	56
7.2 Infrastructure requirements	56
7.3 Developer contributions (s106 contributions)	57



Kneller Gardens

Whitton Dene

Nelson Road

Warren Road

Kneller Road

Whitton Road

Chertsey Road (A316)

Site location

1.0 Introduction

1.1 Background

The Kneller Hall Masterplan Supplementary Planning Document (SPD) site is currently an operational military base and is the home of the Royal Military School of Music (RMSM), operated by the Royal Corps of Music. It is located on the edge of Whitton, in the north-west of the London Borough of Richmond upon Thames (LBRuT), on the borders of the London Borough of Hounslow administrative area. The Masterplan SPD site is focused around the building known as Kneller Hall, which is Grade II listed, together with ancillary buildings, playing fields and service areas that support the functioning of the RMSM.

In 2016, the Secretary of State for Defence announced a long-term plan to optimise the Defence Estate for its future operational requirements. This included confirmation of the intent to release the Kneller Hall site to the market by 2020. The site's disposal supports broader Government objectives *'to improve the estate management and create an efficient, fit-for-*

purpose and sustainable estate that meets future needs. This means disposing of surplus land and buildings in a way that delivers value for the tax payer, boosts growth and delivers new homes.' (Source: *'Guide to the Disposal of Surplus Land'*. Cabinet Office. March 2017).

Whilst LBRuT would rather not see the Royal Military School of Music leave, it is important to ensure that what happens next with the site results in a positive legacy for both Whitton and the wider borough. To achieve this the Council adopted a site allocation policy to guide any future development on the site in the London Borough of Richmond upon Thames Local Plan July 2018.

The Council has worked in partnership with the Defence Infrastructure Organisation (DIO), which acts on behalf of the Ministry of Defence as landowner, to set out a future planning framework for the Kneller Hall site and develop this draft Masterplan SPD having engaged with local communities.



Kneller Hall

1.2 Purpose and status of the Kneller Hall Masterplan SPD

1.2.1 Purpose

The purpose of the Kneller Hall Masterplan SPD (the SPD) is to guide the future development of the site, including the uses it could support, so that it can support the vitality and viability of the local area as a whole. It has the following objectives:

1. To identify a clear, distinctive and deliverable vision for Kneller Hall and create a comprehensive, site-wide spatial strategy to support the implementation of the Council's Local Plan policies, and in particular Policy SA 14 Kneller Hall.
2. To provide information about the current issues and challenges facing the site and set out potential land use, transport and landscape opportunities that respond to the issues identified.
3. To provide guidance to support delivery of design solutions that respond to existing and future needs whilst conserving, and where possible, enhancing the historic and cultural legacy of Kneller Hall.
4. To provide a framework for achieving delivery of the development envisaged in the Council's Local Plan site allocation, and set out the core planning and infrastructure requirements.
5. To improve the efficiency of the planning and development process by reducing uncertainty through the creation of a framework that provides the landowner, potential developers and the local community with clear guidance on what is expected from any development proposals for the site.

1.2.2 Status

The SPD will form part of the Council's planning policy framework upon adoption and as such will be a material consideration in the determination of any future planning applications for the re-use of the site.

1.3 Structure of the Kneller Hall Masterplan SPD

The structure of the SPD is as follows:

Chapter 1 provides background information relating to the project including an overview with regard to the Council's engagement with stakeholders and the public which is central to the development of the SPD.

Chapters 2 describes the guiding vision and ambitions for Kneller Hall.

Chapter 3 to 4 summarises the policy context and provides contextual information about the site including its heritage and cultural significance.

Chapters 5 describes the important site constraints and the issues facing the site which should be addressed through any planning application for the site's development.

Chapter 6 provides an overarching spatial strategy for the site, providing a set of strategic level development principles and identifying three sub-areas.

Chapter 7 provides further design guidance for individual sub-areas responding to site constraints and opportunities, which is to be reflected in planning applications.

Chapter 8 lists the information which will be required to accompany any planning application, and key infrastructure requirements.

1.4 Stakeholder engagement and public consultation

The SPD has been prepared by the Council in partnership with the DIO and in consultation with the local community and a wide range of stakeholders including:

- London Borough of Hounslow
- Historic England
- Friends of the River Crane Environment (FORCE)
- South-West London Environment Network (SWLEN)
- Sport England

Engagement with the local community and key stakeholders from the public and private sectors forms a key component in the development of the SPD. A first, informal, stage of consultation and engagement took place in May-June 2019, which focussed on a baseline review and analysis of the site. The key issues and opportunities identified at this initial stage, together with the feedback from the local community, have helped in shaping the emerging vision and strategy for the site. The consultation used exhibition boards to present the emerging issues and opportunities for the Kneller Hall SPD. The exhibition boards and questionnaire were available online during the consultation period which ran from 9 May 2019 to 10 June 2019.

One drop-in consultation event was held to enable residents and the key stakeholders to view the boards and speak to representatives of

the Council about the SPD:

- 09:00-13:00, Saturday 18 May, 2019. This session was held at Community Room, Whitton Library, 141 Nelson Road, Whitton, TW2 7BB.

The exhibition boards were also shown at the Community Conversation event for Whitton and Heathfield:

- 18:30-21:00, Thursday 16 May, 2019. This session was held at the Whitton Community Centre, Percy Road, TW2 6JL.

The consultation was advertised via letters which were sent to all properties in Richmond and Hounslow boroughs located within 800 m of the site boundary. In addition, site notices were posted at various locations around the site and a notice was also published in the local press.

This current stage of consultation on the draft SPD is a statutory stage and is being carried out in accordance with the consultation requirements prescribed in the Town and Country Planning Regulations 2012 (as amended) and the Council's Statement of Community Involvement (adopted in June 2006, and updated in 2009 and 2015). All comments made at this stage will be responded to in a Schedule of Responses document and, where appropriate, changes will be made to the SPD prior to its adoption, which is anticipated to be in Spring 2020.



View towards Kneller Hall from Kneller Road

2.0 Vision

“Kneller Hall will lie at the heart of the Whitton community. New homes, employment and community uses will be provided and a new public park will be created, as an area which is valued by the local community.

A distinctive, accessible and high quality “quarter” set within a mature landscape will be developed and the Grade II listed Hall will have a viable long-term use, reflecting its heritage significance and cultural legacy.”

The vision for Kneller Hall sets out the long term ambition for this important site. It reflects the issues and opportunities identified for the site, and the feedback from the first stage of consultation and engagement.

The vision seeks to deliver:

A long-term viable use for Kneller Hall that secures its future and keeps intact its historic and cultural legacy as a historic home, including for the Royal Military School of Music, whilst contributing to the local community and supporting the vitality of both Whitton and the wider area.

A mixed-use “quarter” which offers a range of sustainable homes and apartments supported by new employment uses and community assets that are relevant to the Whitton community and respond to the anticipated local needs.

A distinctive place with a strong identity which creates an enhanced setting for the landmark Kneller Hall and becomes a unique element of Whitton’s character.

An easily accessible and safe place that opens up the site and integrates it with the local street network and public transport, by providing excellent walking and cycling connections and establishing a positive relationship with the surrounding neighbourhoods, open spaces and community facilities.

A place with Metropolitan Open Land (MOL) that is publicly accessible and consists of a major new public park offering a wide variety of activities ranging from more formal sports, recreation and leisure facilities to informal play areas and wildlife habitats which support the health and wellbeing of Whitton’s community.



Stained glass within chapel

3.0 Policy context

The SPD takes account of the following national and local planning policy and guidance:

3.1 National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework published on 19 June 2019 sets out the government's planning policies for England and how these are expected to be applied at the local level. It provides a framework within which locally-prepared plans for housing and other development should be produced.

The overarching aim of the NPPF is to guide development towards sustainable solutions and in doing so take local circumstances into account to reflect the character, needs and opportunities of the area.

The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment and that the significance of any designated heritage asset and its setting informs planning decisions in a manner proportionate to that significance.

With regard to designated heritage assets such as the Grade II Listed Kneller Hall, **Paragraph 185** of the NPPF clearly states that the strategy adopted for development around a heritage asset should take into account:

- 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 193 of the NPPF further states that whilst assessing the impact of any proposed development on the significance of a designated heritage asset great weight should

be given to the asset's conservation irrespective of whether any potential harm amounts to, for example, substantial harm.

The NPPF also comments on open space in **Paragraphs 96 and 97** as follows:

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

3.2 The London Plan (2016)

In 2016, the Mayor adopted the London Plan which forms the overall strategic plan setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. This document has been adopted to ensure a longer-term view of London's development is taken when informing decision-making, development and investment.

Key policies of relevance to the SPD include:

- Chapter Three: London's People (Policy No. - 3.3, 3.4, 3.5, 3.6, 3.7, 3.10, 3.13, 3.19);
- Chapter Four: London's Economy (Policy No. - 4.3, 4.6);
- Chapter Five: London's Response to Climate Change (Policy No. – 5.3, 5.4) and;
- Chapter Seven: London's Living Spaces and Places (Policy No. – 7.2, 7.4, 7.6, 7.8, 7.9, 7.17)

A new London Plan is currently being prepared. It is at a very advanced stage and its anticipated date of publication is February/March 2020. Consequently this section may be updated to reflect the new London Plan if it is published prior to the adoption of this SPD.

3.3 London Borough of Richmond upon Thames Local Plan (2018)

The LBRuT Local Plan was formally adopted by the Council in July 2018. The Local Plan sets out policies and guidance for the development of the borough for the period up to 2033. The policies as set out in the Local Plan follow the approach of the presumption in favour of sustainable development. The Local Plan sets out how and where development in the borough will be delivered in the future to support the achievement of the Local Plan's Strategic Vision and Objectives. This includes protecting local character, creating a sustainable future and meeting peoples' needs.

Policy SA 14 identifies Kneller Hall as a key site to assist with the delivery of the Spatial Strategy of the Local Plan as follows.

“Appropriate land uses include residential (including affordable housing), employment (B uses) and employment generating uses as well as social infrastructure uses, such as health and community facilities. Any proposal should provide for some employment floor space, including B1 offices. The Council will expect the playing fields to be retained, and the provision of high quality public open spaces and public realm, including links through the site to integrate the development into the surrounding area as well as a new publicly accessible green and open space, available to both existing and new communities.”

Other policies of particular relevance to inform any development proposals for Kneller Hall are listed below:

- 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 12 – Green Infrastructure
- Policy LP 13 – Green Belt, Metropolitan Open Land and Local Green Space
- Policy LP 15 – Biodiversity
- Policy LP 16 – Trees, Woodlands and Landscape
- Policy LP 17- Green Roofs and Walls
- Policy LP 20 – Climate Change
- Policy LP 21 – Flood Risk and Sustainable Drainage
- Policy LP 22- Sustainable design and construction
- Policy LP 28 - Social and Community Infrastructure
- Policy LP 30 - Health and Wellbeing
- Policy 31 – Public Open Space, Play Space, Sport and Recreation
- Policy LP 34 - New Housing
- Policy LP 35 – Housing Mix and Standards
- Policy LP 36 – Affordable Housing
- Policy LP 40 – Employment and Local Economy
- Policy LP 41 – Offices
- Policy LP 43 – Visitor Economy
- Policy LP 44 – Sustainable Travel Choices
- Policy LP 45 – Parking Standards and Servicing

3.4 Local guidance (adopted Supplementary Planning Documents)

Other local guidance of relevance to the SPD and future planning applications includes:

Sustainable Construction Checklist adopted 12 January 2016 (This is currently being updated)

The Sustainable Construction Checklist Supplementary Planning Document (last updated in January 2016) describes the key principles of sustainable design and construction which we expect all applicants to follow. It forms a mandatory part of the planning application for the following classes of development:

- All residential development providing 1 or more new dwellings, including conversions and extensions that create one or more new dwellings
- All new non-residential development providing 100m² or more floor area, including extensions over 100m².

Planning Obligations Supplementary Planning Document (SPD) July 2014 (This is currently being updated).

This document has been prepared to operate alongside the Borough's Community Infrastructure Levy. This Planning Obligations SPD sets out the Council's Section 106 planning obligations approach, which will be implemented in conjunction with the adoption of the Borough's CIL Charging Schedule on 1st of November 2014.

Whitton and Heathfield: Village Planning Guidance (July 2014)

This document was produced by the Council working closely with the community. Its primary purpose is to establish a vision and planning policy aims for, and assist in defining, maintaining and enhancing the character of, Whitton and Heathfield Village. Kneller Hall is located in Character Area 6.

Affordable Housing SPD (March 2014)

This SPD is primarily for applicants, agents or developers undertaking residential development to set out guidance on requirements to contribute towards affordable housing. It combines advice from the Council's planning and housing services.

Residential Development Standards SPD (March 2010)

This document provides general principles for residential development within the borough. It offers detailed guidance on residential amenity and residential space standards including internal space layouts, parking, landscaping and garden/play space. It provides additional design guidance for conservation areas and historic buildings.

Small and Medium Housing Sites SPD (February 2006)

This document provides design advice for the majority of residential development which are likely to be proposed in the Borough. It offers guidance on residential character of infill and back land development and home design.

Design Quality SPD (February 2006)

This document provides the overall context for design guidance for LBRuT and applies to the design of all new buildings regardless of use or size. The advice contained within it should be taken into consideration including when designing individual buildings, groups of buildings, and redevelopment proposals.



Band performance on Parade Ground

4.0 Site context

4.1 Site location

The Kneller Hall SPD site is some 9.7 hectares in size. It is located in the north-west quadrant of the LBRuT, immediately to the south of the administrative boundary with the London Borough of Hounslow.

