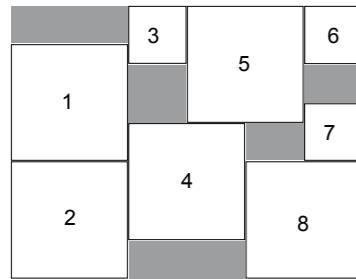




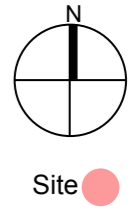
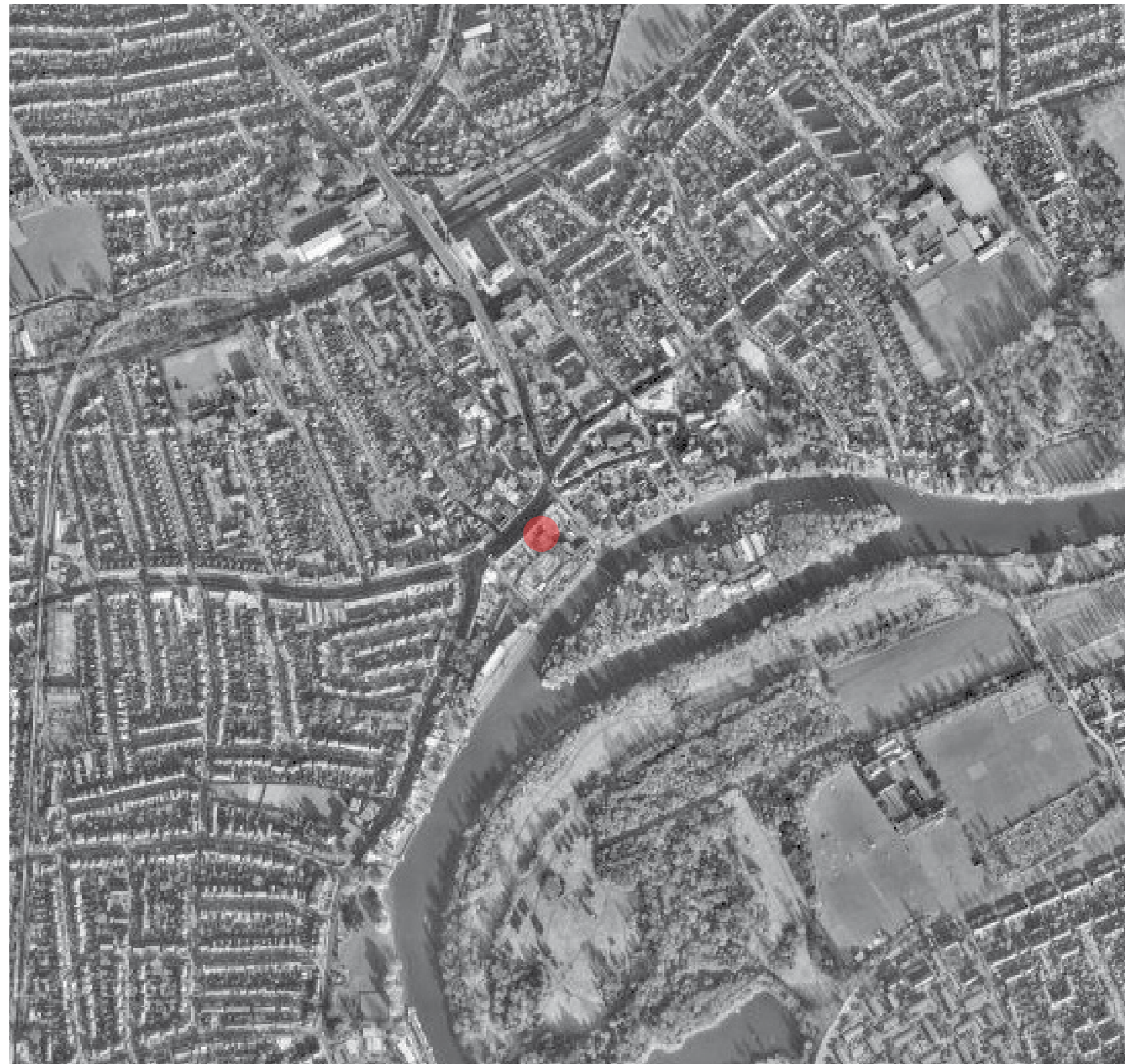
Queens Hall Twickenham Design and Access Statement

2686_A_5000_rev D
JUNE 2013



- 1 Eel Pie Island
- 2 Historic Map 1815
- 3 Twickenham Stadium
- 4 Aerial View
- 5 King Street
- 6 Queen Hall Rear View
- 7 Richmond House
- 8 Historic View King Street

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Aerial view

Introduction

This Design and Access Statement has been prepared in support of the Full planning application for the proposed refurbishment and conversion of Queens Hall to accommodate four new residential flats and an improved type D2 use class facility.

It explains the background to the application and for ease of reference is organised in accordance with the 2006 Guidance Notes issued by CABE for Design & Access Statements.

The statement also reflects the guidance of:

LBRUT LDF Core Strategy
LBRUT Design for Maximum Access
LBRUT SPD Design Quality
GLA London Housing Design Guide
CABE's Building for Life
Code for Sustainable Homes
Twickenham Action Area Consultation Proposals

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This document has been prepared by Haskoll on behalf the client F&C Reit with contributions from Planning Works Ltd, Silcock Dawson & Partners, Cannon Consulting Engineers, Compass Archeology Limited.

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Background

Twickenham is the largest district centre in the London Borough of Richmond Upon Thames, centrally located between Richmond, Hounslow and Kingston.

The Queens Hall site was once the home of Twickenham's first 'Town Hall' built in 1877, incorporating an auditorium of which the shell still exists today, behind the south side of King Street.

Known today as the 'Queen's Hall', it is classed as a D2 facility which is accessed off King Street.

King Street was dramatically widened in the 1920's with all of the buildings fronting the south side of King Street being swept away by road widening.

Following this, with the construction of purpose-built shops on the whole length of the south side, and partial redevelopment of the north, King Street became and remains the predominant area for shopping in Twickenham.

Before the changes of the 1920's King Street was described as being "extremely narrow - half the width it is today". On the south side of King Street "from Wharf Lane to half way along the street was a blank wall. Behind the wall was Richmond House". Next to Richmond House was the Town Hall.



Richmond House



The London Boroughs

London Borough of Richmond Upon Thames



Twickenham

Planning History

The planning history is covered in more detail within the separate Planning Statement document.

In brief the last application for this site was made in 2011 for redevelopment of the Queens Hall to a smaller D2 facility and conversion of levels 2-5 to 4 no 2 beds and 1 no 1 bedroom flats. (application DC/FIJ/11/3695/FUL) The application was refused in January 2012. An appeal was made but also refused on 27 December 2012.

In 2006 application (06/0132/FUL) was granted permission, for a "Re-arrangement of existing leisure and retail units. Alterations to access to upper part of no. 9 King Street and conversion of the upper part of existing hall structure to form 6 flats including demolition and rebuilding of rear part of hall"

Unfortunately the opportunity was not taken to develop the approved application and the application expired

Prior to this two unsuccessful applications were made for the above. The same application was made in 2005 (05/2492) which was refused and again in 2004 when the application was not determined.

In 1999 approval was granted for "Conversion Of Existing Hall To Provide 3 New Dwellings On Upper Floors, Gymnasium Relocated From Ground To First Floor Level And Additional Retail Accommodation At Ground Floor Level, Including The Demolition And Re-building Of Existing" (99/1263) However this proposal was not carried out in its entirety.



Birds eye view from North

Site Character & Context

The site spans between the busy King Street retail environment and the small quiet service road at the rear running parallel with King Street. The service road is a no through road with a turning head just beyond the Queens Hall

The King Street frontage contains well-proportioned and varied width properties of two and 3 stories some with their original shop frontages and fascias. The rear elevation on the service road is however of poor quality

By contrast the site is adjacent to the recently developed riverside site now called jubilee gardens, refer to appendix A which has made the service road feel less oppressive with open views across the gardens making an attractive and well maintained public open space.

While the site is not within a conservation area it is within an area covered by the emerging Twickenham Area Action plan, which identifies the site for re-use or development, refer to Appendix B.



King Street retail street



Birds eye view from East

Queens Hall



Queens Hall view of existing west elevation



The service road approach to Queens Hall

Queens Hall was Twickenham's first Town Hall and so historically important.

Although Queens hall is simple in design it is prominent in many views surrounding the area, including from the area near the river. This is a result of the overall height and bulk compared with the more modern, smaller scale development, particularly to the rear of King Street. These properties have long rear yards with low rise ancillary buildings.

Little of the original 'Queens Hall' still remains apart from the brick shell (outlined in red dashed line opposite, but despite being a poor state of repair and having an unsympathetic extension it is still an attractive building in this area.

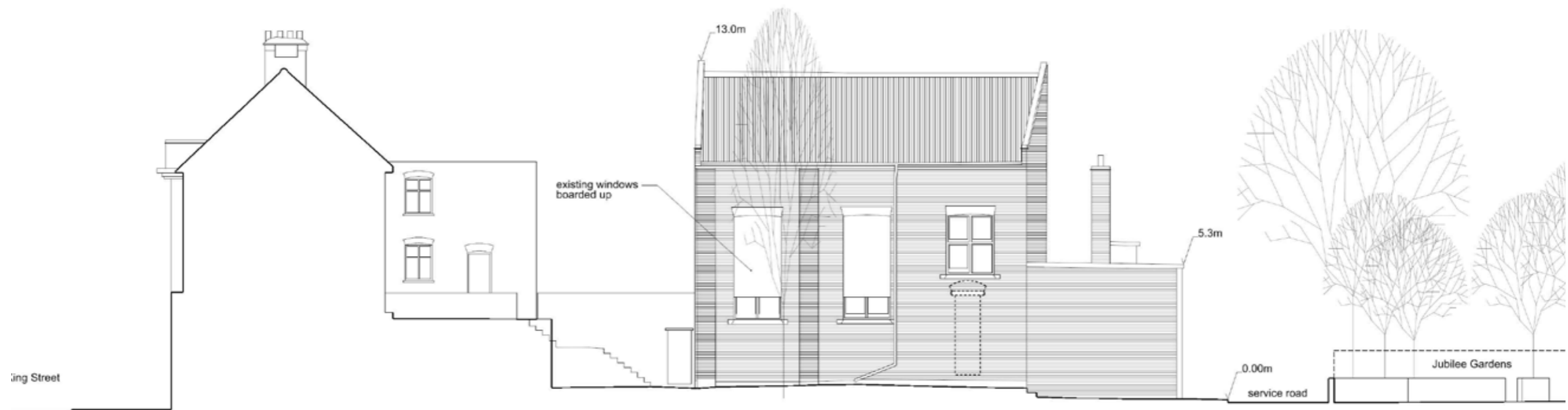
The construction is solid brick 'London Yellow' stock with a bowing brick south wall elevation and corbel brick eaves.

