

# ST WINEFRIDE'S CHURCH – Renovation Plan

Leyborne Park, Kew, Richmond TW9 3HG

## Overview

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St Winefride's Church, Kew, is looking to do renovation works to the Church and grounds. These will very likely be carried out in several phases, with a first phase of works to the front of the Church (including disabled access) to be carried out as soon as possible.

The Parish is looking to appoint an Architect to produce a detailed feasibility scheme for what would be the first phase of works i.e. the church frontage and disabled access. We will also assess what would be involved in producing an overall, longer-term renovation master plan for the whole site including hall and presbytery.

The following document contains:

- A detailed description of the works envisaged to the front and side of the Church, including provision of disabled access (Phase 1)
- A description of items that the Parish would wish to be considered as part of the possible longer-term renovation master plan

## Phase 1 - Works to the front of the church and hall, and provision of disabled access

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### Description

The Church current Estate consists of the main building which is the church, the church hall to the left as seen from Leyborne Park, which is linked to the main church, and the presbytery to the right of the church which is separated by a drive that leads to the garages at the back. There is also a small external area at the back of the church.

The Church is a Building of Townscape Merit and is within the "Kew Road, Kew Gardens and Lawn Crescent" Conservation Area.

All three buildings are set back from Leyborne Park by approximately 10M.

The church has a large paved area to the front, with two generous planted borders along the street boundary providing a central access in line with the main entrance door.

The church hall has a planted front garden with an approximately 2M tall red brick wall along the street boundary that returns towards the church leaving a small passage between the two buildings which can be closed with a gate. The area between the church and the hall is paved as is the area at the front of the church. The brick wall has some lower sections arranged in semi- circle shapes with decorative railings.

The presbytery front garden is mainly paved with a low level wall and a few plants and flower pots.

### *Phase 1 - Scope of works:*

The proposed works should include:

1. The provision of disabled access through the front of the Church (for example by means of a gradual slope, ramp or steps).  
The design and materials should be in keeping with the simplicity and clarity of design of the rest of the building.  
The design should comply with Part M and K of the current building regulations.  
The ramp should allow the main doors to continue to open outwards.  
The overall design (ramp or steps) should be welcoming and generous in proportions while still allowing circulation around the surrounding paved area.
2. Provision of a ramp access to the Church side entrance door- for weekday access (the repository could be relocated if necessary).
3. There should be a generous gathering space in front of the Church and of the Hall.
4. Exploring an amendment to the planted borders to allow a carriage driveway (or equivalent) for vehicular access to the front of the church for special occasions. If this proves not to be possible then there should be provision for drop off of less mobile passengers (see 5 below).
5. Works to the brick wall:  
The brick wall has been damaged by a large tree that was planted close to it (the tree has been demolished now). Part of this wall needs to be demolished and re- built as it is currently held by a steep reinforcement strap and in order to enable stump grinding.  
The new section of the wall should provide a visual connexion between the hall front garden and the front of the church while allowing the possibility of enclosing the area around the hall for safety to prevent children accessing the road from the hall.  
The wall may need re-positioning to provide a wider access to the Hall (currently through a narrow gate), enabling wheelchair access and possibly allowing for drop-off / parking for occasional deliveries.
6. Paving:  
Re-arrange and re-lay the paving as a result of changes to the front borders, and damage by roots and plants in the area the Church hall.
7. In this first phase of works, the footprints of the existing buildings should remain the same.
8. A Specimen Tree must be planted in the front garden of the hall to have a "presence" in Leyborne Park. (Planning requirement).
9. Re- landscape the front garden for the Hall, keeping the Statue of Our Lady (can be relocated). Please note that there is a gas meter in the Hall garden which is expensive to relocate. Additional notes of the conversation with gas supplier can be made available if needed.
10. Re- instate the front garden to the Presbytery. This should be done so it is in keeping with the front garden at No. 3 Leyborne Park.
11. Consideration will be given to the repair of the tarmac drive once the plan for the frontage has been agreed.

### *Phase 1 - Brief*

Produce a feasibility scheme, prepare different proposals for the works described and submit the necessary applications to the Local Authority (including a design and access statement and necessary forms); Prepare the detailed drawings for Tender and Construction, and follow the building works on site.

The feasibility scheme should be prepared accompanied with indicative costs that should include the building costs, materials, consultant fees and application fees.

### *Phase 1 - Timescales*

The Parish is looking to start building works as soon as possible. In the event that the proposals include “significant” changes to the current layout and aspect, the plans would need to be sent to the Diocesan Architecture Committee for approval, and then to the LBRUT Planning Department, which may delay the start date.

### **Church Renovation Master Plan**

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As mentioned above, the Parish would like to consider asking an Architect to draw up a broader, long-term master plan for the renovation of the church, the house and the grounds. The front of the Church including disabled access would represent the first phase.

The master plan should address some of the following items identified by the Parish:

- Improving circulation and access to the Hall
- Reconfiguring the Hall to extend and modernise the kitchen and to include a disabled toilet – the current storage room can be down-sized and the Hall boiler removed, with the Hall heating connected to the new Church boiler(s)
- Covering the area between the Church and the Hall (glass canopy?), to provide a sheltered parking space for prams, bicycles and pushchairs
- Refurbishment or re-development of the driveway to the side of the Presbytery and to the garages at the rear of the Presbytery

It would be helpful if master plan proposals could identify clearly a sequence in which to carry out the various works, and provide indications of corresponding timescales and costs.