4.2 Land use and facilities in the surrounding areas

The surrounding area is primarily of a suburban, predominantly residential character where the Hall is a striking contrast to its immediate surroundings. To the west, north and south of the site lie residential areas dating, for the main part, from the early twentieth century, with two storey homes ranging from detached and semi-detached houses to short terraces. To the east of the site, Duke of Cambridge Close, which currently provides homes for military personnel, contains blocks of three storey apartments overlooking the site, together with a small cul-de-sac of two storey houses dating from the second half of the twentieth century. This site is not owned by the Ministry of Defence and consequently is not included within the SPD site area.

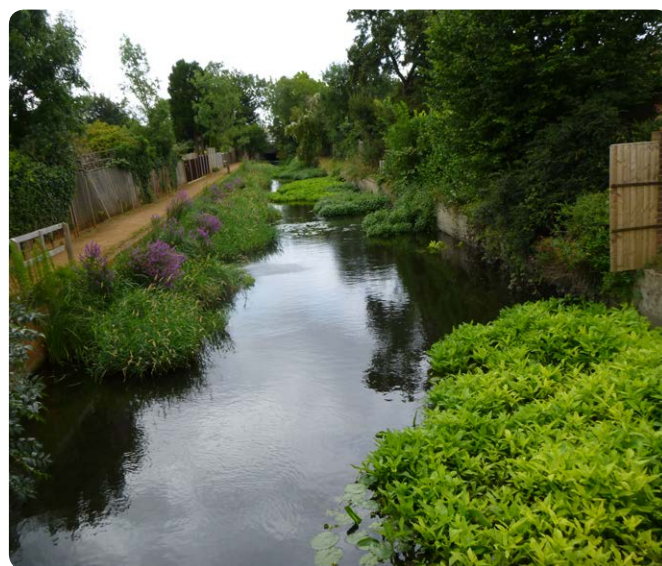
The surrounding street layouts are of an organic nature rather than of a regular grid layout with streets tending to curve, and interspersed with large and small scale cul-de-sac. The streets are generous in scale, some with street trees, and most with on-street car parking, pavements on both sides and large front gardens.

To the south west of the site, at approximately 10 minutes' walk, are a range of local facilities focused along Whitton High Street which leads to Whitton railway station. The High Street has a vibrant character with a range of independent and national outlets including grocery and convenience stores, a post office, banks, cafes and restaurants. Approximately 1.5 km away, to the east of the site there is a Tesco Extra Superstore.

A small number of commercial premises and local facilities are located in the immediate vicinity of the site including a small cluster of shops/small scale light industrial uses and pubs around Kneller Road and Nelson Road. This is a historic remnant of the centre of the original hamlet of Whitton. Unfortunately, the townscape of this area is now fragmented and there have been a number of poorer quality infill developments.



View of Twickenham Stadium from A316



Duke of Northumberland's River

Chase Bridge Primary School is located to the east of the site beyond Duke of Cambridge Close. To the south of the A316 Chertsey Road a new campus for education, skills and enterprise – The Richmond Education and Enterprise Campus – is currently being developed. The campus will provide a new innovative college of further and higher education working in partnership with Haymarket, Harlequin FC, their partners and other successful global companies and local employers. It will include: a new 11-16, five form secondary school; purpose built accommodation for Clarendon School's secondary pupils; and, Haymarket's new "tech hub" and digital media incubator.

The site is close to sports facilities including Twickenham Stadium, the home of English Rugby Football, which is the second largest stadium in UK and is located 600m to the east of the site. It is of significant scale and dominates views towards the east from the site. Whitton Tennis Club is located to the north of the site. To the north east are the Cardinal Vaughan Memorial school playing fields and fields associated with Chase Bridge Primary School, neither of which have public access. The Harlequins Rugby Football Club grounds and a health and fitness club are located on the southern side of the A316 Chertsey Road.

The site is located less than a five-minute walk from Murray Park, a public park containing a skate park, playground, large area of green open space and a community hall. To the north of the site, are recreation grounds at Hounslow Open Space and Gainsborough Gardens.



Residential along Whitton Dene Road



Duke of Cambridge Close



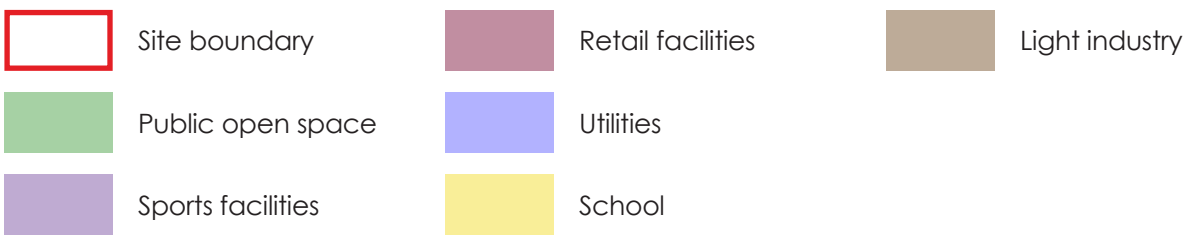
Whitton High Street



Murray Park



Fig. 1: Land use and facilities in the surrounding areas



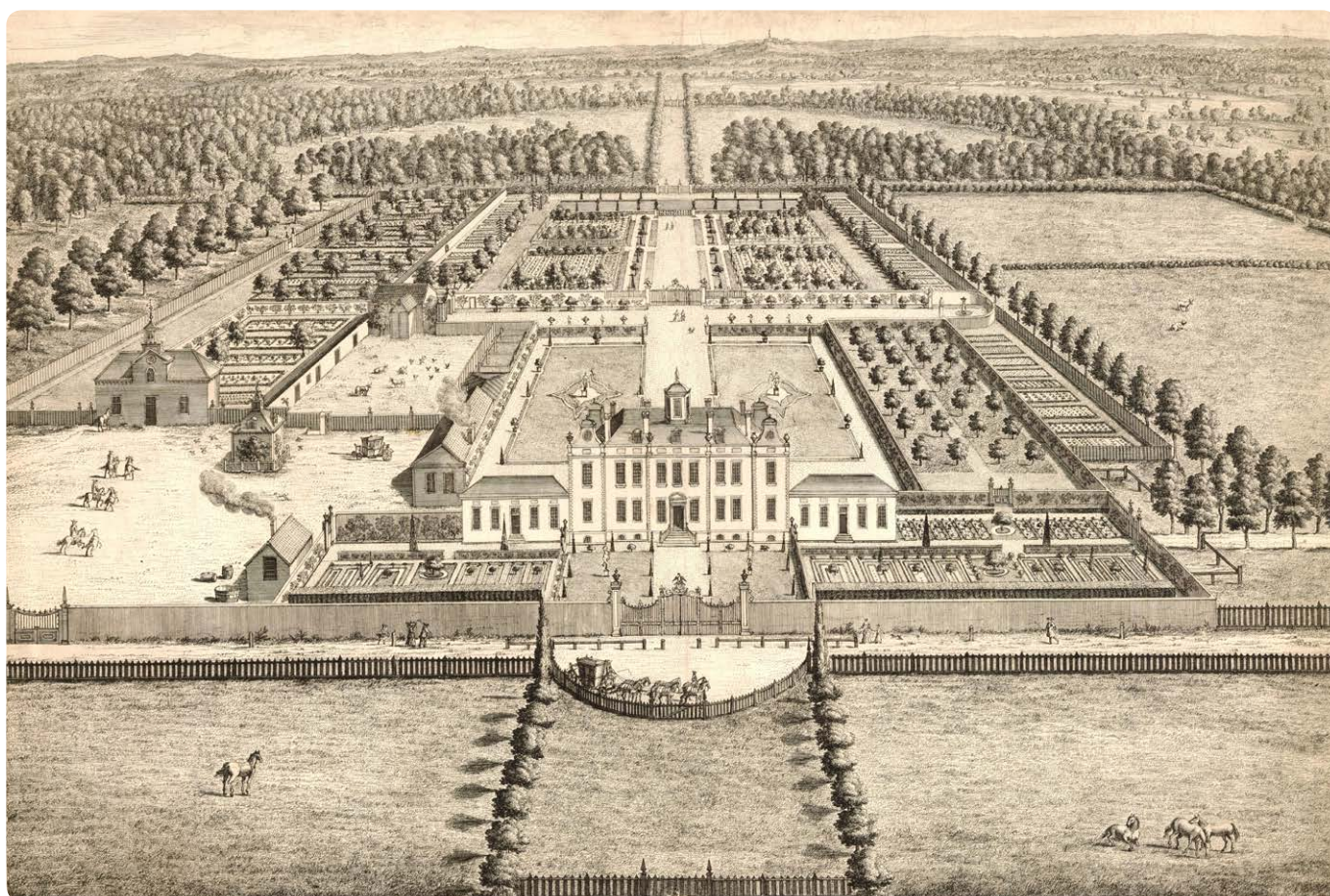
4.3 The history of Kneller Hall

There has been a house on the site of Kneller Hall since 1635, at which time the house was named Whitton Hall. Sir Godfrey Kneller (c.1648 - 1723), court painter to King William III and Queen Mary II, bought Whitton Hall in 1709 and promptly demolished it to build a large mansion, which it has been suggested was built in 1711 to the designs of Sir Christopher Wren. The house was renamed Kneller Hall after Sir Godfrey's death.

Kneller Hall was sold in 1757 to Sir Samuel Prime, a prominent London lawyer, who is reported to have extended the building and its grounds. In 1813 Kneller Hall was bought by Charles Calvert (1768 - 1832), a wealthy brewer and Whig MP for Southwark, and the building was once again expanded. Calvert employed Philip Hardwick (1792 - 1870), architect of Euston Station, to build two new wings.

In 1847, the building was acquired by the Council on Education for use as a training college for teachers of pauper children. The architect George Mair was employed to refurbish the building. Designs from 1847 suggest that Mair initially intended to vertically extend the existing building, which consisted of sections of Kneller's original 1711 house and the later additions carried out under Prime and Calvert's ownership. However, alternative plans from 1848 and 1849 were used instead and this is largely what survives today. Based on existing structural issues, it is likely that Mair revised his initial plan to extend the existing building. None of Kneller's original house is believed to have survived.

The training college was not a success, and in 1856 the facility closed and was passed to the War Department which, at the behest of the Duke of Cambridge, adopted the site as the first School of Military Music. It was retitled The Royal Military School of Music in Queen Victoria's Golden Jubilee year of 1887.



Kip's 1715 engraving of Sir Godfrey Kneller's Whitton Hall

4.3.1 Kneller Hall and ancillary buildings

The main Kneller Hall building and boundary walls are Grade II listed, which means that they are recognised to have historic and architectural merit of national significance. The Guardroom and Band Practice Hall are curtilage Listed Buildings which means they are recognised to have value as structures associated with the primary listed building of Kneller Hall.

Kneller Hall itself contains a Chapel which is architecturally and historically the most significant single room within it because of its spatial qualities as well as having a virtually complete set of

original joinery and stained glass windows. The Chapel has strong ties with the site's military history having been used by military personnel for weddings and christenings, and it includes commemorations to past members of the Corps of Music.



Kneller Hall



Chapel interior



Main Guard Room



Band Practice Hall

4.3.2 Grounds

The original grounds of Kneller Hall were formally landscaped reflecting the fashion of the day. An eighteenth century owner of the house, Sir Samuel Prime favoured a more naturalistic setting and extended the grounds considerably in the second half of the eighteenth century, with the southern boundary stretching to the current A316 Chertsey Road. An auctioneer's description of the estate as it appeared in 1841 gives a full account of the surrounding landscape:

'a capital and noble mansion known as Kneller Hall... stables, coach house, a wood yard, a melon yard and kitchen gardens, together with extensive Pleasure Grounds which are most tastefully disposed in Lawns, Parterres, and Plantations of Lauristinus and other Plants, in the highest state of perfection and luxuriancy; they are laid out to produce the most beautiful effect; amongst which must not be overlooked the various Belts, interspersed with Gravel Walks, the beautiful and extensive Lake, with the Bridges from one Islet to another, the Rustic Boat House, the Water Fall, the Pavilion- and though last, not least- the picturesque Groups of Trees scattered about the Park like Grounds'.

By 1961 the lake, which occupied the north east corner of the current site, was marked on maps as a pond, though its original outline was included. By the 1970s the landscape had been further encroached upon by new buildings, but the site of the former lake was left largely undeveloped, with its perimeter planting still suggesting the outline of the lost water feature.

4.3.3 Community

The school has earned an international reputation as a centre of excellence and Kneller Hall became the spiritual home of many generations of army musicians. It was also used as a Civilian Rehabilitation Centre for ex-servicemen at the end of WWII. The RMSM has hosted regular public concerts and its bandstand has come to be associated strongly with the community of Whitton as the focus of these events. The earliest record of a bandstand in the grounds of Kneller Hall is shown on the 1915 Ordnance Survey map. The current bandstand which is of no particular architectural merit was constructed in 1996.