The original window openings with brick arches and chamfered stone cills remain but the windows themselves are boarded up for security and privacy reasons.

Windows only exist on the north and west elevations. The roof is not original but is a profiled sheet roof which due to its age there is a high probability that it is asbestos based.

A poor quality red brick 2 story extension exists against the south elevation built to house changing rooms and other ancillary spaces required for the D2 facility.

For further views of the approach to Queens Hall and within the wider context refer to appendix C



Extract from existing elevations drawing 2686_A_200

Planning Policy

The following is a summary of the local planning policy issues of relevance to the application site and proposals – refer to the Planning Statement of Planning Works Ltd for the full planning policy assessment of the proposals.

Local Development Framework Core Strategy

The Local Development Framework Core Strategy was adopted on the 21st April 2009. It sets out the strategic planning framework for the Borough and replaces the strategic policies of the Unitary Development Plan (March 2005).

The document has three inter related themes/objectives and related to each are a number of spatial policies.

1. A Sustainable Future

Ensuring an appropriate location for land uses (taking into account the network of town centres);
Making the best use of land;
Reducing environmental impact (by reuse of existing buildings)
Locating development so as to reduce the need to travel

2. Protecting Local Character

New development to recognise local character and create places of high architectural and urban design quality
Recognise the role of town centres generally in providing a range of services and housing
In Twickenham Town Centre proposals should help revitalise the centre through redevelopment/refurbishment.

3. Meeting People's Needs

Provide new homes
Provide services and facilities for the community.

Local Development Framework Development Management Plan

The Development Management Plan was adopted on the 1st November 2011. The Unitary Development Plan (March 2005) is now superseded with the exception of the site specific proposals and the policy on waste collection and disposal.

The proposals for the site have been progressed in parallel with the Development Management Plan as it has emerged and have had particular regard to those policy areas relating to:

- Sustainability
- Town Centres
- Heritage
- Housing
- Social Infrastructure
- Transport
- Detailed Generic Policies

To the south of the application site is the Twickenham Riverside Site, a UDP site specific proposal - T1. The proposals for this site include “enhancement of riverside, leisure uses including public open space, housing, cafes & possible retailing, public convenience, possible temporary uses including open space.”

The application site does not lie within a Conservation Area but adjoins the Queen’s Road Conservation Area (no. 47) to the north and the Twickenham Riverside Conservation Area (no.9) to the south.

Supplementary Planning Documents and Guidance

A series of Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) has been produced by the Council to provide greater detail on certain aspects of development.

Of particular relevance to the application proposals are the SPD on Design Quality and the SPG on Design for Maximum Access.

Twickenham Action Area Plan

The Twickenham Action Area Plan is likely to be adopted by the Council on the 2nd July 2013.

The AAP specifically identifies the application site as a building where reuse/redevelopment is encouraged.

Archaeology

The following is a summary from the Archeology report prepared by Compass Archeology, reference to report should be made for the full archeological Assessment for the site.

The potential for post-medieval archaeology is high as the southern end of the Old Town Hall is still standing, albeit with some more modern alterations. From the outside the building appears rather dilapidated, and certainly the original roof covering and chimneys have been lost and both gable ends altered/rebuilt. Nevertheless it can be assumed that any refurbishment will have an impact on the nature of the original build.

However, the lack of any significant ground works within the proposed development mean that the potential for archaeological deposits or remains relating to previous activities and structures on the site being encountered below ground are very small indeed.



Postcard dated 22nd July 1906 showing the Town Hall and Library on King St.

Transport Statement

The following is a summary from the stand alone Transport report prepared by Cannon Consulting Engineers, reference to report should be made for the full Transportation Assessment for the site.

There is excellent access to local facilities and amenities, such as shops, restaurants, food stores, schools, colleges and GP surgeries. There is also a well established footway and cycle network surrounding the Queen’s Hall site with formal and informal pedestrian crossing provision along Water Lane, Wharf Road and King Street.

The bus routes serving the site provide frequent access to the surrounding area with onward connections to other key destinations. These services provide good access to areas of employment, shopping and leisure facilities.

There are a number of train services accessible from the site. These services provide onward connections to further mainline and London Underground rail services providing access to further destinations.

TfL data base identifies that the centre of the site affords a PTAL of 4. Providing a ‘good’ level of public transport accessibility, reflecting the fact that the Queen’s Hall site it is well served by both buses and main line rail modes of transport. To the front of the site along King Street the sites cores a PTAL of 5 ‘very good’.

The retained D2 element of the development the proposed residential proposal will be a car free development with no car parking provision. In accordance with current parking standards 8 cycle spaces will be provided for the D2 element. Secure storage space for up to 2 cycles will be provided for each dwelling within the development.

Access to the retained D2 space will be maintained from the service road at the rear of Queen’s Hall. Due to the lightly trafficked nature and function of the service road the proposal would not have a detrimental impact upon pedestrian safety in the locality. It is therefore considered that any intensification of pedestrian movements along the service road associated with the development would not prejudice the free flow of any traffic or pedestrian safety.

For the reasons set out in the Transport Statement we therefore conclude that the proposed redevelopment of the Queen’s Hall site is acceptable in transport planning terms.

Opportunities

Policy Twickenham promotes a sustainable future by ensuring appropriate land use, reducing environmental impact, reduce need to travel

Twickenham promotes the protection of the local character, while encouraging a range of services and housing, revitalise the centre

Twickenham promotes the need of the people for new homes and facilities for the community

UDP The site is adjacent to the Twickenham Riverside Site which proposals call for enhancement of the riverside.

SPG Design Quality and design for Maximum Access

Transport The central location of the site and its high accessibility enables no car parking provision, in accordance with London Plan

Sustainability

Archeology

Flood Risk The site lies entirely within Flood Zone 1 and is less than 1ha; no support for planning required.

Previous planning applications

Legal

Other

Challenges

Creating a high density mixed use development that encourages more efficient use of the building within the town centre. Also aiming to promote sustainable travel and encourage well designed development.

Creatively redevelop the building so that it can become a 'catalyst' for change, helping to revitalise Twickenham Town Centre.

Balancing the split of appropriate community facilities with quality homes.

To create a sensitive design solution which is also adaptable to meet any future proposals on the riverside side site.

How to animate and introduce vitality with complementary uses both during the day and evening.

The scheme aspires to achieve a Breeam Excellent rating for the D2 unit and Level 4 for CSH.

Historic building incorporated into scheme

Overlooking, bulk, loss of privacy, site sensitivity.

Rights of Light, Rights of Way, Party Wall

BREEAM, Twickenham Societies

Catalyst for Change

‘a scheme to promote a quality refreshment of the rear of Kings Street, while also being adaptable to future Riverside proposals’

Sensitivity

‘a development respectful of its history and context, balanced with creating a vitality of use’

Quality

‘a building aspiring to a high architectural and quality local design asset, in hand with excellent standards in sustainable construction ’

The Design

Use

The application site as existing highlighted in red is currently a D2 use class.

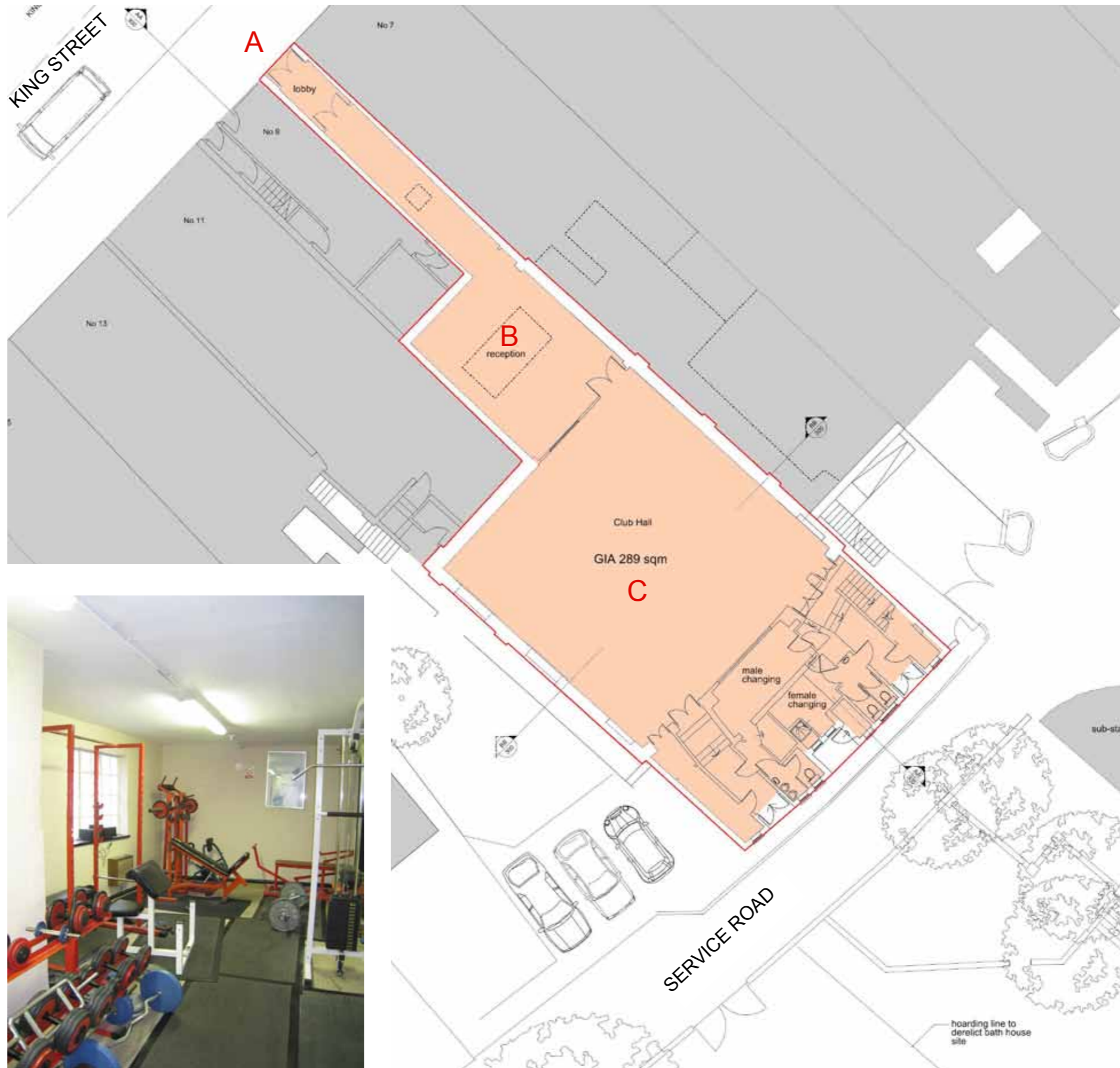
The building has provided a base for Busen Martial Arts and Fitness Centre since 1984 and is the headquarters of the UK Seiki-Jiku Karate Association. The majority of users of the centre are Richmond residents.

The main access marked A is off King Street through a corridor leading to a reception area marked B before leading to the main Hall space noted as C.

The current first floor weights room is a woeful space (photo 1) and while contributing to the overall floor space levels, the machines do not have sufficient space around them nor is there sufficient space between the activity stations to allow safe use. The ceiling height is also extremely low for a weight lifting area at approximately 2.2m and so significantly constricts the type of equipment that can function properly in this space.

The sub standard nature of the “weights” room is also echoed in the poor changing/toilet facilities that currently exist.

The current occupier of the premises, the Busen Martial Arts and Fitness Centre in its 2005 application to the Twickenham Challenge for funding to aid its relocation to more appropriate facilities is less than complimentary about the existing facilities, describing them as “limited” in an “old” building and stressing the need for “improved and modern facilities.”



existing D2 use class ●

photo 1 cramped gym facility

Existing plan extract from drawing 2686_A_100



photo 2 modern fitness gym facility

Extract from drawing 2686_A_101

The D2 use of the site is maintained by the proposals but through redevelopment is improved and results in a far more efficient, flexible and modern facility over that which currently exists.

While the application maintains the D2 use an alternative 'Fitness and Exercise' space is proposed which can be accommodated in a lower ceiling height of 2.7 such as;

- Pilates
- Yoga
- Kickboxing
- Dance
- Spin

'Fitness Gym' activities would also be suitable in the proposed space, which include;

- Vibration Training
- PC/Games Console linked equipment
- Group Cross Training
- Personal Training
- Elite Training
- Stretch and Conditioning
- Children and Youth Gyms

The new fitness facility will be accessed from the service road on the south side of the site and split over 2 levels marked A.

The application also includes C3 accommodation created on new floor levels within the refurbished Queens Hall shell and new structure on the south side of the Hall over 2 levels.

The C3 residential space will be accessed from both the North (King Street) 'B' and South (service road)'C' taking full advantage of the highly sustainable location.

The proposals aim to regenerate the existing building and also to act as a catalyst development not only for the applicants surrounding land but also the wider area in general

● proposed D2 use class

● proposed C3 use class

Amount

The existing site GEA is approx 334sq m with the GIA of the existing D2 at 289sq m at ground level and 70 sq m at first floor level giving a total of 359sq m

The application proposed GIA for the new D2 accommodation is approximately 314sq m (130sq m at ground level and 184sq m at first floor level) this is a reduction of approx 12.5%.

The application proposed total GIA of new C3 residential space is approximately 288 sqm.

The GIA of the proposed residential units break down as 2 x 87sq m 2 bed flats at level 2, and 2 x 57sq m 1 bed flats at level 3.

The proposed C3 GIA's far exceed the guideline GIA's set out in the 'London Housing Design Guide' as highlighted opposite. Refer to section extract 4.1.1

Furthermore the proposed external private space ranging between 7 - 12 sqm again exceeds the guidance. Refer to section extract 4.10.1

Refer to Appendix D for the full area schedule of the proposed scheme.

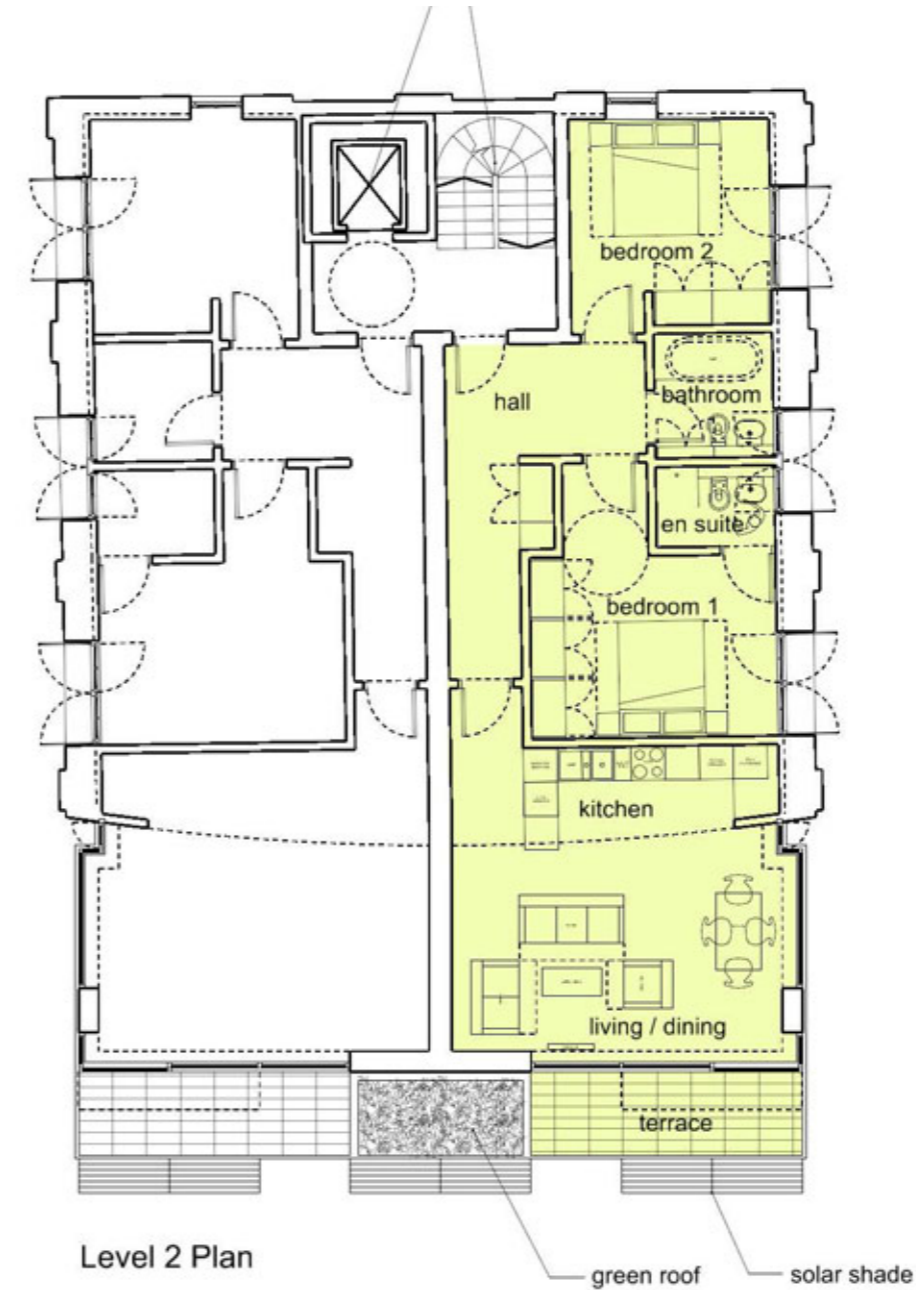
CS policy CP14 advises that at least 75% of units in more sustainable locations such as this, should contain 1 bedroom. The application proposal has 50 % 1 bedroom flats. Due to working with constraints of an existing building it would be difficult to design a scheme which has more 1 bedroom units here as demonstrated within Appendix E

4.1.1 The following space standards must be met as a minimum in new developments.³⁸ For dwellings designed for more than 6 people, allow approximately 10sq.m. per extra person.

Minimum dwelling by floor area	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Flats	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	100
	4b5p	90
2 storey houses	2b4p	83
	3b4p	86
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

4.10.1 A minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant:⁵⁹

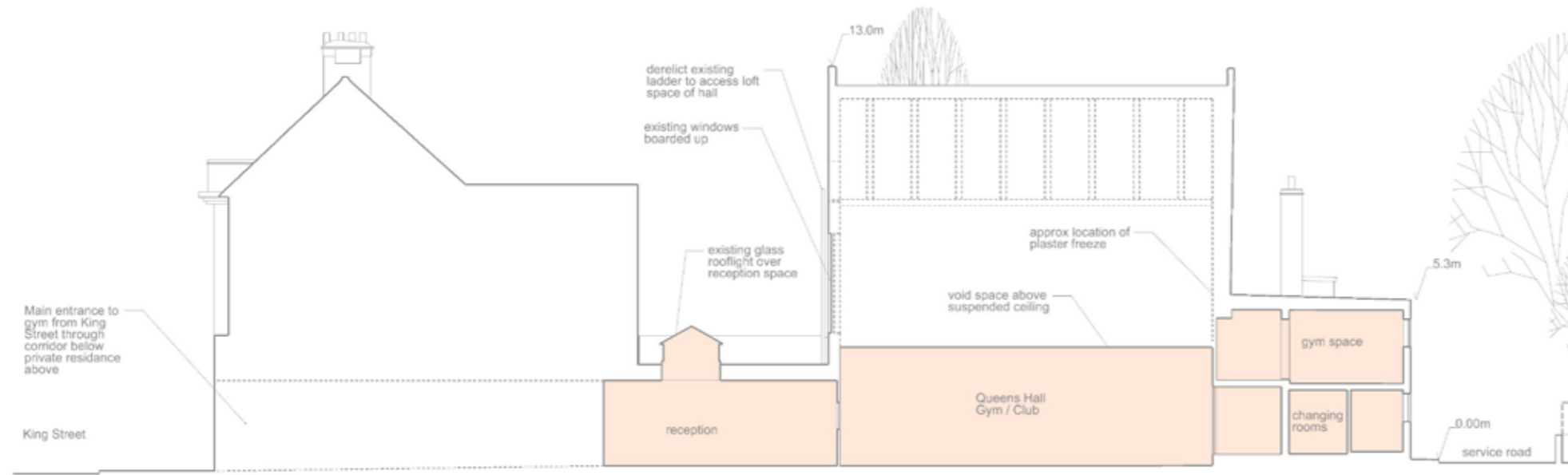
Minimum sizes for private open space:	Unit type (persons)	Minimum (sq.m)
Flats/Houses	1p/2p	5
	3p	6
	4p	7
	5p	8
	6p	9
	7p	10
	8p	11