Grounds

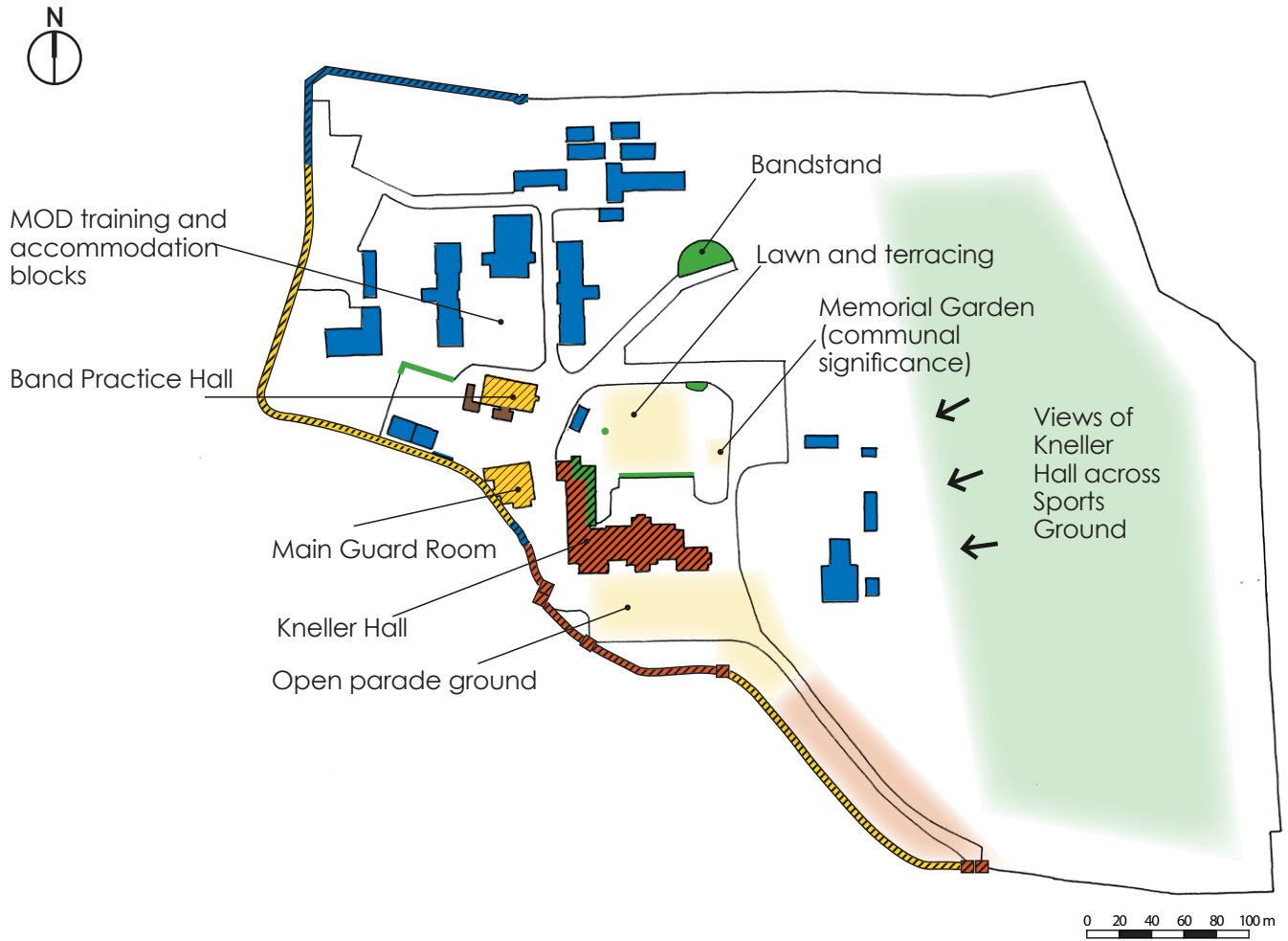
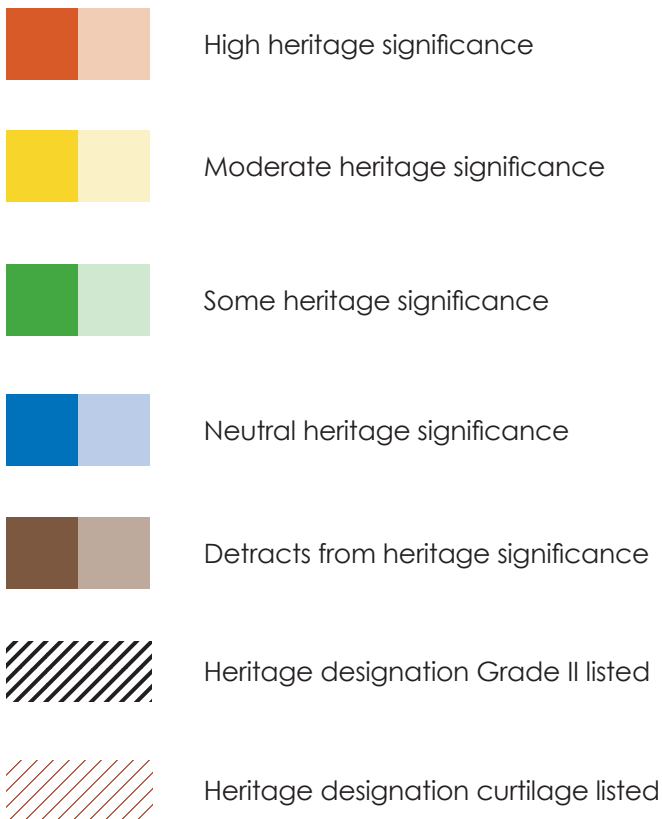


Fig. 2: Heritage designations and significance of the site



4.4 Current site land use and urban form

The site is currently an operational military base and is home to the Royal Military School of Music (RMSM). The main Hall is supported by a variety of ancillary buildings and service areas along with a large grassed recreational area.

The site can be categorised into three main areas:

- **Grade II listed Kneller Hall and its immediate setting, fronting Kneller Road.** Kneller Hall is visually dominant within the site and sits in a very formal arrangement with an east-west alignment. A north-south 'street' leading to the main Guard Room and the Band Practice Hall gives some order to the site layout. To the front of the Hall, is a large, irregularly shaped area of hardstanding used as a parade ground. To the rear, is a car park and a lawn leading to a bandstand of modern construction.

As a listed building, it is not just the Hall but its immediate setting that are required to be conserved, and any changes to this setting will require listed building consent. This requirement extends to the buildings that are associated with the Hall and historically formed its ancillary buildings including the Band Practice Hall and the Main Guardroom. These structures are termed to be 'curtilage listed'.

- **A campus style development of primarily mid-20th century buildings** is located in the western half of the site, surrounded by a high brick wall which is Grade II listed. This area also includes a number of single storey ancillary buildings, a gym, two three-storey accommodation blocks, the semi-circular bandstand, practice room blocks.

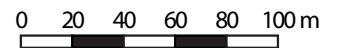
The existing development in the western side of the site has a dispersed character, with minor access routes connecting a series of car parks and standalone buildings. The buildings within the site are scattered throughout and stand in isolation with no tangible visual relationship with the surrounding residential areas. This is primarily due to the tall brick boundary wall that separates the site visually and physically from the surrounding neighbourhood.































- **A significant part (some seven hectares) of the site is designated as Metropolitan Open Land (MOL).** The MOL includes private playing fields and informal grassland areas with mature trees, as well as a small number of buildings constructed in the mid twentieth century. A green corridor, formed primarily of trees protected by a Tree Preservation Order (TPO), runs along the entire northern boundary of the site. Other protected trees are located within the developed, western part of the site.

Although the school and sports grounds are not accessible to the public, the RMSM and its musicians have a strong and historic connection with the people of Whitton and the wider area. For example, every summer the RMSM hosts a series of concerts that are open to the public, held at the bandstand within the grounds and the RMSM has been granted the Freedom of the Borough of Richmond Upon Thames.



Fig. 3: Site land use plan



- | | | |
|--|--|---|
|  SPD site boundary |  Accommodation Block 2 |  Main Gate |
|  Buildings/structures |  Kitchen and Mess Hall |  Gatepiers (listed) |
|  Landscape |  Accommodation Block 1 |  Listed Boundary Walls |
|  Kneller Hall |  Quartermaster's Stores |  Lodge Gate |
|  Main Guardroom |  Teaching Bunkers |  Memorial Garden |
|  Band Practice Hall |  Practice Rooms |  Sports Ground |
|  Garden Wall |  Percussion Hall |  Rear lawn |
|  Store House |  Bandstand |  Former lake site |
|  NAAFI |  Bandstand Control Centre |  Historic approach to Kneller Hall |
|  Music Library |  Sports Pavilion |  Parade Ground |

4.5 The site's relationship to its surroundings

A secure boundary surrounds the site. It comprises a mix of historic walls and gate posts, concrete panels and metal railings. The historic sections of the wall surrounding the western, south western and parts of the northern boundaries of the site are listed structures, together with the associated railings and gate piers.

The boundary wall varies in style from simple metal railings to high brick walls and strongly influences the extent to which the site is visually connected to its surroundings.

Houses on Whitton Dene, Kneller Gardens and parts of Kneller Road have limited visual connectivity to the interior of the site. They front the tall brick boundary wall with views of mature trees behind and have only glimpses of the

existing taller buildings within the centre of the site in the distance. To the north, the site is bounded primarily by a tall concrete fence which is not listed. It creates a strong sense of separation between Whitton Tennis Club and homes to the north and the site, and creates an unattractive boundary to an adjoining footpath.

To the south, the properties on Kneller Road which front the site at locations where the railings replace brick walls have a direct view of the Kneller Hall and its forecourt and the open space. The visibility is a key aspect of historic significance.

To the east, the properties on Duke of Cambridge Close have the most open and uninterrupted visual relationship with the site and overlook the playing fields within the site.



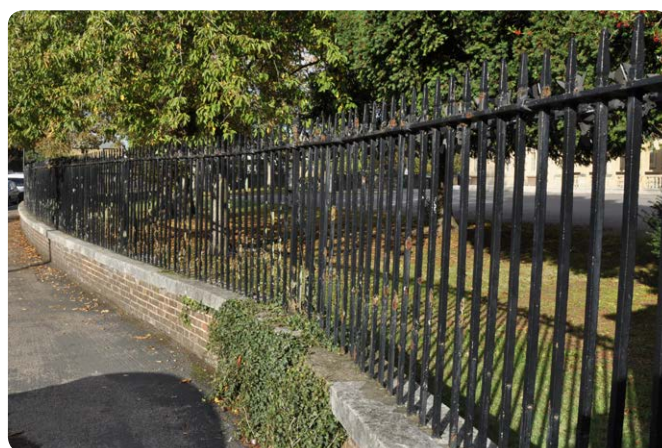
Main Gate



Lodge Gate



Brick wall with palisade fencing



Metal railings on a low brick wall

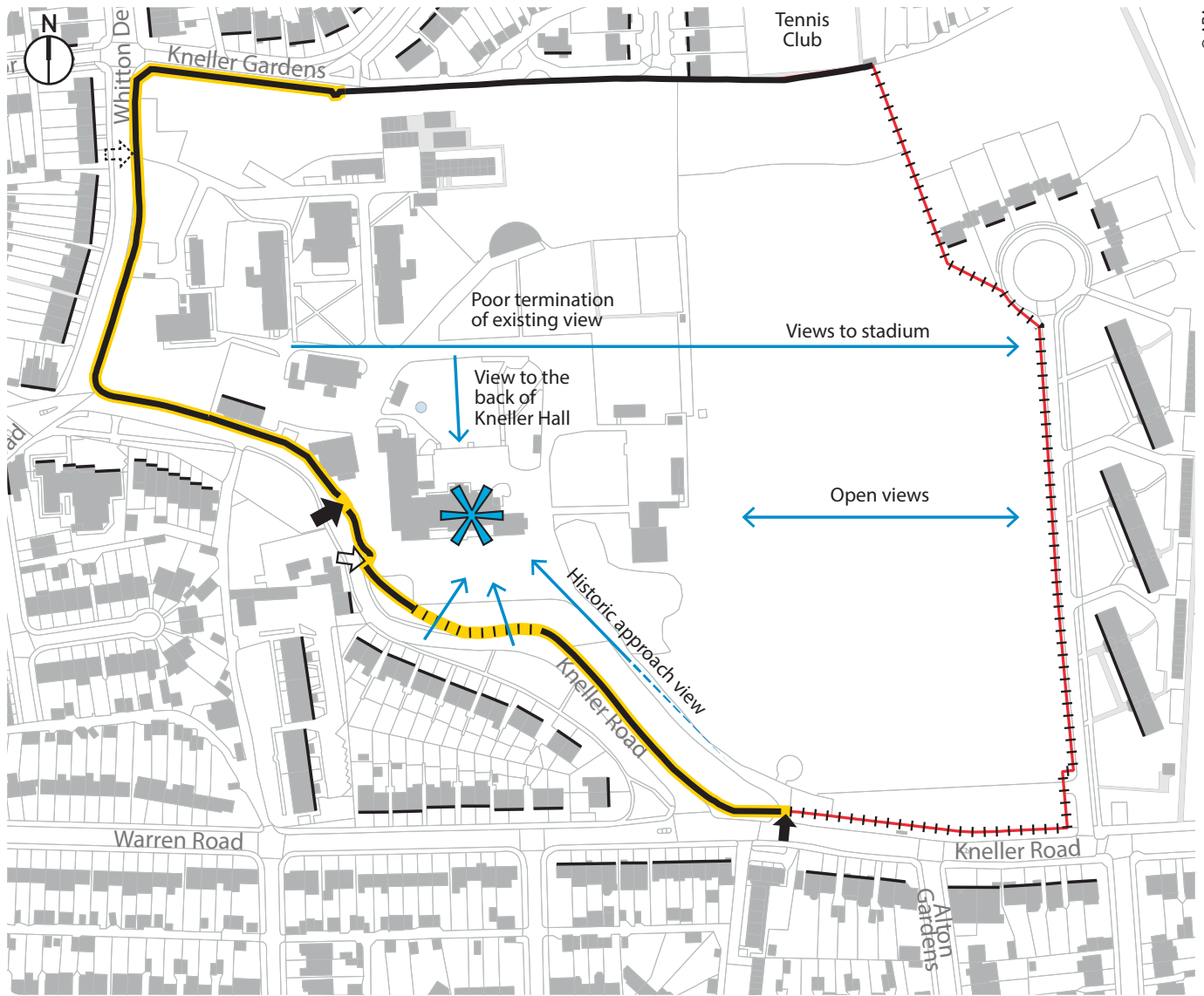


Fig. 4: Site's relationship to its surroundings



- Brick or concrete walls – visual barrier
- Railings or fence – allows views
- Building frontage
- Landmark
- Key views
- Heritage designation Grade II listed
- Main access
- Secondary access
- Listed gate (not in use)
- Closed gate

4.6 Access and movement

The site is bounded by Kneller Road (B361) to the south and by Whitton Dene to the west. The primary road, Chertsey Road (A316) is approximately 1 km east of the site and can be accessed via Whitton Road (B361).