Level 2 Plan

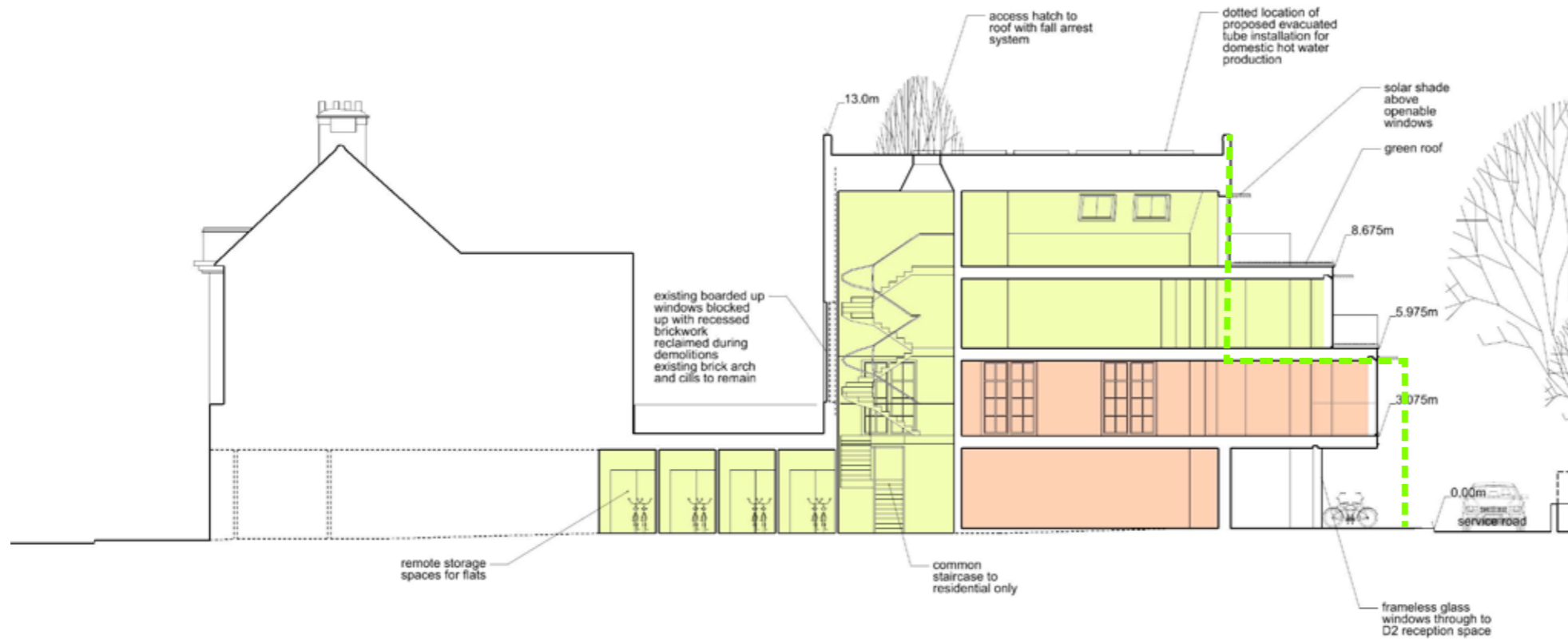
Flats 1&2 (2 beds) GIA 87 sqm
 terrace 7 sqm
 living/dining/kitchen 31 sqm
 bedroom 1 16 sqm
 bedroom 2 13 sqm

Converting the Queens Hall void space to C3 accommodation has created the higher density encouraged in the LDF 2009



Extract from drawing 2686_A_300 existing section

● existing D2 use class



Extract from drawing 2686_A_301 proposed long section

--- outline of existing building

● proposed D2 use class

● proposed C3 use class

Layout

The site is orientated NW by SE. The surrounding context ranges between 2-3 storeys defining the edge of King street.

The proposal provides 4 new flats over the upper 2 floors of one floor of the extended new building and one floor within the existing Hall shell. The main habitable living areas for all of the flats would be located in the southern end of the building providing views towards the River Thames and Jubilees Gardens. Each flat would have an external terrace on this elevation also. The 1 bedroom flats in the roof space, would have the remainder of the living space bedroom and Hall lit by roof lights. The 2 larger bedroom flats at level 2 would have windows in the side elevation.

Each flat would have an external terrace leading from the main living and kitchen areas as well as large windows/glazed doors, good levels of light would exist in the main habitable rooms and the outlook from here would be excellent. The rooms with less light and a more restricted outlook would be the bedrooms and bathrooms providing a good balance of living condition.

The proposal also provides 2 levels, ground and first floor of a modern D2 fitness space. The main entrance located of the service road is set back creating an undercroft to the new rear extension, creating a wider pedestrian zone to what is currently a very narrow pedestrian route against a narrow service road.

The recycling / waste rooms for the C3 marked 'A' and D2 marked 'B' are located to the west end of the undercroft. Two x 240L bins are provided for the D2 unit although the precise size of the facility will depend on frequency of collections. 1 x 240L and 1 70L recycling box is prided per flat.

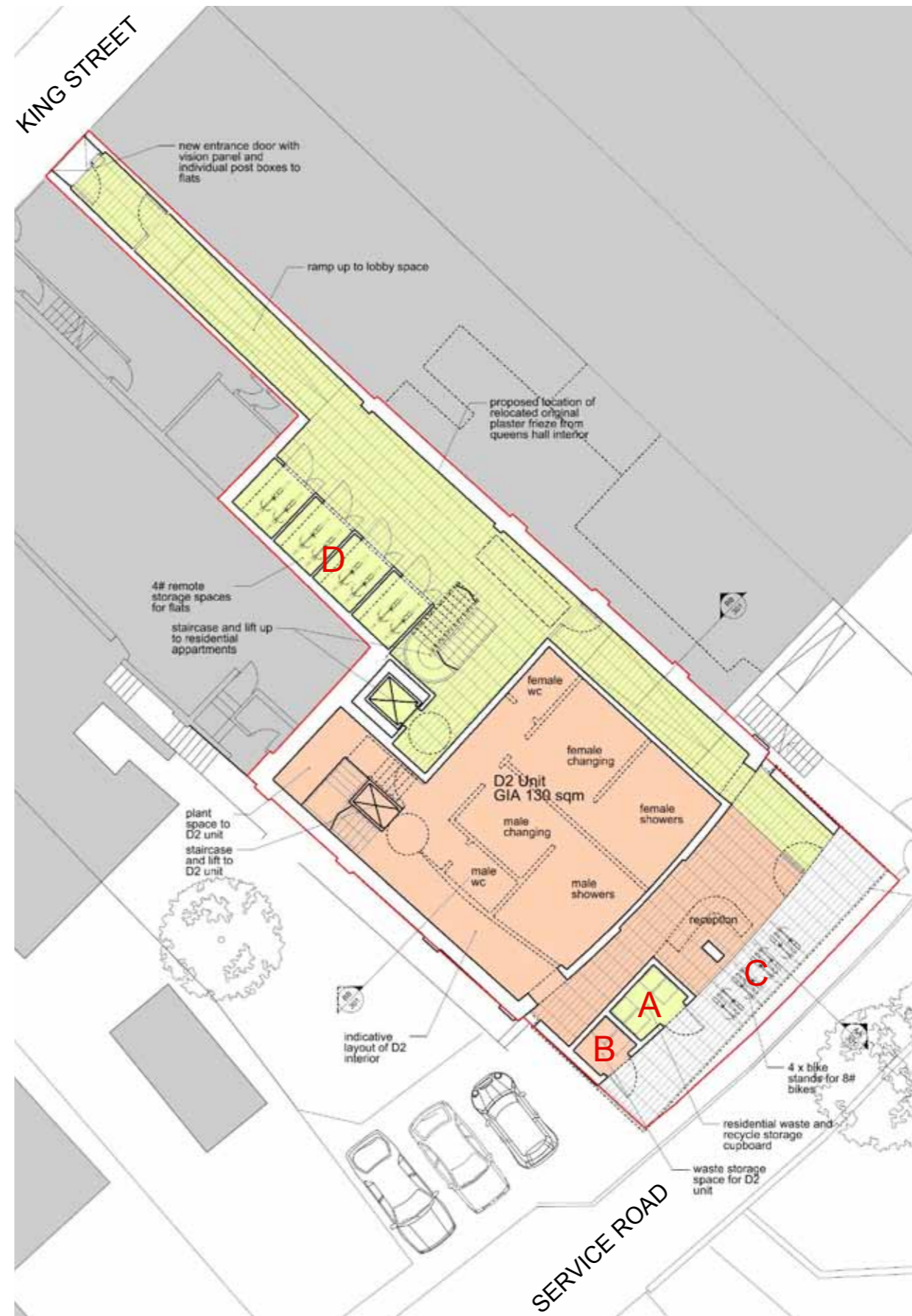
All waste and recycle bins will be housed in secure rooms to eliminate the area becoming untidy and cluttered.

Four no bike stands Sheffield Stands in line with Council standards separate the main entrance to the D2 reception zone and secondary C3 entrance from the recycling rooms, marked 'C'

These eight bike spaces provide sufficient parking for 10 staff members and 140 visitors. Space also exists for an additional 2 stands.

Each of the five flats are provided with secure internal cycle storage facilities on the ground floor marked 'D'.

The main D2 fitness space is located at first floor level. Large frameless windows and sliding doors to the south elevation will provide good levels of light and an outlook over the River Thames and Jubilee Gardens



Extract from drawing 2686_A_101 proposed ground floor

Level 1 contains the main level of converted D2 floor space at 184sq m. The circulation core is located to the rear of the unit so as to maximise the clear floor space and flexibility.

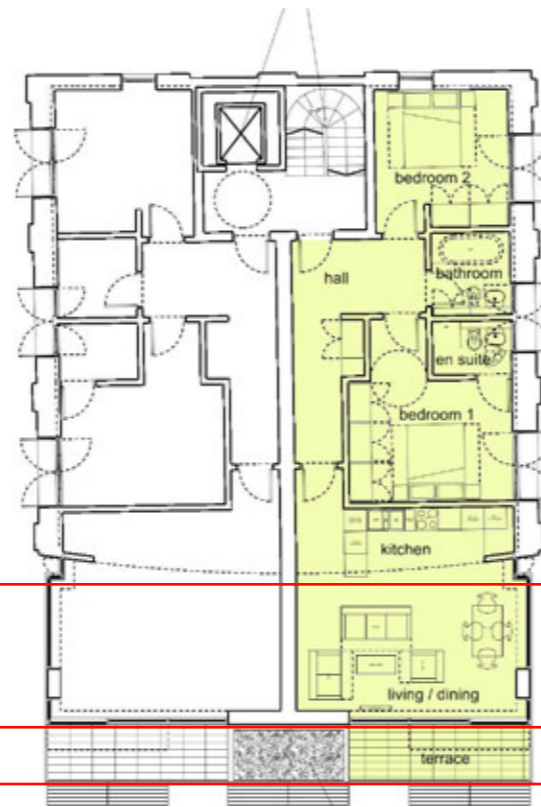
Also grouping the circulation space to the rear of the Hall helps to create a 'buffer' zone to the existing residential behind.



level 1

Level 2 represents the start of the C3 residential units. 2 x 2 bed units are proposed off the main stair and lift core at the rear of the Hall. Locating one of the bedrooms at the rear of the Hall also helps continue a buffer zone. The living rooms and kitchens are located to the south side of the extended structure of the Hall. This is to take advantage of the south light and any potential views towards the river.

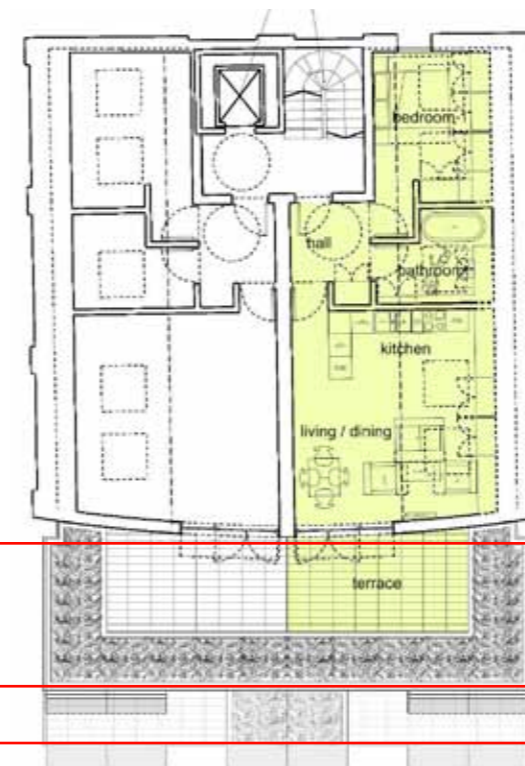
It should be noted that the floor plate at this level starts to step back (red lines below), one to allow external roof terraces but also to reduce the impact of scale along the service road.



level 2

Level 3 contains the 2 x 1 bed flats within the existing shell of the Queens Hall envelope. Again the circulation space and bedrooms are located to the rear elevation and continue the buffer zone the existing residential to the north.

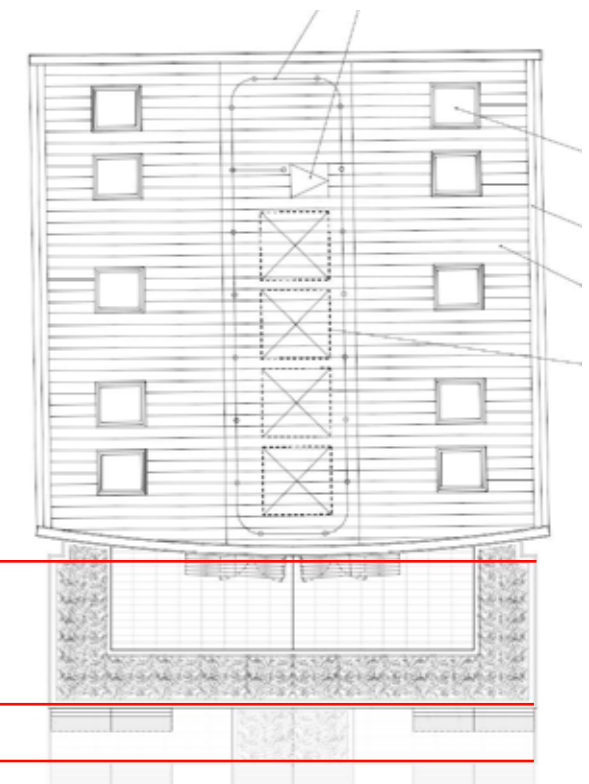
Large roof terraces are proposed, but are not extended to the edge of the building, instead continue the theme of stepping back.



level 3

Roof Level is at the same height as the existing with new roof lights to the accommodation spaces plus to the flat section of roof will be 4 zones for the proposed solar thermal tubes.

A fall arrest system is accessed from a roof hatch located in the common stairwell.



roof plan

Scale

The King street frontage contains well proportioned and varied width properties of 2 and 3 stories.

The rear elevation on the service road is however generally made up of 1 or 2 storey structures typically storage and back of house space from the ground floor retail units lining King Street.

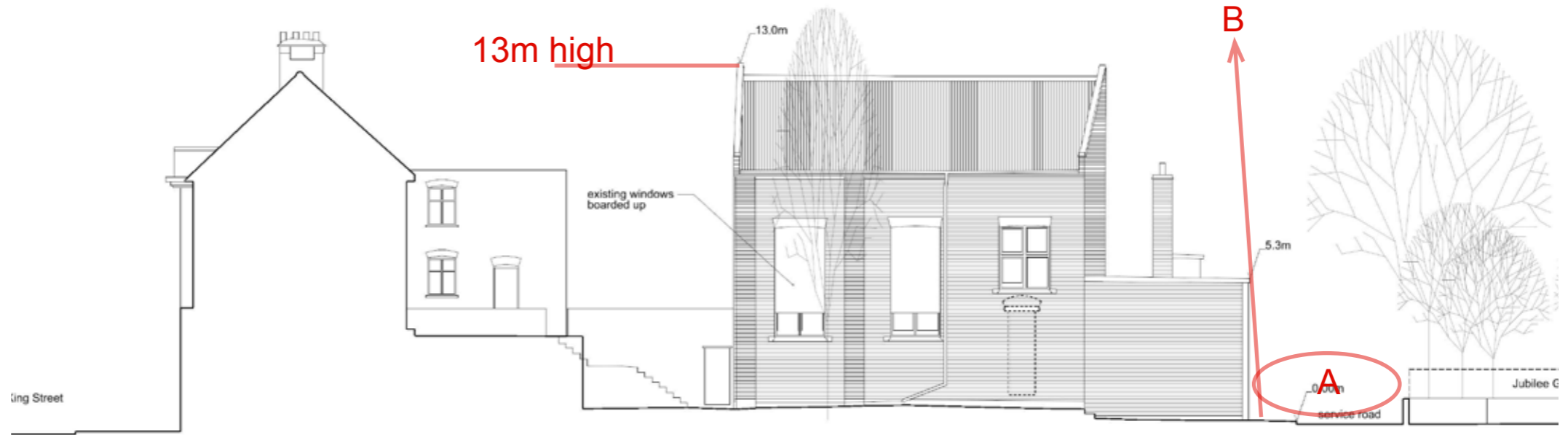
The original structure of Queens Hall however is the tallest along the service road a shade taller than the 3 story high buildings along King Street it also has a 2 storey extension which extends to the site boundary narrowing the service road and creates blind corners for pedestrians marked as 'A' on the existing south-west elevation opposite.

The proposed scheme aims to reduce blind corners and widen the pedestrian route by recessing the building line which is curved on plan echoing the curved face of the southern wall and creating an open undercroft to the building, to improve public safety, marked as A1

The existing scale from the pedestrian path in front of the building is a 2 storey structure marked as B. The proposed scheme aims to maintain this scale by stepping back the additional level as shown on the proposed south west elevation.

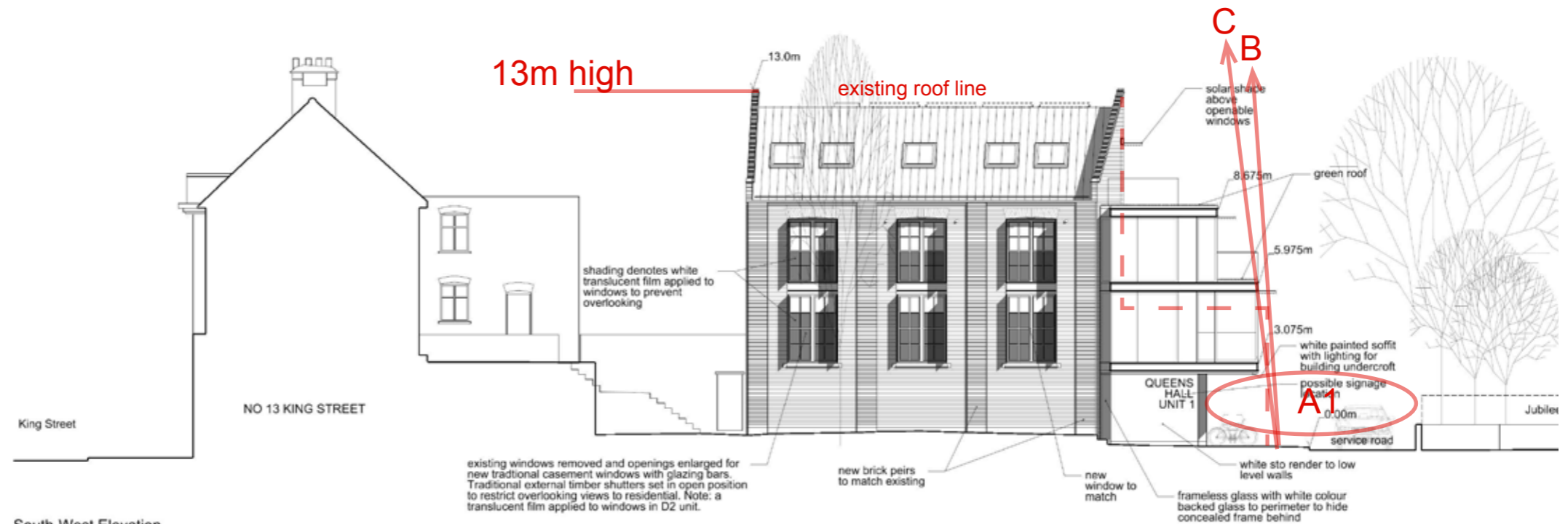
While the proposed second floor level is higher at 5.9m as apposed the existing at 5.3m the proposed is stepped back from the boundary line and therefore the perceived overbearing at pavement level is still reduced marked as 'C'

The proposed scheme does not increase the overall height of the Hall which remains the prominent feature.



outh-West Elevation

Extract from drawing 2686_A_200 existing South-West elevation



South-West Elevation

Extract from drawing 2686_A_201 proposed South-West elevation

Windows

The two large boarded up window openings to the existing west elevation are to form the reference of the proposed new windows to the existing Queens Hall building.

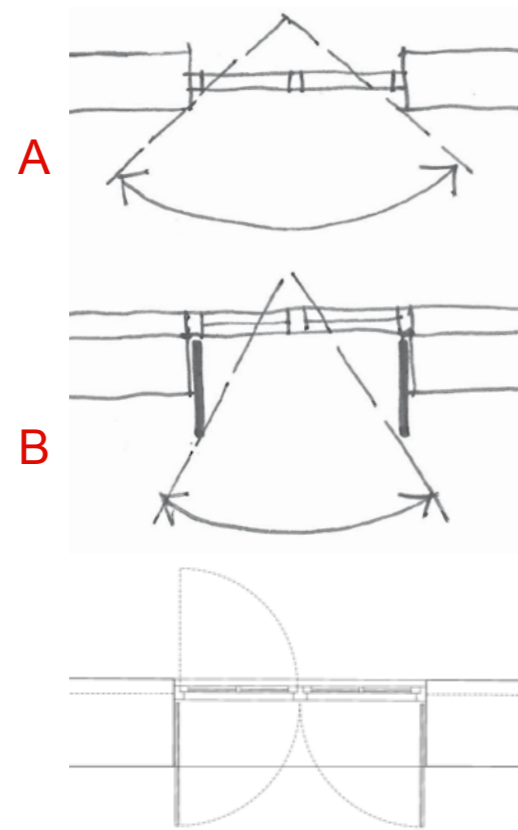
The two existing window openings indicated as dashed line opposite are to be increased in height to provide full height windows to the second floor flats.

The windows are to be traditional painted timber casement windows with glazing bars. The windows are also to be set back further within the window reveal to allow new external timber shutters to be fixed to the window reveals.