Existing vehicle and pedestrian access to the site is currently via the Main Gate located at the south west of the site on Kneller Road, which is manned by guards and is not publicly accessible. The Lodge Gate on Kneller Road to the south of the site is the secondary access point and it is used on an occasional basis.

There is a historic gate onto Kneller Road, close to Kneller Hall that is not in use. There is a historic access point off Whitton Dene, approximately 40 metres south of the junction with Kneller Gardens which has been blocked up.

The Public Transport Accessibility Level (PTAL) of the site ranges from 1b to 2, indicating that the area has relatively low accessibility by public transport. The nearest train station is located at Whitton which is approximately 10-15 minutes' walk to the south west of the site, Hounslow station is approximately a 15-20 minute walk to the north west whilst Twickenham rail station is approximately a 20-25 minute walk to the south east. Both stations can also be accessed by direct bus services which operate immediately to the south of the site. Four bus routes, the H22, 281, 481 and 681, serve the site, with bus stops situated on Warren Road, Nelson Road and Whitton Dene.

Two footpaths to the east of the site provide wider connections. Spray Lane provides a north-south pedestrian access from Warren Street to Whitton Dene whilst the Duke's River Walk provides a pedestrian/cycle route along Duke of Northumberland's River. This green corridor runs for 4 km from Kneller Gardens to the River Thames in Isleworth.



Fig. 5: Access and movement

- Local centre
- Main road cycle route
- Off-road and quiet cycle route suitable for family groups
- Off-road cycle path
- Existing pedestrian footpath
- Bus route
- Bus stop
- Existing site access

4.7 Landscape and ecology

The site is relatively flat, with a gentle three metre fall from the centre to the east of the site over a distance of approximately 200 metres. Kneller Hall sits on the highest point of the site.

The site benefits from a mature landscape of trees and open space, with a designated Deciduous Woodland identified as Priority Habitat Inventory by Natural England along the northern boundary. A significant number of trees within the site are protected through a Tree Preservation Order (T0865 January, 2016). Deciduous trees are dominant; however, there are a small number of conifers and fruit trees including cherry and apple scattered around the site. Of particular visual importance is an avenue of lime trees which leads towards the bandstand and an avenue of mature trees of various species which starts from the Lodge Gate in the south. This latter avenue demarcates the historic approach to Kneller Hall itself and is considered of high historical value.

There are several existing mature hedgerows within the site.

The land to the east of the site is protected by Metropolitan Open Land (MOL) designation and is of high historical and communal value as it provides part of the setting to the Grade II listed Kneller Hall. The MOL designation not only safeguards this strategically important open space but also encourages improvements to its quality and accessibility.

4.8 Drainage and flood risk

4.8.1 Fluvial flood risk

Published flood maps show that the site lies within fluvial flood zone 1 which is suitable for all development types. Around 175m to the east of the site there is an area of flood zone 2 associated with the Duke of Northumberland's River. This should not be a constraint to development so long as existing ground levels are not lowered.

4.8.2 Surface water flood risk

The published surface water flood map suggests that there is a risk that if the local below ground drainage network became overwhelmed surface water runoff from the local area could pass across the north and western part of the development site. Surface water flow routes will need to be arranged across the site to avoid causing flooding to new buildings.

4.8.3 Critical Drainage Area (CDA)

LBRuT has identified that the site is within a CDA (CDA_001 Twickenham). The 2011 Surface Water Management Plan suggests that a swale could be built along the northern boundary of the site and a detention basin in the Chase Bridge Primary School playing fields to the east into which surface water from the surrounding area could be stored to reduce the local risk of surface water flooding.

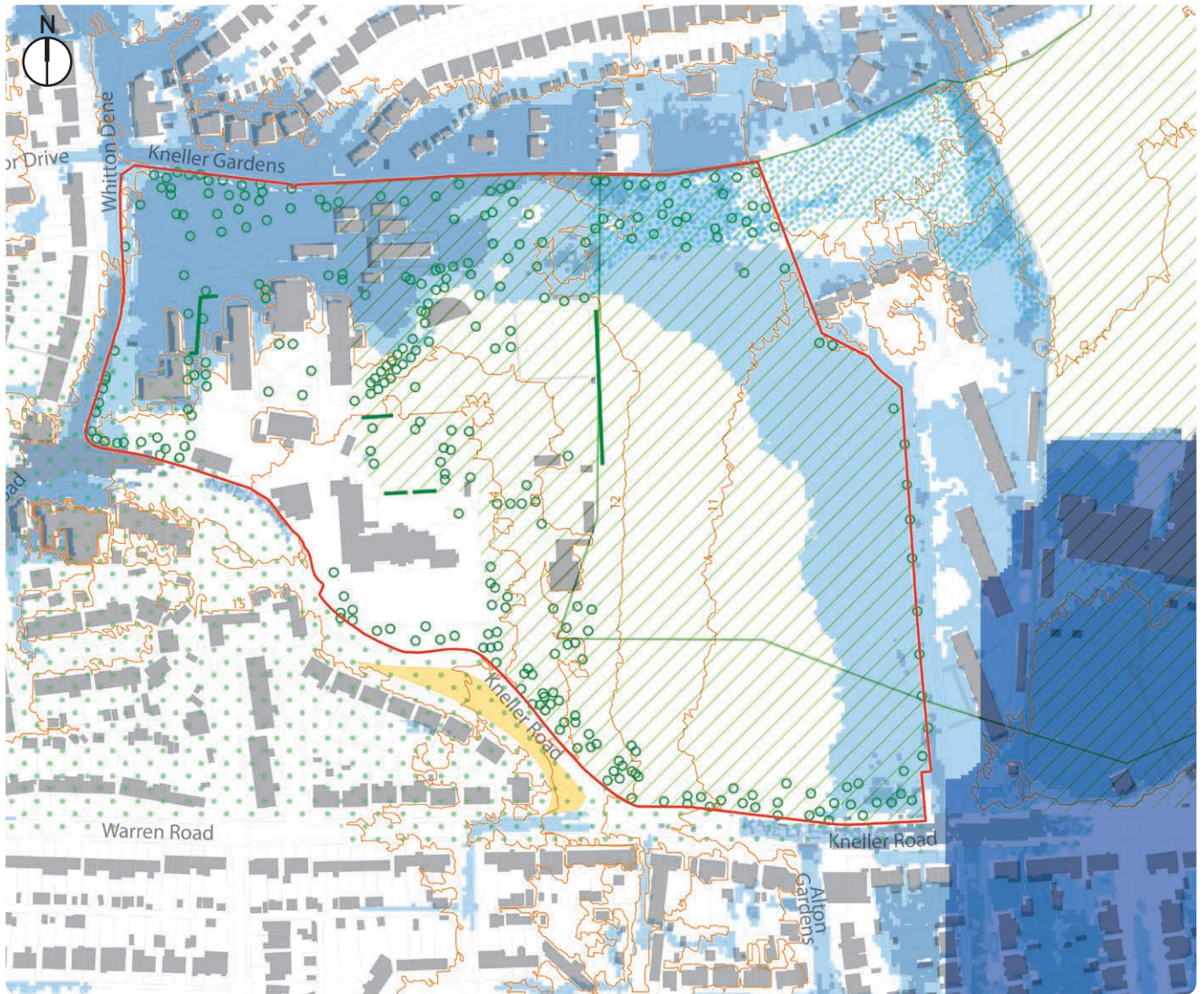









Fig. 6: Drainage and landscape plan

0 20 40 60 80 100m





Floodrisk

-  Fluvial flood zone 2
-  Below 300 mm surface water floodrisk
-  300-900 mm surface water floodrisk
-  900 mm surface water floodrisk

—10— Contours

-  Existing mature hedgerows
-  Existing mature trees identified in Tree Preservation Order (TPO)
-  Deciduous Woodland identified as Priority Habitat Inventory by Natural England

LBRUT Local Plan landscape designations

-  Metropolitan Open Land
-  Other land of townscape importance
-  Area poorly provided with Public Open Space
-  Proposed area for tree planting

4.9 Constraints and opportunities

Any re-use of the site should respond positively to the opportunities afforded by the site's setting, character and constraints and address the key issues identified. Figure 7 summarises key issues to be addressed through a creative design response.

- Grade II listed Kneller Hall and curtilage listed buildings (Guard Room and Band Practice Hall) are to be retained. There is an opportunity to convert these buildings and bring them into a new long term viable use, while maintaining flexibility for community access to the Chapel within the Hall.
- Any development should limit visual impact to Kneller Hall and retain key views to the Hall from outside and within the site. There is an opportunity to create an enhanced setting for Kneller Hall through a new mixed use development with a distinctive character. In addition the removal and relocation of the existing buildings within the MOL could provide an opportunity to enhance the setting of Kneller Hall and the views to it from the east.
- The listed boundary walls and gate piers are to be retained. This limits opportunities for site access and for development frontage onto the surrounding streets in the western part of the site. There is an opportunity to make suitable provision for site access through the existing gates particularly through the Main Gate and the Lodge Gate. The historic access on Whitton Dene could also be opened up and reused. The non-listed fence to the north and east of the site could be removed or altered to create new connections and visual links between the site and its surroundings.
- The natural features within the site including designated Metropolitan Open Land (MOL), trees protected under Tree Preservation Orders and Deciduous Woodland identified as Priority Habitat Inventory by Natural England are to be retained. There is an opportunity to enhance and connect these features to form an attractive landscape setting for the new development and to make these spaces publicly accessible. A habitat corridor to the north of the site could be created providing a link towards public open spaces in the neighbouring areas and towards the river corridor.
- Owing to surface water flood risk, there is a need for drainage attenuation areas within the site. There is an opportunity to incorporate Sustainable Drainage Systems (SuDS) features as part of the landscape strategy and reflect historic drainage patterns and the former lake located in the north-east of the site which is of historical value. There is also an opportunity to explore the potential of removing the Whitton Brook from its culvert as part of any drainage/SuDS strategy.
- New built development is restricted to land outside the MOL. The Parade Ground of Kneller Hall is also to be kept free from development. There is an opportunity to focus development in the western part of the site enclosed by the boundary wall. In addition, there is an opportunity to consolidate and re-provide the current built footprint within the MOL in a new building, subject to scale, massing and impact on character and openness.
- The bandstand has cultural value by association with the the RMSM's long occupation of the site but the current structure itself is not of high architectural significance. There is an opportunity to re-provide a bandstand or similar performance facility in a new location within the parkland, in order to take forward the musical legacy of the site.

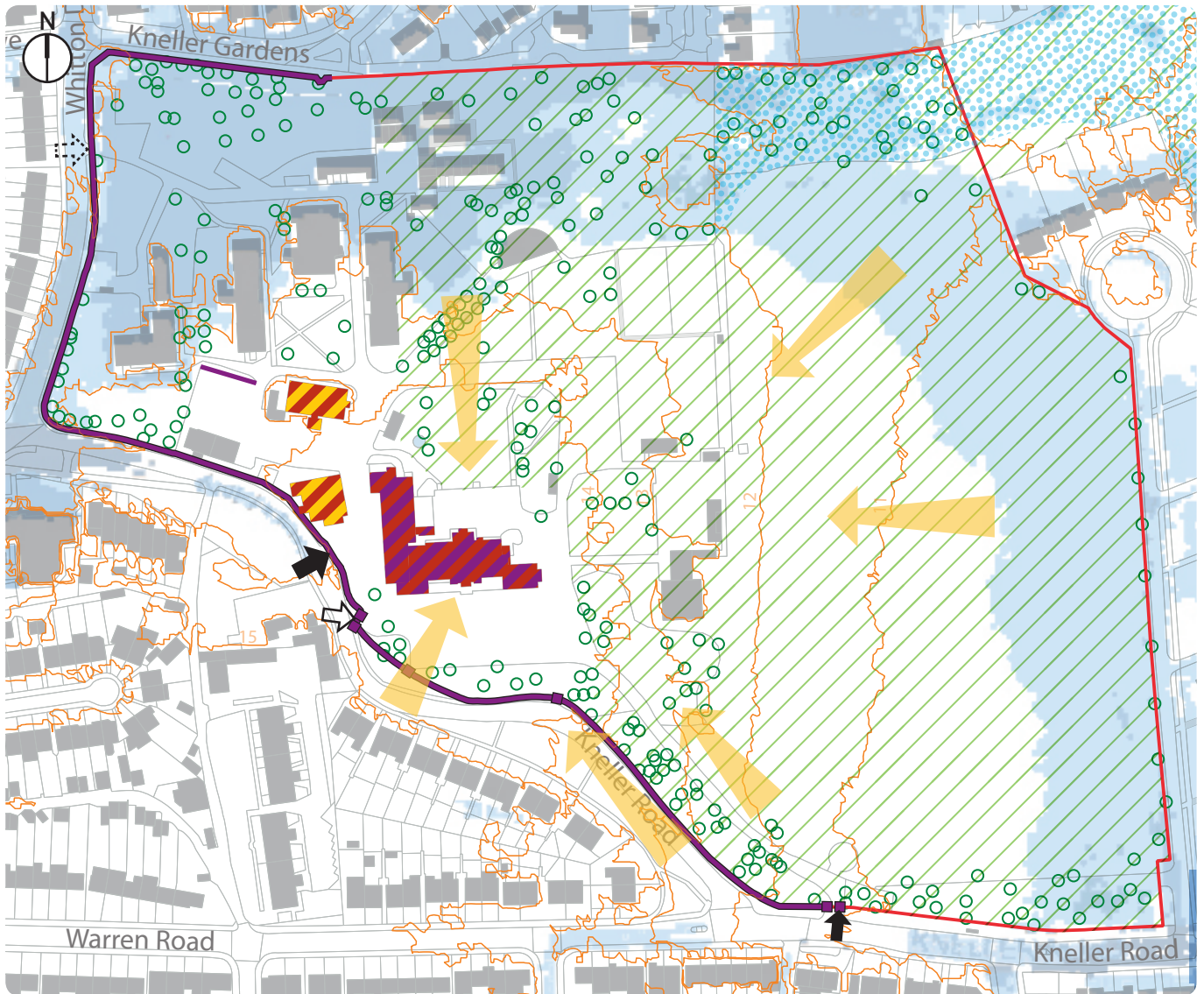



















Fig. 7: Summary of constraints



- | | | | |
|---|--|---|-------------------------------------|
|  | Site boundary |  | 300-900 mm surface water floodrisk |
|  | Buildings to be retained |  | Over 900 mm surface water floodrisk |
|  | Metropolitan Open Land |  | Main access |
|  | Deciduous Woodland identified as Priority Habitat Inventory by Natural England |  | Secondary access (Lodge Gate) |
|  | Grade II listed building |  | Listed gate (not in use) |
|  | Grade II listed structure |  | Closed gate |
|  | Curtilage listed building |  | Trees covered by TPO to be retained |
|  | Below 300 mm surface water floodrisk |  | Contours |
| | |  | Key Views |



5.0 The strategy for the site

The overarching strategy is articulated by a site-wide concept plan which takes forward the vision for the site (see chapter 2). This identifies three different sub-areas which need to 'read' together to provide an integrated approach and sets out movement and green infrastructure strategies. When taken together they provide a framework for guiding any future re-use of the site.