The shutters as well as creating a traditional aesthetic also perform a technical function to 'blinker' views through the windows from overlooking the existing buildings.

The sketches below demonstrate how the view is blinkered. Diagram A indicates the existing line of glazing where a wide view out is achieved

Diagram B shows the proposed window line set back with window reveal and shutters to the external face close down the effective view.



- The existing brick arches are to be reused in the new and enlarged window openings. New brick arches are to match existing.
- The second floor windows have clear glass above 1.2 m from finished floor level
- Second floor windows are obscured to a height of 1.2 m from finished floor level
- The first floor windows have clear glass above 1.8m to allow views of sky from interior
- First floor windows have white frosted glazing to a height of 1.8 m from finished floor level
- the external timber shutters are fixed open and blinker views back towards the existing residential
- The existing stone window cills are to be retained at existing height and the new window openings are to have stone cills to match.



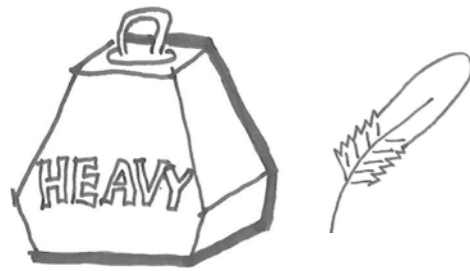
photograph of the existing boarded up windows to the west elevation. Below is a sketch view of the proposed recessed windows with the projecting timber shutters



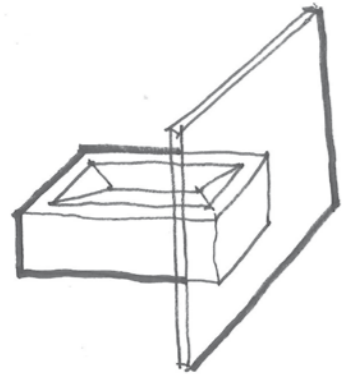
Appearance

The existing Queens Hall building is 'simple' in design and is prominent from many views in the surrounding area. While not a listed structure Queens Hall's overall size and bulk has merit within the townscape which can be expressed as a 'heavy' mass in its lighter context.

The proposed architectural appearance is then also a simple one and also in contrast to the mass of the Hall. We propose that the new extension should 'light' and transparent in its appearance.



We want the appearance of the extension to be as transparent as possible so that the great southern curving brick wall is partially visible passing behind the glass



We want the appearance of Queens Hall contextual weight to remain. The treatment of the Halls envelope will be traditional and sensitive to its original character and detailing.



1



2



3



4



Extract from drawing 2686_A_201 proposed south east elevation



5



6



7



8

1. The existing brickwork of the Queens Hall is to be cleaned and re-pointed. Reclaimed brickwork from the demolition of the southern end of the hall will be reused where needed

2. Extensive green roof located at levels 2 and 3 to help promote biodiversity

3. Frameless glass balustrade to all roof terraces with no handrail so as to provide as unobstructed and transparent view as possible. Note that at level 1 the glass balustrade is set behind the sliding windows to provide protection when windows opened.

4. Crisp white through colour rendering system. A rendered solution was chosen for the lower section rather than the white colour backed glass of levels above as durability of render more appropriate

5. Solar thermal tubes positioned flat on the new roof for hot water supply to residential units only

6. Zinc standing seam roofing system with colour matched Velux type roof lights

7. Full height windows to new extension with white colour back external glass pane covering window frame. Painted steel channels with the web open denote the floor plates. Note that the channels are painted the same colour as channels between the traditional windows of Queens Hall

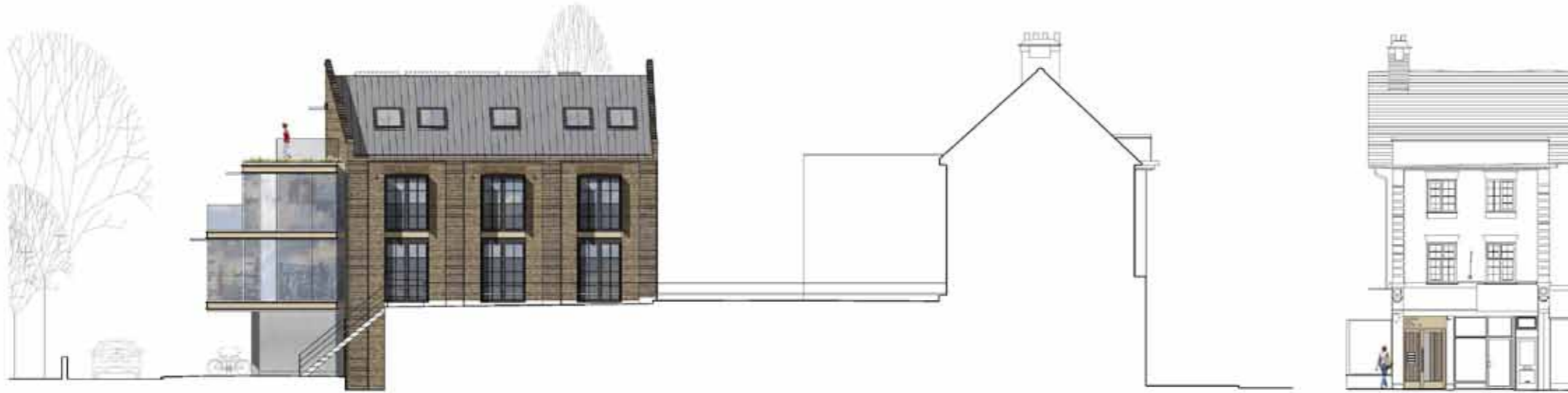
8. Traditional timber casement windows with glazing bars. Traditional windows to have external timber shutters.