5.1 A comprehensive approach

Future planning applications for the site will need to be accompanied by a range of documents and detailed plans which clearly demonstrate how the SPD strategy will be achieved in an integrated and holistic way. This is to ensure that a comprehensive approach is taken to delivering the vision for Kneller Hall. Any planning application will also need to be supported by a plan which identifies how the history of the site, both as a residence and as the home to the Royal Military School of Music, can be referenced. This may include, but not be limited to, a permanent display on the site which captures the 'journey' of Kneller Hall and its grounds from the seventeenth through to the twenty-first century.

5.2 Sub-areas

The site is divided into three broad sub-areas:

- **Kneller Residential Community**
- **Kneller Hall and its context**
- **Kneller Park**

These have been identified on the basis of their distinct features and characteristics, the extent to which development can take place in each area and the potential land uses. Further guidance on sub-areas is provided in Chapter 7.0.

5.2.1 Kneller Residential Community

This sub-area covers the area with the greatest potential for change and is located in the western part of the site, bounded by the listed perimeter wall. It has the least restrictions in terms of planning policy, has only limited physical constraints and the majority of the existing buildings within this area have no historic or architectural value. It therefore provides the greatest opportunity for change and in particular for new development, provided that: it is in accordance with Local Plan policies; and ensuring that the proposals sustain, and where possible, enhance the significance of Kneller Hall and its setting; that there is no harm to the living conditions of residents located close to the site; and that they sit comfortably within the wider area.

The intention is to create a new “quarter”, which provides a mix of residential properties together with supporting community facilities (unless provided elsewhere on the site) and green space. An element of employment use would also be acceptable within this sub-area.

5.2.2 Kneller Hall and its context

The area incorporating the Grade II listed Kneller Hall and the land contributing to its setting has been identified as a specific sub-area in recognition of its importance both to Whitton and the wider community, and its significance in terms of its historic and cultural legacy, including its association with the RSM. A viable and long-term use for the building needs to be found to secure its future and which provides public access to the Chapel.

Uses that could potentially support this objective include residential, hotel, community, employment or institutional use. Any planning application relating to the change of use of Kneller Hall will need to demonstrate that it is appropriate in terms of securing a long term viable use for the building and does not conflict with Local Plan policy or any sequential test as required by national policy. Subject to a detailed assessment of heritage impact and Local Plan policies, there could be potential for an element of new build to be located within this area

to support the viability of the Hall's long-term use. If the need for such development can be demonstrated then it should be designed to be subordinate in form and scale to the Grade II listed Hall and should seek to positively respond to both the significance of the Hall and its setting.

5.2.3 Kneller Park

The eastern part of the site, designated as Metropolitan Open Land (MOL), is to remain as open space and will become a significant new publicly accessible park for Whitton. This sub-area provides an opportunity to create a multi-functional green space incorporating a range of recreation and leisure activities including the provision of sports pitches and play space together with habitat enhancements and sustainable drainage features. The provision of performance space within the Park should be explored in order to maintain the site's musical legacy.

There are a number of existing buildings and structures within the MOL which do not have any historic or architectural value. Under Local Plan Policy LP 13 there is a potential opportunity to re-provide the buildings in a consolidated footprint, which enhances the sense of openness of the MOL and creates more usable space for uses which support the functioning of the Park.

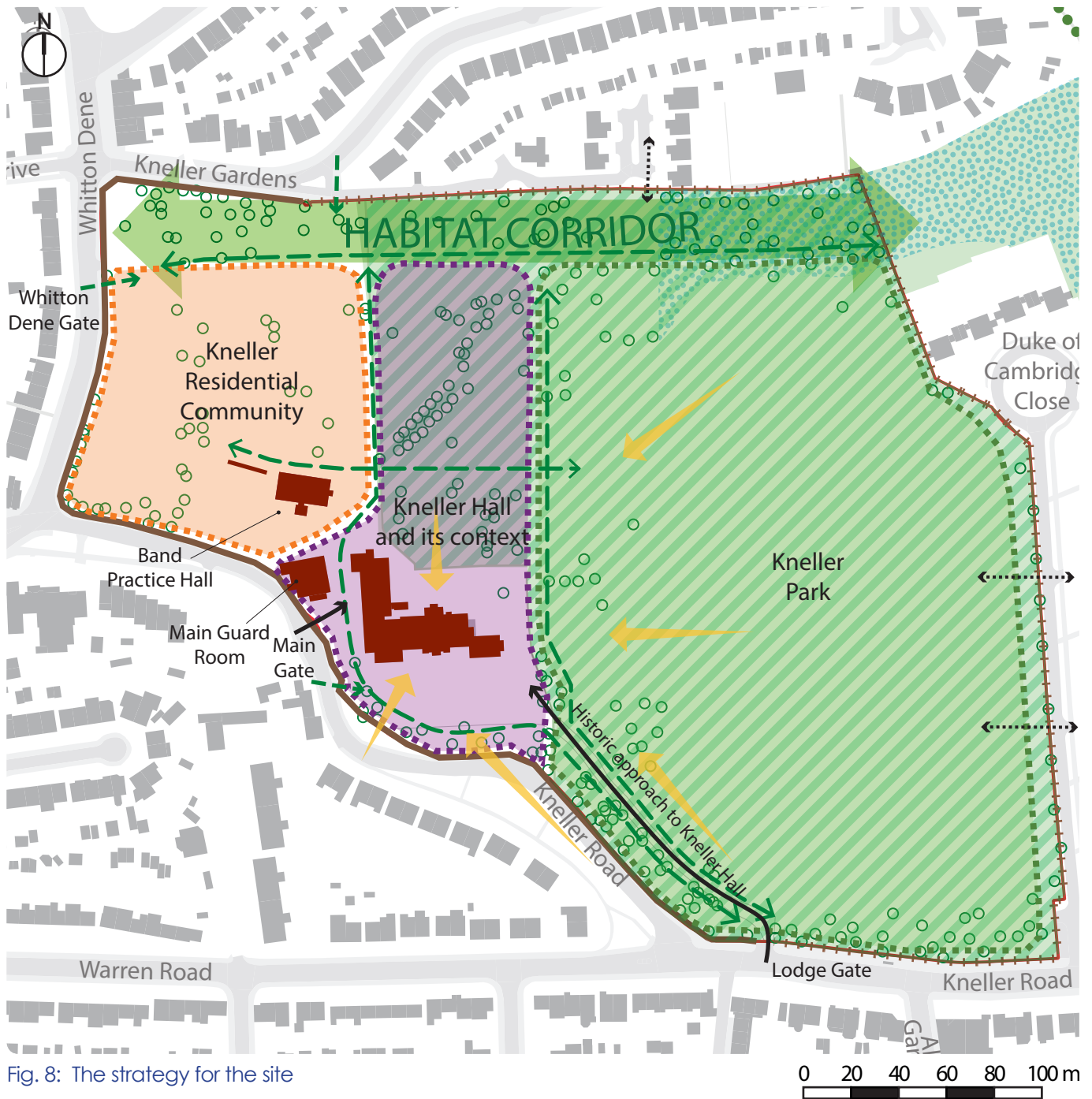


Fig. 8: The strategy for the site

- Site boundary
- ↔ Habitat Corridor
- ▨ Metropolitan Open Land (MOL)
- Kneller Residential Community
- Kneller Park
- Kneller Hall and its context
- Listed Buildings/Structures to be retained
- Listed boundary wall to be retained
- +
+
 Potential improvements to boundary wall
- ↔ Potential visual connections
- Vehicle Access
- - - Potential pedestrian connection
- ↘ Views to be retained
- Trees covered by TPO to be retained
- Deciduous Woodland identified as Priority Habitat Inventory by Natural England

5.3 Movement and Access Strategy

The Movement and Access Strategy aims to integrate the site with the surrounding street network including Kneller Road (B361) and Whitton Road (B361) to the south and Whitton Dene to the west and create an accessible and well-connected place. Any proposed access points are focused on making use of the existing gates where possible to minimise any impact on the listed boundary wall.

The intention is to create a low-car / car-free character in the core of the site, with an emphasis on the provision of safe and direct pedestrian and cycle routes, limited vehicle permeability and reduced levels of car parking. Proposals will need to be supported by a Travel Plan.

5.3.1 Vehicle access

There are currently two vehicular access points into the site which are:

- The Main Gate off Kneller Road. This currently serves as the main access point into the site.
- The Lodge Gate on Kneller Road. This Gate is not in regular use at present. The associated tree-lined driveway provides a key approach to Kneller Hall.

Vehicular through-movement across the site is to be restricted to avoid through-traffic using the site as a cut-through to create a safe environment for future residents and users of the site. If necessary, additional permeability for resident access and emergency vehicles should be managed by the use of rising bollards. Any proposals for the re-use of the site should assess the feasibility of these existing access points to provide the primary vehicular access into the site. It is recognised that there may be a need to increase the number of vehicular access points into the site in order to support the objective of avoiding through-traffic and to support the operation of the different activities proposed within the sub-areas.

Any proposal to introduce a new vehicular access point would need to demonstrate that its provision is necessary to achieve the objective of enabling only limited vehicle permeability within the site and would not result in issues of highway and pedestrian safety, in particular. If any new or enhanced vehicular access proposed requires changes to the existing listed wall then this would need to be supported by an assessment of the impact of such changes on the significance of the wall as a designated heritage asset. Any proposal must ensure that appropriate provision for emergency vehicles has been accommodated within it.

The detailed design of access arrangements must have consideration to the impact on the listed boundary wall and trees, neighbouring residential properties, existing on-street parking and bus stops.



Fig. 9: Movement and access context

- Site boundary
- ↔ Habitat Corridor
- Kneller Residential Community
- Kneller Park
- Kneller Hall and its context
- Existing public open space
- School playing fields
- Existing open space
- ← Potential vehicle access
- - - Potential pedestrian access
- ● ● Existing pedestrian footpath
- ← Strategic movement routes
- Bus stop

5.3.2 Pedestrian and cycling access

The site is to be publicly accessible. A high quality environment and a connected layout for walking and cycling is to be created within the site.

New routes are required to provide connections through the site between the Kneller Residential Community and Kneller Park and to support off-road connections for residents and commuters within the wider area.

The detailed design of the walking and cycling proposals should explore the potential to create additional site access points for walking and cycling to support connectivity towards Whitton Town Centre, schools, existing footpaths and cycle routes, and leisure routes. Wayfinding signage will be required to support this objective. The creation of new access points should limit the impact on the listed boundary wall and trees.

5.3.3 Public transport

The Movement and Access Strategy should provide continuous walking and cycling routes, which are as direct as possible within the context of the overall site strategy, linking to the local bus stops and towards Whitton and Twickenham stations. It is not intended to route buses through the site.

5.3.4 Parking

Development of the site is to support travel by sustainable modes to reduce the potential impact of the development in relation to congestion, air pollution and climate change, and maximise opportunities for encouraging active and healthy lifestyles.

Consequently, car parking provision should be limited to that which is necessary to support the development and to ensure that the site does not place additional pressure on on-street parking within the vicinity of the site (both within the LBRuT and the London Borough of Hounslow). A car-free development may be considered where suitable mitigation is secured to limit on-street parking. Car parking necessary to support the viability and operability of non-residential uses, should be agreed through the planning application Movement and Access Strategy. Car parking provision will be required for on-site car clubs or carpooling schemes and for blue-badge holders.

Any car parking proposed to support the Kneller residential community should be located towards the edges of the development, to support the creation of a low-car / car-free character within the centre of the site and a high quality pedestrian environment. Care should be taken through the approach to the design and layout of any proposed scheme to ensure parked cars do not dominate the character, particularly at the site entrances.

Parking areas are to be designed as flexible spaces which may be adapted for other uses or open space as car parking needs change.

Charging facilities for electric vehicles should to be provided, as a minimum, in line with the standards set out in the London Plan, which requires 20% active provision (i.e. fully installed from the outset) plus 20% passive provision (i.e. cabling provided for easier future installation of charging equipment) in residential developments. However, the Council's ambition is that charging facilities are provided in such a way as to enable direct access to charging facilities for all vehicles.

Cycle parking and storage facilities are to be provided in line with the London Plan.