South-East Elevation



North-West Sectional Elevation



North-East Elevation



North-West Street Elevation

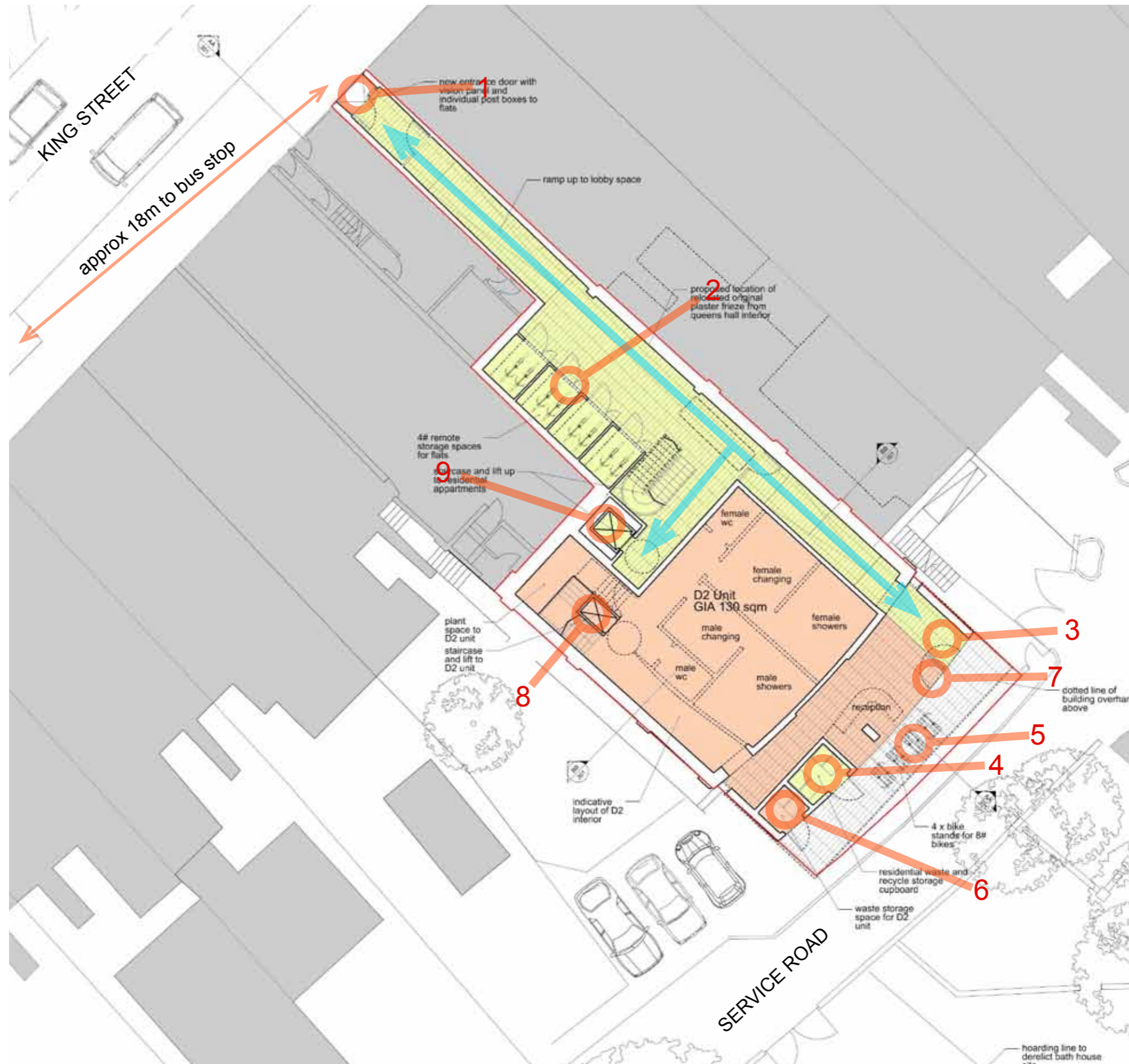


Extract from drawing 2686_A_201 proposed elevations

Access

Building Layout

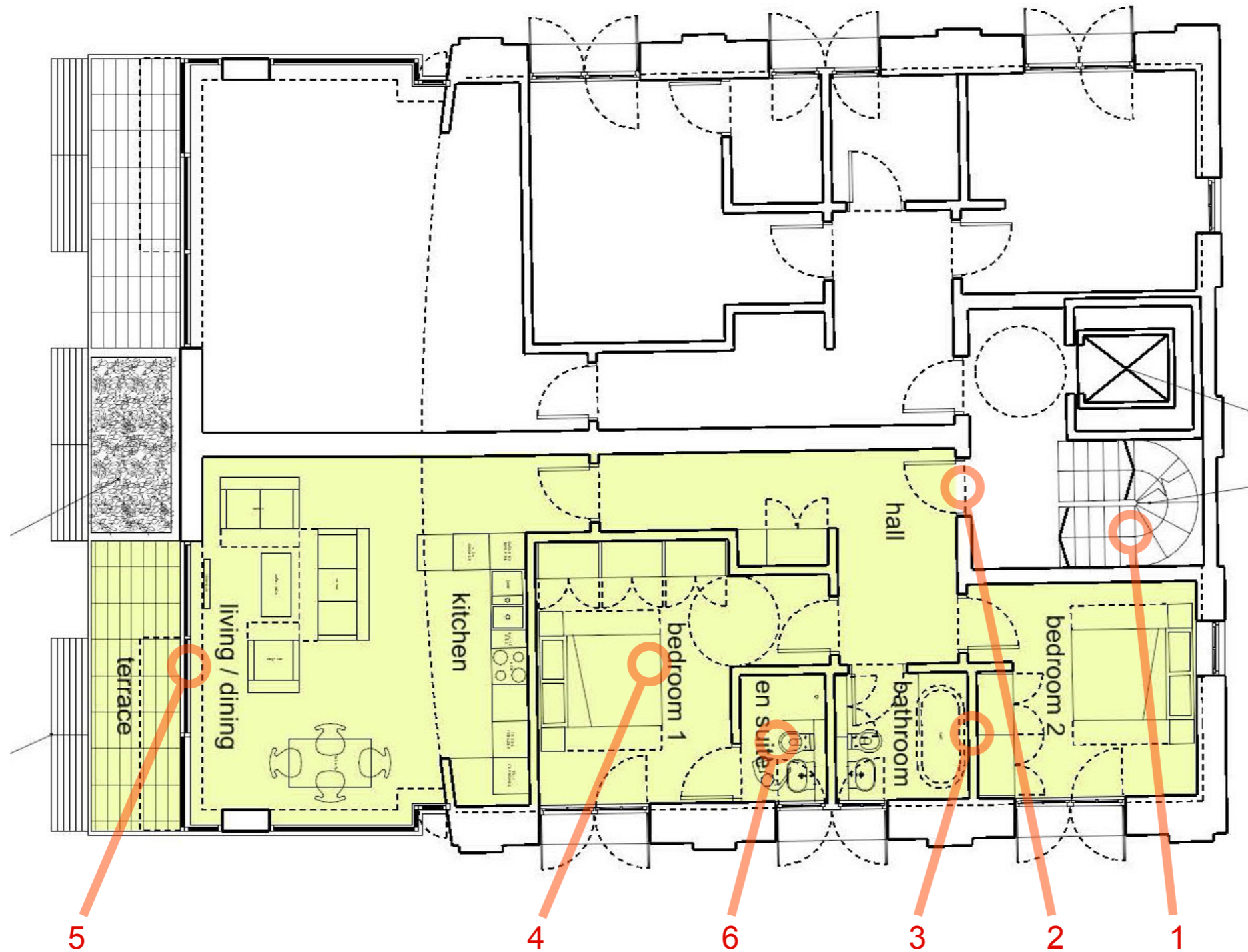
1. New single level threshold door level access 1000 mm wide with assisted opening is proposed to the King Street level entrance. The existing corridor width is over 1.8m. It should be noted that a 1:20 ramp is proposed in the corridor space to gradually mitigate the level difference between King Street and the Service Road.
2. A remote lockable storage space 1.8m wide x 2.2m deep for each unit is located in lobby space, with enough room for 2 bikes is provided.
3. Level rear access from the service road, 1000mm wide clear opening. Note both entrances are under cover and well lit.
4. Recycling and waste bins location within 30m walking distance of the residential units. Space for 1x240L waste bin and 1x70L recycling bin provided per flat
5. 4no Sheffield bike stands to take 8no bikes positioned to the building undercroft
6. Recycling and waste bins to D2 unit space for 2x240L bins provided
7. Level access to D2 unit
8. Vertical circulation for platform lift in D2 unit
9. Vertical circulation and lift for residential flats 1.4 x 1.1m lift car with 1.5 x 1.5m unobstructed landing space.



Extract from drawing 2686_A_101 proposed ground floor

Flat Layout

The drawing indicates how a typical flat arrangement could be adapted under Homes for Life principles.



1. Uniform risers not exceeding 170mm and treads not less than 250mm. Handrails extend 300mm beyond the top and bottom steps and at a height of 900mm from each nosing. The nosings are distinguishable through contrasting brightness and the risers which are not open.

2. Level threshold entrance doors 850mm clear opening with 1280mm wide corridors.

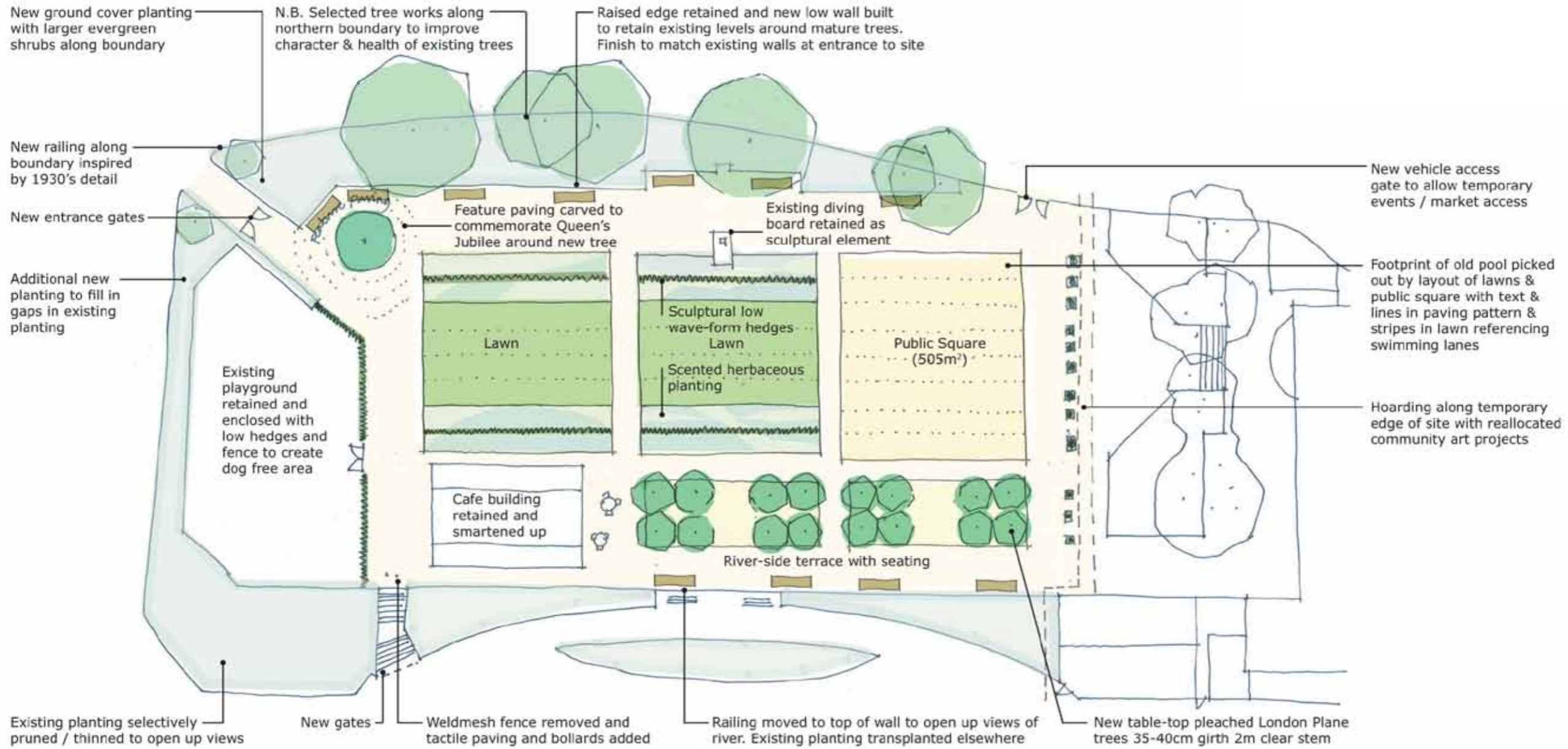
3. Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails.

4. The Structure above the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the design will provide a reasonable route between the bedroom and the bathroom.

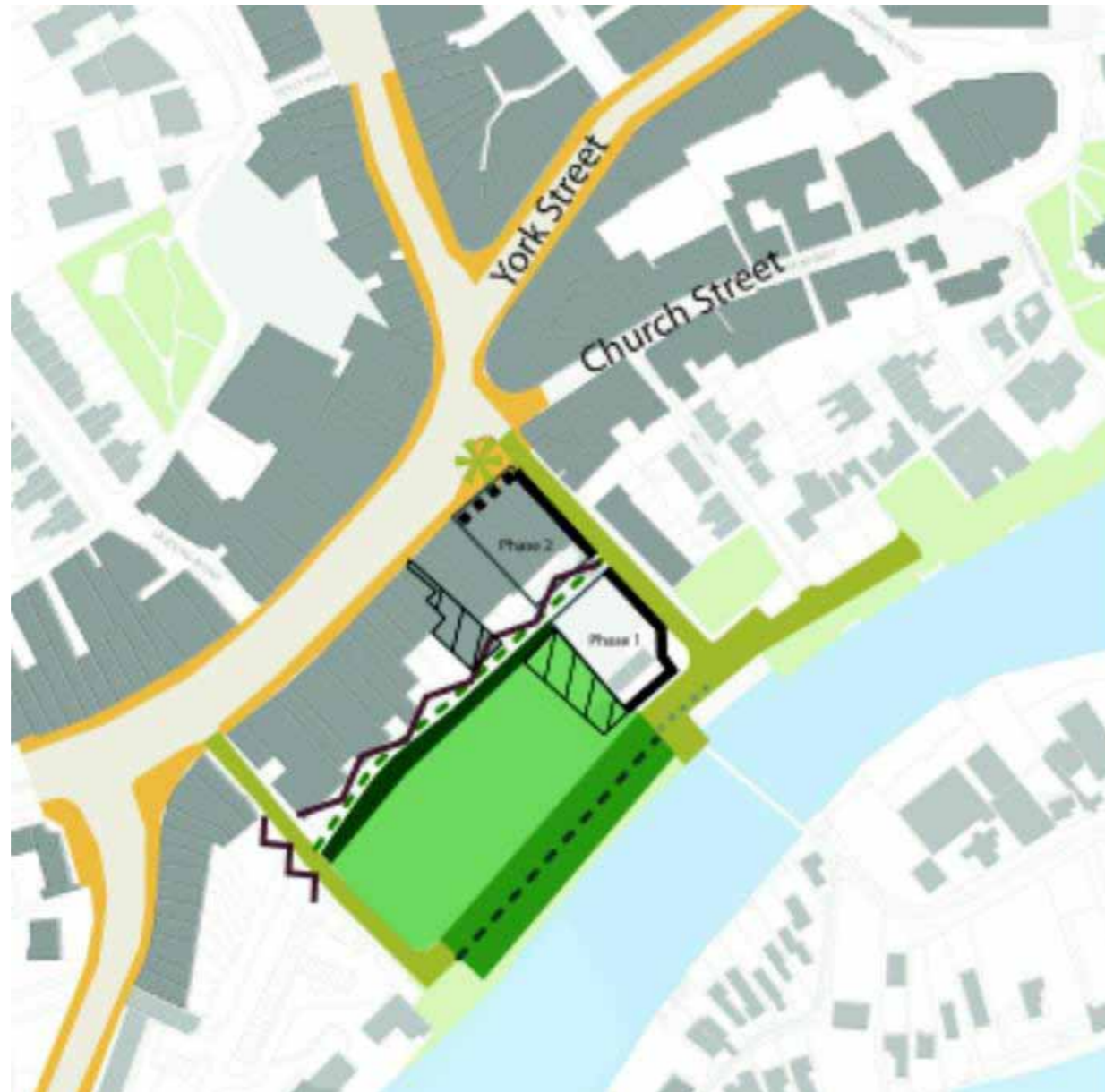
5. The windows in all rooms (apart from bathrooms) are full height and allow people to see out when seated. In addition, the windows have an opening light and are approachable and usable by a wide range of people – including those with restricted movement and reach.