Tree-lined avenue towards bandstand

5.4 Green Infrastructure Strategy

The aim of the Green Infrastructure (GI) Strategy is to create a high quality and multi-functional landscape which enhances the setting of Kneller Hall, creates a context for development, and delivers both a net-gain in biodiversity and major public benefit through the provision of new publicly accessible open space.

A detailed, site-wide GI Strategy will be required to accompany any planning application. This should set out the overall strategy for public and private green space provision, including any compensatory GI enhancements necessary to deliver a net-gain in biodiversity. The GI Strategy should be accompanied by a long-term management and maintenance strategy. The quantum of play space and playing pitch provision should be determined through the assessment methodology outlined in LBRuT Policy LP31. Key elements of proposed green infrastructure include:

A habitat corridor should be created to support a net gain in ecological value consisting of a mature landscape of trees, areas of natural habitat and Woodland Priority Habitat in the northern part of the site. The site-wide corridor will provide an east-west green link connecting towards the existing open spaces of Murray Park, Hounslow Open Space and Gainsborough Gardens in the west and north-west to the Duke of Northumberland's River corridor towards the east of the site. A walking/cycling route is to be provided alongside the habitat corridor. Subject to land ownership, there is an opportunity to connect this route to the Spray Lane footpath.

Kneller Park will be a new publicly accessible park which retains the existing Metropolitan Open Land and enhances it to become a new local public open space that will provide a range of sports, play, recreation, cultural and leisure facilities for the local community, supported by indoor facilities. Kneller Park will provide an attractive green setting to Kneller Hall and will be permeated by footways and cycle routes.

Retention of mature trees. Trees covered by TPOs within the site will be retained and wherever possible incorporated into private gardens and open spaces within the Kneller Residential Community, to provide a mature leafy character to the development. If removal of a tree has strong justification, the loss should be compensated through provision of replacement planting within the site as part of a landscape strategy for the site.

Sustainable drainage features are to be designed in as part of the GI Strategy, and could potentially reuse the site of the historic lake in the north eastern part of the site to create an ephemeral wetland habitat or maximise use of this area by uncovering the Whitton Brook, which is currently culverted.

5.5 Sustainability

The climate change and other environmental impacts of the Kneller Hall development are to be minimised through incorporating high levels of sustainable design and construction techniques, and encouraging walking, cycling and the use of public transport as required by the Council's Local Plan Policies LP 17 Green Roofs and Walls, LP 20 Climate Change Adaptation, LP21 Flood Risk and Sustainable Design, LP 22 Sustainable Design and Construction, LP 44 Sustainable Transport Choices and other relevant policies.

Key requirements:

- The residential element of the development should achieve zero carbon standards in line with London Plan policy.
- New non-residential buildings over 100sqm will be required to meet BREEAM 'Excellent' standard.
- The development will be required to provide on-site Decentralised Energy or Combined Heat and Power where feasible.
- The incorporation of Sustainable Drainage Systems (SuDs).
- Use at least 70% of any potential roof plate area as a green/brown roof.
- The provision of electric vehicle charging points and reduced levels of car parking supported by car club provision.
- Where appropriate any materials arising as a result from the demolition of any buildings on the site should be re-used in situ.



Fig. 10: Green Infrastructure context

- Site boundary
- ↔ Habitat Corridor
- ▨ Metropolitan Open Land (MOL)
- ▨ Existing public open space
- ▨ School playing fields
- Trees covered by TPO to be retained
- Deciduous Woodland identified as Priority Habitat Inventory by Natural England
- Existing pedestrian footpath



View towards Bandstand

6.0 Sub-area guidance

6.1 Kneller Residential Community

Located at the historic core of Whitton, this area will become a distinctive, residential quarter which provides an enhanced setting for Kneller Hall. An exemplary and innovative design is required, which responds to the historic and cultural significance of the site and the opportunity to create a unique urban character within the boundary wall.

The sub-area is located in the western part of the site and includes a number of existing buildings of low architectural and historic value which have the potential to be demolished. The Grade II listed boundary wall, curtilage listed Band Practice Hall and adjacent garden wall are to be retained and adapted sensitively.

6.1.1 Land use and urban form

Land use

Figure 11 indicates the proposed land use distribution across this part of the site.

Development is to be predominantly residential, with a focus on providing a mix of housing that reflects local needs and provides a choice of housing types and tenures, including 50% affordable housing in line with Local Plan Policy LP 36 (80% affordable rent/20% affordable intermediate housing). The profile of the existing housing stock in the local area is primarily family housing. In order to achieve the creation of a mixed and balanced community and taking into consideration the specific characteristics of the site, a mix focusing on 1-2 bedroom apartments, together with some 3-4 bedroom family houses would be appropriate in this location.

The Band Practice Hall is to be brought into use in a manner which is complementary to the residential development. The form of the building would support its reuse as a community or employment space. There is the potential to create a small public square to enhance the setting of the Band Practice Hall.

Two areas with a concentration of mature trees are to be kept free from development:

- in the north of the site forming part of the continuous site-wide habitat corridor
- in the south west corner adjacent to the boundary wall. Car parking and private garden space would be acceptable within this area, subject to safe construction and the retention and ongoing management of trees covered by TPO.

The existing buildings within the MOL in the north east of the character area are of poor quality and are to be removed to enable the creation of the east-west habitat corridor. There is potential for the development footprint of these buildings to be reprovided elsewhere on the site subject to the consideration of the effects on openness of the MOL and the setting of Kneller Hall.

Urban form

The intention is for the sub-area to establish a distinctive character. This could provide a contrast to the surrounding street layout but will need to be complementary to local character, and provide an enhanced setting to Kneller Hall.

The design scheme should make efficient use of the land available and maximise the development opportunity whilst taking into consideration constraints including ensuring an appropriate response to the setting of Kneller Hall, enabling views towards the Hall and the continued protection of trees within the area.

Innovative, higher density housing typologies and layouts will be encouraged, with an emphasis on enhanced levels of sustainability in line with the Council's requirement for zero carbon development.

Residential design is required to comply with the Council's Policies in respect of the Nationally Described Space Standard and Building Regulations Part M4(2) Accessible and Adaptable, and Part M 4(3), Wheelchair User dwellings. Proposals will need to be in accordance with Local Plan Policy LP 35 and the Council's Residential Development Standards SPD which provides guidance on standards relating to accessibility and play space.

A flexible approach to the layout of development can be taken provided that:

- The form and layout of any new development can demonstrate a positive relationship to the Grade II listed Hall and its setting and to the existing residential properties surrounding the site.
- The layout encourages walking and cycling through the provision of safe, universally accessible and well-overlooked routes connecting with the surrounding residential neighbourhoods.
- The layout provides a positive visual relationship with the MOL and the habitat corridor.
- Ground floors are active and blank facades onto the public realm are limited.
- There is a clear definition of public and private boundaries supported by appropriate management arrangements. However, a 'gated' development must not be created.
- Building orientation and massing responds to the potential to harness solar energy and the impact of day lighting on buildings and public spaces.

Building heights

Building heights are to respond to the internal and external context and provide a transition from taller buildings towards the centre of the site to more domestic scale development around the periphery. Kneller Hall is to remain the primary building within the site in terms of scale and massing:

- In the west / south west periphery, and in the context of the Band Practice Hall development is to be 2 - 3 storeys in height, recognising the increased visibility of development in this part of the site from properties on Whitton Dene and Kneller Road. The development should be set back from the boundary wall giving consideration to existing protected trees and exploring the potential to accommodate them within parking areas, public green spaces or private gardens.
- Increased buildings heights of up to 5 storeys if a flat, green roofed design is proposed, may be appropriate towards the centre of the site. This will be subject to demonstrating that the form and height of such development is subservient to Kneller Hall (with particular regard to height, scale and massing) in order to reflect and respond to the Hall's primacy and historic significance.

Views

Key views to Kneller Hall (indicated on figure 7) are to be protected and enhanced. The layout should use the opportunity to create new views and vistas towards the Hall from within the residential area.

The layout should create a balanced composition of built form and open space to avoid having large blocks of solid mass and bulky forms; instead it should create appropriate breaks through the development to allow for views to Kneller Hall and easy access for walking and cycling to open spaces and community facilities.

Development proposals should be accompanied by a visual impact assessment to inform an understanding of how key views have been responded to.



Fig. 11: Kneller Residential Community

- Site boundary
- Listed Buildings/Structures to be retained
- Listed boundary wall to be retained
- Potential improvements to boundary wall
- Mature landscape with TPOs to be retained
- Kneller Residential Community
- Potential for 4-5 storey development
- Potential for 2-3 storey development
- Band Practice Hall and its context
- Metropolitan Open Land (MOL)
- Trees covered by TPO to be retained
- Habitat Corridor
- Potential pedestrian connection
- Potential pedestrian access
- Vehicle access

6.1.2 Access and movement

Vehicle access

Vehicular access should be provided in accordance with the Movement and Access Strategy (section 5.3).

Walking and cycling

The layout should provide a connected network of 'streets' and a series of well-linked spaces to increase permeability and allow for easy access to Kneller Hall and Kneller Park, and externally to the wider borough's walking/cycling networks and public transport stops as set out in section 5.3.

New pedestrian and cycling access points should be provided, including through the boundary wall onto Whitton Dene. The existing bricked up Whitton Dene Gate should be re-opened to allow pedestrian and cycle access only into the site providing a direct route between residential community to the west and the proposed Kneller Park.

Parking

Parking is to be provided as set out in section 5.3.

Parking must be appropriately located within the development to reduce the need to drive into the centre of the site, and discourage unnecessary vehicle use. Parking areas should be suitably surfaced and landscaped to minimise visual intrusion and dominance, and should be well-overlooked by development.

Short and long-term cycle parking and storage should be secure, accessible and located in close proximity to the front of properties to encourage use.

6.1.3 Landscape

Habitat corridor

The existing grassed area to the north of the character area contains a number of trees that are protected by Tree Preservation Order T0865 (January, 2016). The area is to be kept free from development, the trees retained, and the habitat of the area enhanced to form part of the site-wide habitat corridor. This forms an important green link from the residential development to Kneller Park.

Trees within the residential area

The area identified for residential development contains protected trees which are to be retained unless it can be demonstrated that the removal of a small number of trees located away from the site boundary would enable a more cohesive and positively designed layout. Any trees removed will need to be replaced as part of a landscape strategy for the site.

There is scope to incorporate the protected trees into the design of the public realm by making them a feature within public open spaces or private gardens, subject to appropriate root protection and a long-term strategy for maintenance:

- The south west corner has a cluster of mature trees within grassed amenity space. The trees should be retained within public, private green space or within parking areas.
- A central cluster of trees could be incorporated within a green street/green space running north-south through the character area.

Public open space

It is expected that formal sports and the majority of formal play space provision to serve the need generated by the development will be located in Kneller Park. However it will be expected that the layout will provide smaller, public and communal pocket parks and squares within this area, which retain trees, provide a balance of enclosure and openness to the layout, and enhance the setting of listed wall and curtilage listed Band Practice Hall.

A Local Area for Play space to serve immediate local needs is to be provided within the character area. This would not necessarily need to be provided in one central location but could be provided in small areas close to homes, subject to any layout proposed.

The historic garden wall behind the Band Practice Room forms part of the earlier phases of landscape design of the Hall and should be retained and incorporated into the design as a landscape feature.

Appropriate Sustainable Drainage Systems (SuDS) and water management features are to be incorporated within green spaces, streets and buildings such as swales, permeable tree pits, permeable paving, green / brown roofs and walls and rainwater harvesting.



Metropolitan Open Land (MOL)

6.2 Kneller Hall and its context

Kneller Hall, its curtilage listed buildings and surrounding open spaces sit at the heart of the site and are central to its character. The aim is to convert the historic buildings into a new and viable long-term use. This must bring benefits to the local community and be led by a detailed understanding of heritage and cultural significance.

The extraordinary visibility of the Hall from Kneller Road, across the Parade Ground, is a key aspect of its significance. New development will be expected to retain and enhance this direct, visual relationship with the surrounding streets and community.

Kneller Hall's significance relates to some degree to its relationship with its designed landscape, although now much diminished. The rear lawn and the Memorial Garden will be retained, and opportunities taken to better relate the Hall with its landscaped setting.

6.2.1 Heritage regeneration

Refurbishment of Kneller Hall

The construction of Kneller Hall is of a high standard. However, alterations to the original structure over time have left some internal areas in particular, in poor condition including areas where block walls have been built up off timber floors in the west wing. Therefore, repairs and defects in the existing structure as noted in the Heritage Assets Assessment Report should be addressed as part of the refurbishment process. It is important that conversion into any new use carefully integrates new services into the existing structure.

Conservation and capacity for change

Kneller Hall Interiors

Kneller Hall retains a large amount of original mid-nineteenth-century internal features such as doors, windows, cornices, chimneypieces and other architectural details. The officers' mess, sitting room, hallway and staircase have a strong domestic character which should be retained. Some original details are present on the upper floors and these are to be retained.

There is also an opportunity to better reveal original plan forms in the main building by removing later partitions, and reopening the main entrance on the south façade.

Kneller Hall West Wing

The significance of the west wing of Kneller Hall relates largely to its exterior. The interiors have been greatly altered over time and in its current state do not appear to be of special interest either historically or architecturally. This gives scope for considerable changes internally including removal of internal blockwork partitions in order to suit a variety of new uses.

Kneller Hall Chapel

The chapel is architecturally and historically the most significant space within Kneller Hall deriving its significance from its distinctive spatial and architectural features. The scope for significant changes to the structure of the chapel is therefore limited; but there is still an opportunity to find a new use that is compatible with the existing form. Any new use should seek to facilitate public access to the chapel which would be secured via a legal agreement.

Boundary walls and gate piers

The boundary walls and railings in front of Kneller Hall along with the four gate piers are listed and should be retained in situ. Repairs should be made where required.

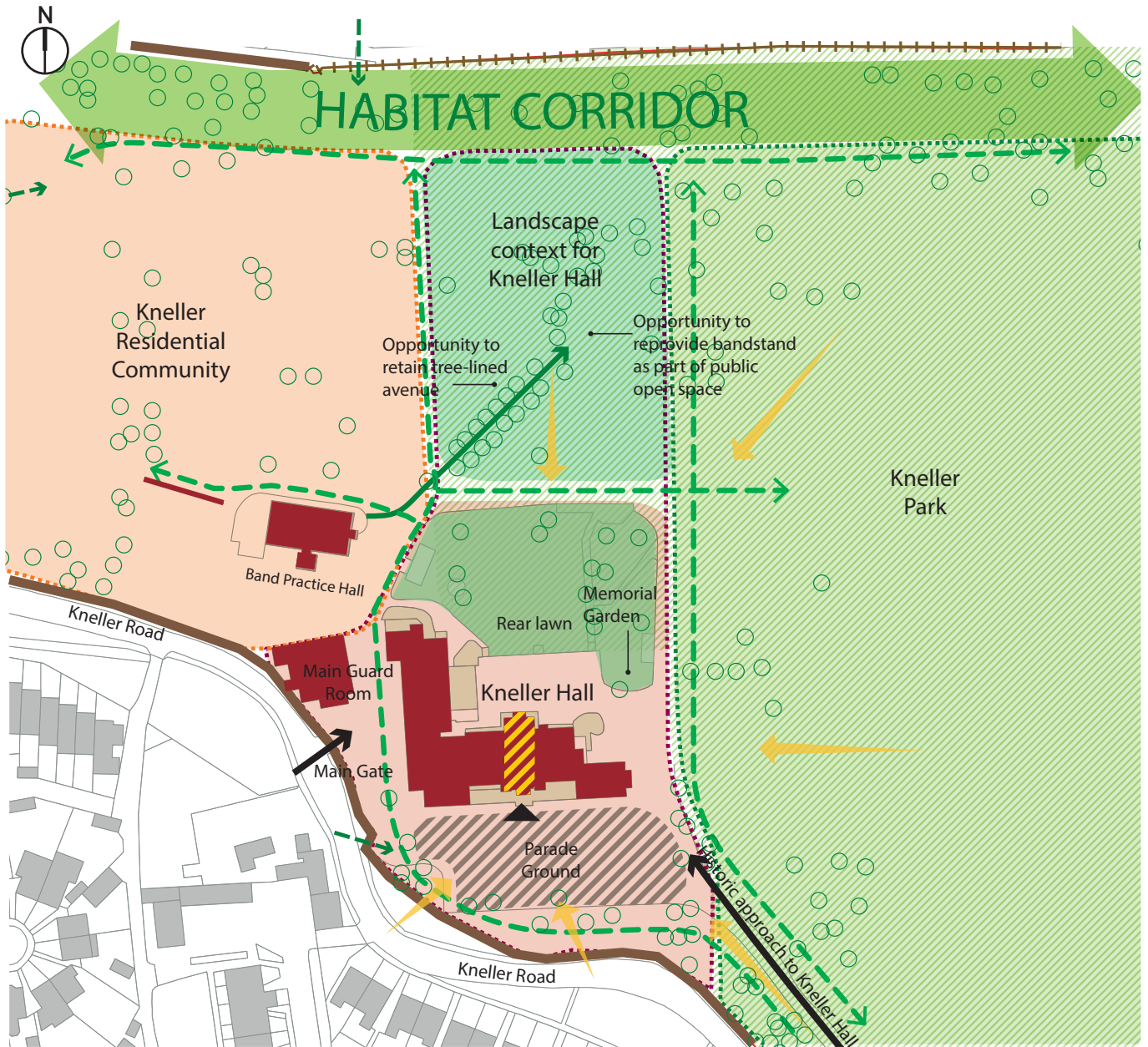


Fig. 12: Kneller Hall and its context



- | | | |
|--|--|---|
| Site boundary | Chapel to be retained | Views to be retained |
| Habitat Corridor | Buildings/structures to be retained | Listed boundary wall to retain |
| Kneller Hall and its context | Metropolitan Open Land (MOL) | Potential improvements to boundary wall |
| Kneller Hall | Trees covered by TPO to be retained | |
| Landscape setting for Kneller Hall | Approach route to be retained | |
| Kneller Residential Community | Potential pedestrian connection | |
| Mature landscape with TPOs to be retained | Vehicle access | |
| Kneller Park | Potential pedestrian access | |
| Rear lawn and memorial garden to be retained | Public access to Chapel and opening up of front entrance | |
| Parade Ground to be retained | | |

6.2.2 Land use and urban form

Kneller Hall

There is an excellent opportunity to re-use Kneller Hall by finding a new viable use that fits in well with the existing structure and at the same time maintains the cultural and historical legacy of the Royal Military School of Music.

Appropriate uses for the Hall could include conversion to:

- Residential units.
- A small scale hotel with supporting facilities. Such a use would provide employment opportunities (both direct and indirect) and has the opportunity to enable public access to the chapel and for continuation of its current use.
- Employment and/or community uses. In this scenario, part of the ground floor of the Hall and the chapel could be converted to community uses whilst the upper floors could be converted to provide office and low-cost space for small businesses and creative industries. In this location a single occupier office use would be unlikely to be acceptable in accordance with national and local planning policy.
- The Council would welcome other alternative uses which are appropriate to the character and significance of the Hall and in accordance with national and local planning policy.

In all scenarios, the Council has a clear objective that the Hall's chapel will be made publicly accessible. The chapel could either retain its current use or be brought into a new public use that complements other uses within the Hall or the wider site. Any new use must retain the double height space and the significant architectural features of the chapel including the stained-glass windows.

There may be scope to provide a new building which relates to Kneller Hall and supports the building's new use. Any new building should be coherent with the existing historic fabric in terms of its scale, form and appearance and respect the original setting of the Hall.

Curtilage listed buildings

The Main Guard Room and the Band Practice Hall located close to Kneller Hall on the west side are curtilage listed buildings. These structures are closely associated with Kneller Hall and form the historic core of the site. They should be retained in situ due to their group value. There is an opportunity to support the retention of the buildings through their reuse with an appropriate and viable new function.

The Guard Room is most closely related to Kneller Hall and it would be preferable if any future use of this building continued to relate to the use of the Hall. Residential use; facilities to support the hotel; employment or community uses are likely to be appropriate.

Specific opportunities related to the reuse of the Band Practice Hall are covered under section 6.1.

6.2.3 Access

Vehicle access

Vehicular access should be in accordance with the Movement and Access Strategy in section 5.3.

The existing vehicle routes across this part of the site could be retained to provide connectivity between this sub-area and the remainder of the site and to facilitate walking and cycling and to provide secondary emergency access across the centre of the site.

Walking and cycling

Kneller Hall and the land which contributes to its setting are located in the centre of the site. It is important that any proposals for this sub-area do not prevent the ability to walk and cycle, between the Kneller Residential Community area (and the wider community beyond) in the west and the proposed Kneller Park.

Accessible walking and cycling routes should be provided in accordance with the Movement and Access Strategy in section 5.3.

Parking

Any parking proposed to support any future use of Kneller Hall should be provided to the rear (north side) of the building in the vicinity of the existing hard surfaced area. Parking will not be permitted on the Parade Ground. Any parking proposed in close proximity to the Guard Room should be located to the rear (north side) of the building.

The level of parking should be in accordance with section 5.3 of this SPD.



Kneller Hall

6.2.4 Landscape

Rear Lawn

The rear lawn on the north side of the Kneller Hall has long been a part of the building's setting and is of historical and aesthetic value. It is a place from which Kneller Hall's northern façade can be appreciated. It is also the place from where there are views out of the building towards the sports ground. The lawn therefore should be retained and enhanced to continue to allow key views towards and from Kneller Hall.

Immediately to the north-east of the Kneller Hall is a Memorial Garden for a small number of previous RMSM personnel. This place is of importance and should be retained. Because of its location it does not act as a barrier to achieving the wider objectives for the re-use of the site.

The level of public access to the Rear Lawn should be appropriate to the proposed use of the Hall. In all scenarios planting and boundary treatments should maintain good inter-visibility between the Hall and the wider landscape of Kneller Park.

Landscape context of Kneller Hall

To the north of the Rear Lawn, the wider setting of Kneller Hall will form part of Kneller Park and is to be fully publicly accessible. This lawn contains an avenue of trees and a bandstand. This avenue appears to mark a historic route which led from Kneller Hall to one of the bridges over its former lake. The avenue should be retained and provide a walking link within Kneller Park towards the habitat corridor.

The bandstand, though of no architectural significance, has communal value and could be retained. However, if it is proposed to remove the bandstand for the creation of new open space, replacement facilities must be provided on site within Kneller Park.

Appropriate replacement facilities must provide outdoor performance space where community events/fairs or concerts could be organised to maintain continuity with the historical and cultural legacy of the Royal Military School of Music. These facilities could be used by the general public as well as local schools and local organisations. The use of sculptural landscape features to provide, for example, a grassed amphitheatre would be an appropriate alternative to a new build structure, subject to the provision of necessary services.



Rear Lawn

Parade Ground

The Parade Ground provides an impressive setting for Kneller Hall and allows public views of the main façade from Kneller Road. The Parade Ground is of historic, as well as communal, significance having been in use by the Royal Military School of Music for nearly 150 years. The Parade Ground's open character must be retained and, if possible, enhanced to maintain views towards the Hall.

It should provide access to the formal entrance on the south side of the Hall, but must be kept free from permanent parking. Any planting in this area and adjacent to the boundary wall would need to be carefully designed, so as not to interrupt views from Kneller Road and any proposed resurfacing of the existing Parade Ground would need to be carefully considered to ensure that the Parade Ground character is not lost.

Unless there is a clear justification otherwise, a public pedestrian route should be provided at the southern boundary of the Parade Ground. This is to provide a direct link, via the reopened gate between surrounding residential streets and Kneller Park.



Parade Ground

6.3 Kneller Park

The eastern part of the site, designated as Metropolitan Open Land (MOL), is part of the borough's green infrastructure network and forms part of its Green Chains. The area currently comprises private playing fields and courts, informal grassland areas and a number of predominantly low-rise buildings on the eastern side of Kneller Hall. In the north, there is more natural planting, formed primarily by protected trees, which historically surrounded a lake.

The area is to become a new publicly accessible park 'Kneller Park' accommodating a variety of sports, play and recreational facilities to be secured by way of a legal agreement. This local green space will benefit the local community, be enhanced for biodiversity gain and provide shared use for neighbouring schools and the nearby Twickenham Stadium. Any detailed proposals for Kneller Park should be guided by the Council's Strategic Principles for Parks and Open Spaces which can be viewed at: https://www.richmond.gov.uk/media/6901/parks_and_open_spaces_strategic_principles.pdf

The Park should maximise the opportunities to support access and use by all of the community. Examples of initiatives that have been included in other local parks within the borough can be viewed at: https://www.richmond.gov.uk/services/parks_and_open_spaces/explore_richmonds_parks_and_open_spaces

In particular the design of Kneller Park should have regard to the Council's 'Friendly Parks for all' initiative which seeks to improve the impact, reach and quality of access to parks and open spaces in the borough to residents who experience barriers to access.

6.3.1 Land use and urban form

The openness of the MOL is an important aspect of the setting to the Grade II listed Kneller Hall and is protected by planning policy. As a result, this character area is to be retained as a multi-functional open space and is to be publicly accessible. A range of character areas are to be created within the park, accommodating different sports, recreation and habitat features. Further details on the approach that could be taken to achieve this are provided in 6.3.3.

Kneller Park is to be fully accessible to the public. A management and maintenance strategy should be provided in support of future planning applications.

Future management options could include, for example, a public-private partnership between the Council and the developer or any site operator or a dedicated park trust whose governance involves the developer, the local community and expertise from the Council and the South West London Environment Network (SWLEN). Whichever model is pursued it would be for any developer to fund the creation of the park and make an on-going contribution towards its maintenance and management.

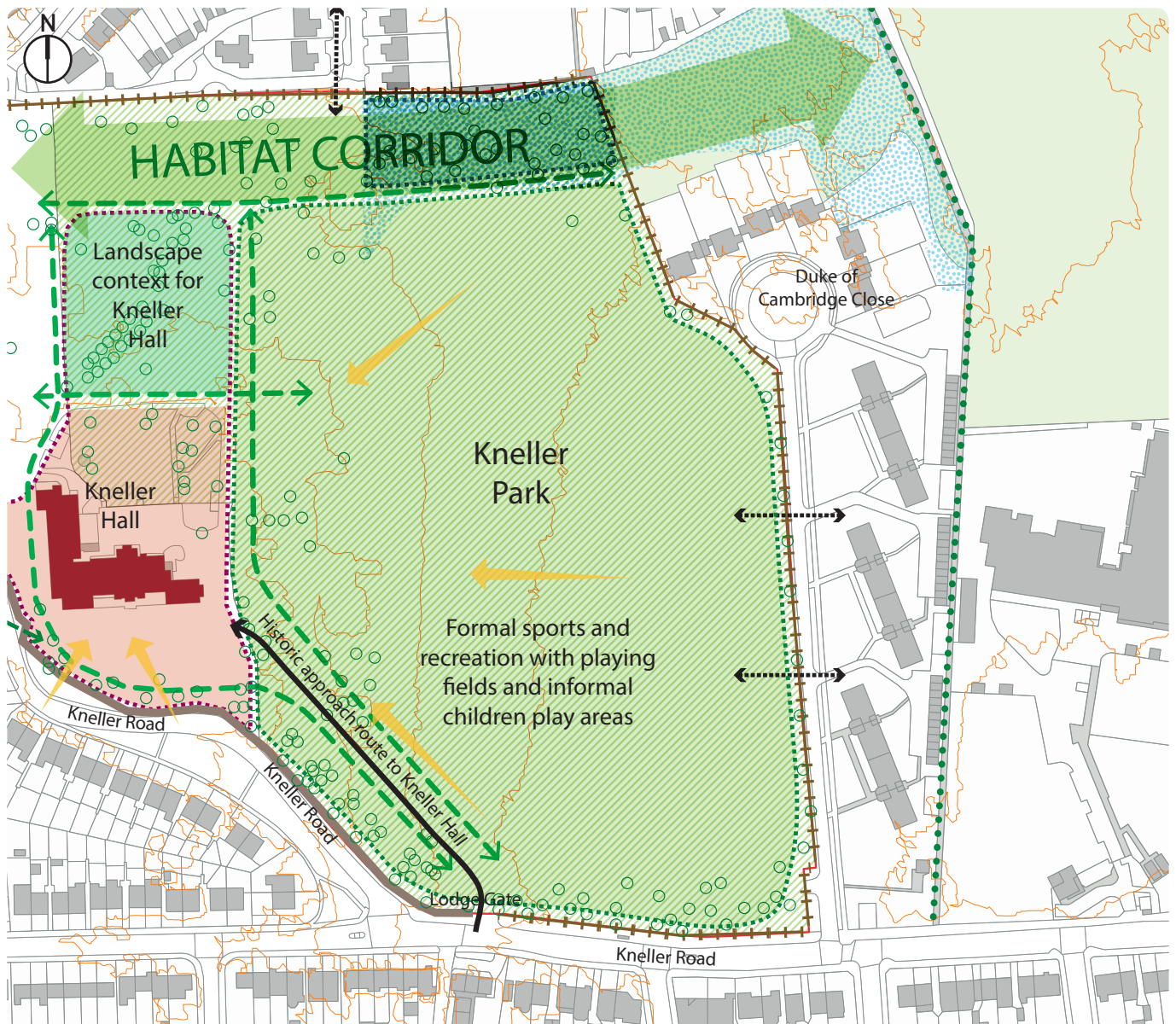


Fig. 13: Kneller Park

- Site boundary
- Contours
- Habitat Corridor
- Deciduous Woodland identified as Priority Habitat Inventory
- Metropolitan Open Land (MOL)
- Kneller Park
- Wetland SuDS
- Buildings/Structures to be retained
- Kneller Hall and it context
- Kneller Hall
- Trees covered by TPO to be retained
- Listed boundary wall to be retained
- Potential improvements to boundary wall
- Potential pedestrian connection
- Potential visual connections
- Potential pedestrian access
- Vehicle access
- Views to be retained
- Existing pedestrian footpath

Built development

The existing poor quality, scattered buildings within the MOL should be removed and there may be potential to re-provide the existing footprint into a single building subject to complying with Local Plan Policy LP 13 in terms of use and impact on the character and openness of the MOL. Historically this area was clear of buildings and taking such an approach is likely to contribute to the enhancement of the setting and appreciation of Kneller Hall, opening up views across the Park and enhancing the approach from the Lodge Gate. Such an approach could also contribute to improving the openness of the MOL.

If such an approach can be justified then any detailed design should assess the most appropriate location, with consideration of the setting and views to Kneller Hall, accessibility, and retention of existing hedgerows and trees and to encourage use of the facilities by residents and users of the Park.

6.3.2 Access and movement

Vehicle access

The MOL is currently accessed through the Lodge Gate and this entrance could be retained for vehicle access serving the Park together with Kneller Hall. The approach to Kneller Hall from this gate is a historic route which enables a good appreciation of the main façade of the building and its architectural features framed by an avenue of trees. This approach route should be retained as part of the landscape strategy for the Park.

Walking and cycling

The landscape design should establish a positive relationship between the Park and the surrounding areas. Safe and convenient walking and cycling routes are to be created through the Park which connect with routes through the Kneller Residential Community and the wider area.

Whitton Tennis Club and the existing homes to the north of the MOL currently do not have any relationship with the site. A tall concrete fence creates a strong sense of separation and creates an unattractive boundary to the adjacent footpath that runs along the northern edge of the site, but outside of it.



Approach route towards bandstand



View towards Kneller Hall from the grounds

There is an opportunity to create a positive relationship between the MOL and the neighbouring residential areas by removing the existing fencing and providing a new permeable boundary treatment.

The military housing on the east of the MOL has a direct relationship with the site with buildings overlooking the fields, but is secured by a fence. Opportunities should be explored to provide a direct walking and cycling access into the Park from Duke of Cambridge Close together with the provision of an enhanced boundary treatment such as a hedge or railings.

The proposed habitat corridor to the north of the area, has the potential to create a green link for walking and cycling towards Spray Lane footpath and to the existing green infrastructure and open space networks in the wider borough.

6.3.3 Landscape

The existing MOL forms an important element in the Borough's Green Chains and relates to other nearby open spaces including Murray Park, Hounslow Open Space, Gainsborough Gardens, and school playing fields. The design of Kneller Park is to complement other green spaces, by providing an appropriate mix of uses to meet the needs arising from the development and address identified shortfalls in the local area.

The Park should be redesigned as a coherent whole, which accommodates a range of leisure and habitat features in a series of linked character areas. It should offer space for relaxation and access to nature together with spaces for walking, play and formal sports, to support the health and wellbeing of local residents, enhance the character and openness of the MOL and secure net biodiversity gains.

There are significant views of Kneller Hall towards the western side of the MOL across the sports grounds which must be retained and enhanced. To the eastern side of the MOL, Twickenham Stadium dominates the skyline and there are long distance views across the sports pitches which should be retained.



View towards Twickenham Stadium



Bandstand

Trees and hedgerows

Existing trees, in particular those protected under TPO, and species-rich hedgerows should be retained and integrated into the design of the Park. Appropriate new planting should be introduced to assist in framing views towards the Hall, and defining the landscape character of different areas.

Sports provision

Formal sports provision will continue to occupy the majority of the Park area and provide a shared facility for local clubs.

In line with the findings of the LBRuT Playing Pitch Strategy, Update 2018, the existing adult football pitch should be retained and enhanced. There are also known local shortfalls in the provision of youth and mini football pitches and Rugby Union pitches. The final pitch configuration should be confirmed as part of the future management arrangements for Kneller Park. Appropriate changing facilities are to be located in the adjacent new building.

Play space

Publicly accessible play space for a range of ages and abilities is to be accommodated within the Park to meet the needs arising from the residential development in line with Local Plan Policy 31. The Council welcomes imaginative design which integrates informal and natural play opportunities for all abilities across the Park and wider site as part of the landscape strategy.

Performance space

Section 6.2 notes the requirement for a new outdoor performance space for community use, should the existing bandstand be removed. This should be located within Kneller Park in proximity to Kneller Hall reflecting its historic association.

Sculptural landscape features, such as grassed amphitheatres would be an appropriate alternative to a new build structure, subject to the provision of necessary services, and could form an attractive focal point with the western part of the Park.

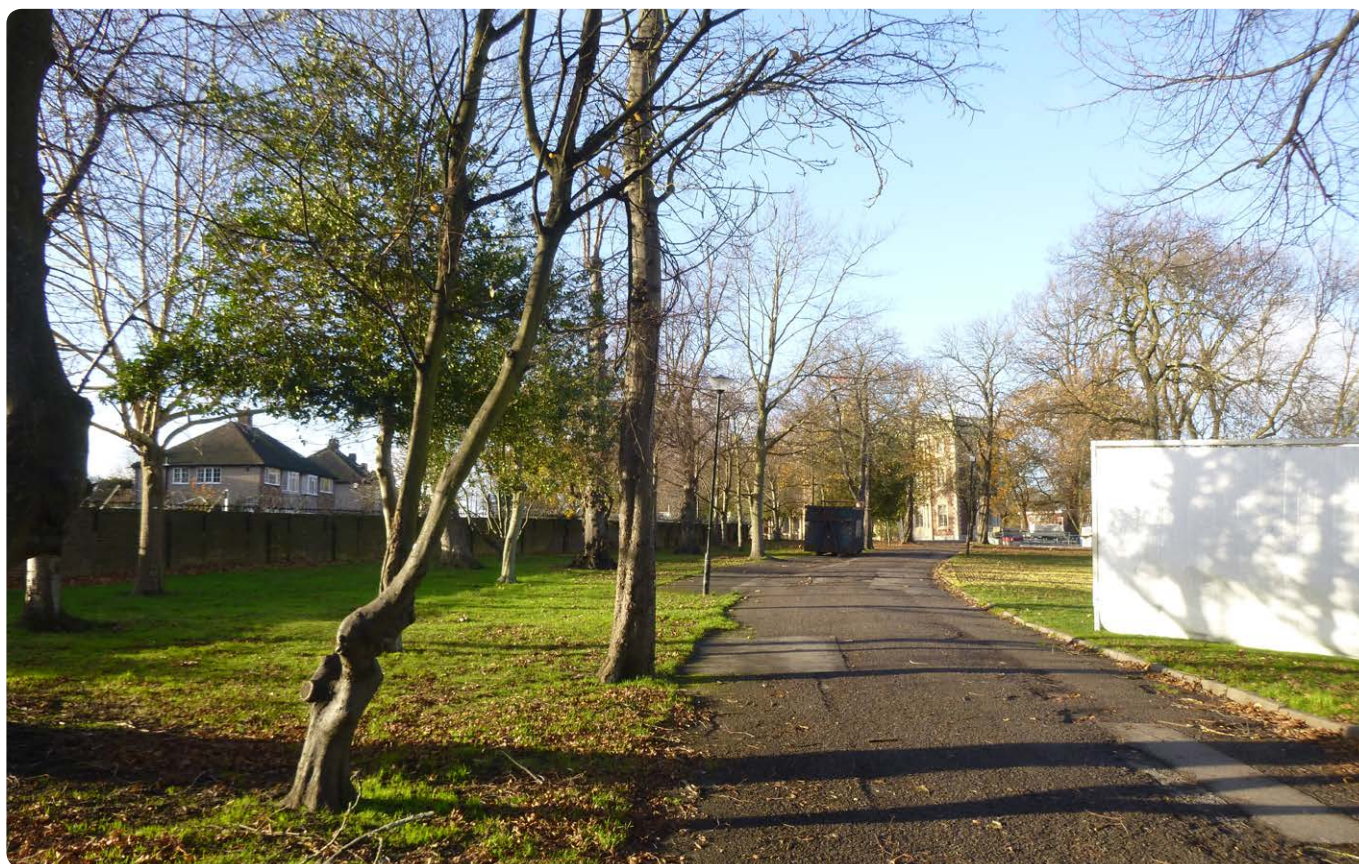
Habitat enhancement

The northern part of the site is designated a Woodland Priority Habitat. It comprises several mature trees many of which are protected by the Tree Preservation Order (TPO). These trees should be retained with an appropriate buffer and should be incorporated within the proposed enhanced habitat corridor running across the site.

Sustainable drainage

The site has been identified within the Critical Drainage Area (CDA_001 Twickenham) and there is a risk of surface water runoff to flow through the northern and western parts of the site. The development of the site should incorporate sustainable drainage features into the landscape strategy, recognising the potential for these features to offer both recreational and habitat functions alongside drainage.

There is an opportunity to build a swale along the northern boundary of the Park including by partially or fully removing the Whitton Brook from its culvert beneath the site, and a detention basin in the north-east corner of the site (broadly in the location of the historic lake) wherein surface water from the surrounding areas could be stored during heavy rainfall events to reduce the risk of surface water flooding. Further consideration should be given to the feasibility of discharging the attenuated runoff from the site into the Duke of Northumberland's River.



Historic approach route to Kneller Hall

7.0 Delivery

7.1 Planning requirements

In addition to national requirements and those set out in the Council's Local Validation Checklist, planning applications relating to the site will be required to show a comprehensive approach to development through the submission of an accompanying:

- site-wide masterplan showing how the site design has responded to the spatial strategy and sub-area guidance of this SPD;
- site-wide green infrastructure strategy including details of how net gain in biodiversity will be delivered, and how the site's public and private spaces will be managed and maintained; and
- a site wide, detailed assessment of heritage impact.
- site-wide movement and access strategy and transport assessment (including consideration of on-street parking management mechanisms)

The Council encourages applicants to engage with the Council at a very early stage in the development of emerging schemes. Entering into a Planning Performance Agreement (PPA) is strongly recommended.

Reflecting the cultural and local significance of the site, any applicant will be expected to continue the thorough stakeholder and community engagement process which has been established in preparation of this SPD.

7.2 Infrastructure requirements

Key infrastructure requirements include:

- The provision of 50% affordable housing (in line with local policy), is to be addressed in all new housing developments and changes of use for wholly residential and mixed-use sites incorporating residential use, where planning permission is required. The Council's adopted Richmond Tenancy Strategy 2019 sets out guidance on affordable rents and an Intermediate Housing Policy Statement, published in 2018, sets out the position with regard to the income eligibility range for applicants for intermediate housing in the borough.
- Refurbishment of Kneller Hall and curtilage listed buildings
- Demolition of existing buildings of low heritage significance
- Site wide walking and cycling network, and potentially new and re-opened access points as detailed above.
- Habitat enhancements and creation of an east-west habitat corridor
- Sports and play space in line with local requirements
- Provision of outdoor performance space
- Site-wide sustainable drainage system
- A costed plan to support the management of the public open space and incidental open space and play facilities across the site.

7.3 Developer contributions (s106 contributions)

Developer contributions will be determined with reference to the adopted LBRuT Planning Obligations SPD (2014) which operates alongside the Borough's Community Infrastructure Levy. This SPD in conjunction with the Borough's CIL ensures that the development industry and others have a clear view on the likely combined level of the Borough CIL and Section 106 planning obligations, which they will have to meet to ensure that any proposed development is acceptable and also makes a reasonable contribution to the infrastructure needs of the borough.