6. Level shower and drainage trays to on suites shower rooms.

Appendix A



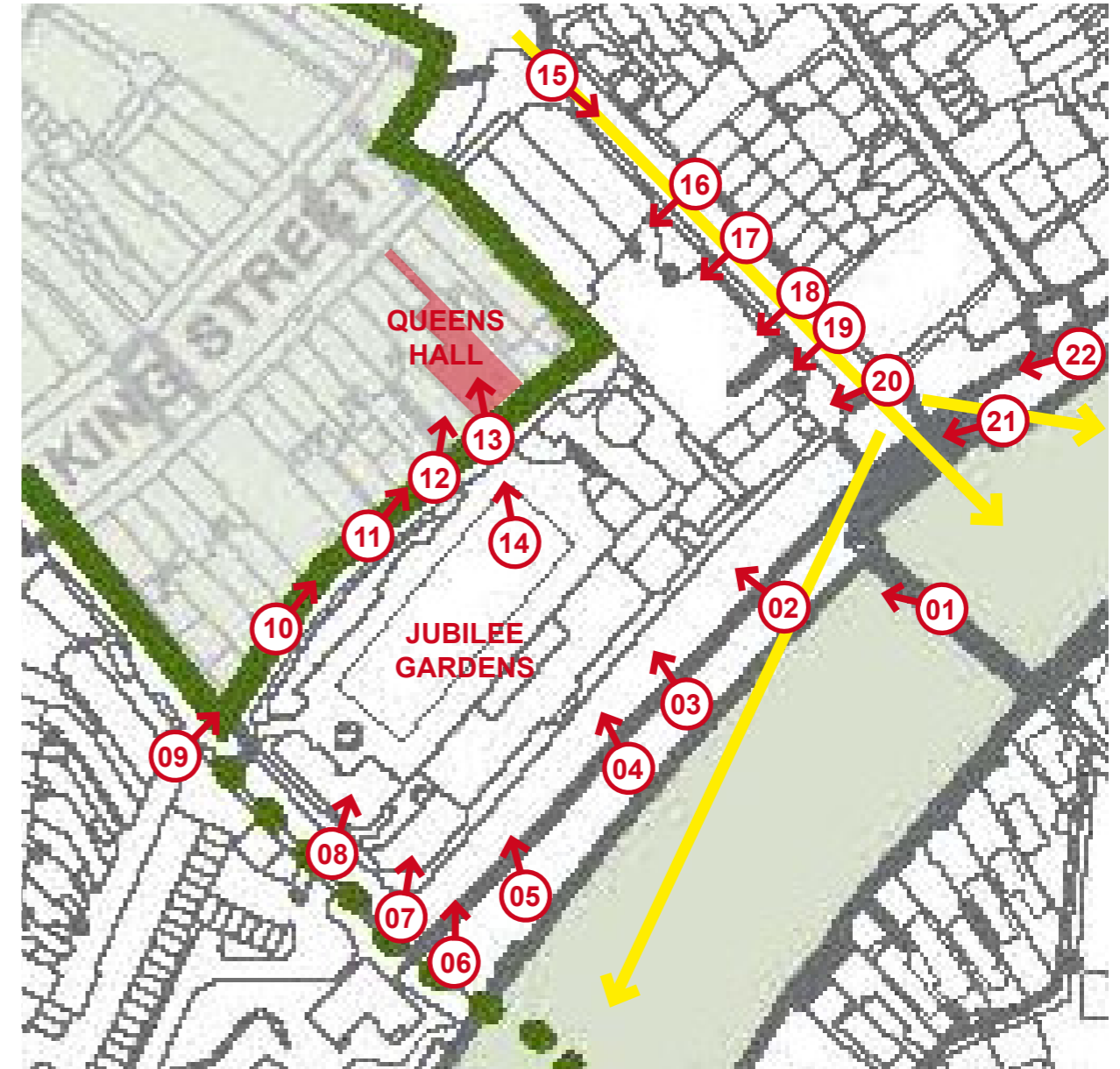
Appendix B



- | | |
|--|---|
| Riverside Park | Active Frontage |
| Potential Relocation of parking spaces from Embankment | Building Setback |
| Reduce Existing Parking Spaces | Enhanced Public Space |
| Shared Surface/Pedestrian Priority | Screening and/or Improvements to Rear Courtyards |
| Servicing Facilities for Eel Pie Island | Reuse/Redevelopment of Existing Buildings |
| Access/Service Road | Public Realm Improvements (including pavement widening) |
| Emergency Access | |
| Development Sites | |

extract from Twickenham Area Action Plan

Appendix C



Views of the building have been tested to establish what impact, if any, the proposals would have on both the immediate area and wider setting given the general context of the site and its location adjacent a conservation area and the Thames Policy Area. A series of 22 photographs have been taken which reveal that this is a discreet building in the townscape.

Primary Views

extract from Twickenham Riverside Conservation area 8 documentation

Appendix C



View 1, viewed from the mid point of the EEL PIE ISLAND pedestrian bridge. Primary views up and down the RIVER THAMES not effected by development, The secondary view towards the Queens Hall site is obscured by the mature trees lining the river walk. The proposed development of the Queens Hall would not be visible from this location during the summer months.



View 1, the same view as above but taken during winter months. Queens Hall is just visible through the bare branches of trees lining the river walk. Red line indicates the roof line of Queens Hall.



View 2 taken from river walk looking north, Primary view along River Thames unaffected. Queens Hall not visible over existing building in foreground. No change during winter months.



View 5 Tree foliage to foreground of river walk. Raised level of Jubilee Gardens mid ground of picture. Queens Hall visible through mature trees foliage along Service Road. Red line indicates position of Queens Hall roof line.



View 3 taken from river walk looking north, Primary view along River Thames unaffected. Queens Hall not visible through foliage of mature trees lining service road. Queens Hall potential visibility during winter months. Red line indicates roof line of Queens Hall.



View 6 Heavy tree foliage to foreground. Primary River view behind position of camera. Queens Hall obscured through tree foliage. Possible views in Winter Months.



View 7 picture taken mid point of WHARF LANE. Raised boundary wall to Jubilee Gardens in foreground. Queens Hall not visible.



View 4 Tree foliage to foreground of river walk. Raised level of Jubilee Gardens mid ground of picture. Queens Hall visible through mature trees foliage along Service road. Red line indicates roof line of Queens Hall.



View 8 picture taken mid point of WHARF LANE. Raised boundary wall to Jubilee Gardens in foreground. Queens Hall not visible.

Appendix C



View 9 looking east down Service Road. Mature trees to south side of service road blocks out end of Queens Hall. Red line indicates approx outline of Queens Hall.



View 12 Queen Hall West elevation visible.



View 10 Looking East down Service Road from pedestrian path. Single story structures block view of Queens Hall west elevation. Mature trees to south side of Service Road. Red line indicates approx outline of Queens Hall. Focus drawn to Jubilee Gardens.



View 13 Queen Hall West elevation visible.



View 11 Looking East down Service Road from pedestrian path. Single story structures block view of Queens Hall west elevation. Mature trees to south side of Service Road. Red line indicates approx outline of Queens Hall.



View 14 View taken from Jubilee Gardens. Queens Hall partially visible through mature tree foliage along service road



View 15 Primary View looking down WATER LANE towards River Thames and EEL PIE ISLAND. Queens Hall not visible



View 16 Looking west. Private Car Park in foreground with end of service road just visible. Queens Hall still not visible



View 19 Raised Boundary wall of private car park in foreground obscures lower level of Queens Hall.



View 17 Looking west. Private Car Park in foreground. Queens Hall partially visible.



View 20 Raised Boundary Wall of Car Park in foreground obscures lower level of Queens Hall. Topography of site lowers profile of Queens Hall into general landscape of surroundings buildings. Red line indicates outline and profile of Queens Hall.



View 18 Looking west. Boundary wall of Private Car Park in foreground raising up as Water Lane starts to slope down to River frontage. Red line indicates outline and profile of Queens Hall.



View 21 Looking Northwest inland. Primary view to left of photo along River Thames. Queens Hall blends into general Landscape. Red line indicates outline and profile of Queens Hall.



View 22 Looking west. Primary view to left of photo along River Thames. Queens Hall becomes visible through tree foliage. Red line indicates outline and profile of Queens Hall.

Appendix D

Existing GIA

	L0		L1		L2		L3		totals	
	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft
D2	289	3111	70	753	0	0	0	0	359	3864
total	289	3111	70	753	0	0	0	0	359	3864

Proposed GIA

	L0		L1		L2		L3		totals	
	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft
new D2	130	1399	184	1981	0	0	0	0	314	3380
circulation	99	1066	28	301	16	172	16	172	159	1712
remote storage for flats at 4m2 each	16	172	0	0	0	0	0	0	16	172
flats waste storage	4	43	0	0	0	0	0	0	4	43
D2 waste storage	3	32	0	0	0	0	0	0	3	32
flat 1	0	0	0	0	87	936	0	0	87	936
flat 2	0	0	0	0	87	936	0	0	87	936
flat 3	0	0	0	0	0	0	57	614	57	614
flat 4	0	0	0	0	0	0	57	614	57	614
total	252	2713	212	2282	190	2045	130	1399	784	8439

note: all areas approximate only, all areas in sqm and sq ft

GEA

	L0		L1		L2		L3		totals	
	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft
existing	334	3595	248	2670	173	1862	173	1862	928	9989
proposed	302	3251	244	2626	225	2422	173	1862	944	10161
new GEA	-32	3595	-4	-43	52	560	0	0	16	172

The application scheme proposes 2 no 2 bed units at level 2 and 2 no 1 bed units at level 3. This equates to a mix of 50% one bed units and 50% two bed units.

Policy DM HO 4 requires developments generally to provide family accommodation except in town centres where a higher proportion of small units would be appropriate. The policy itself does not state what an “appropriate” mix would be but the explanatory text states that “an element” of small units (1 bedroom or bedsits) will be required in accordance with Core Strategy Policy CP14.

CP14 however requires that the “private sector element” of any development (and not the whole development) should include an appropriate number of small (1 bed) units of at least 25% and rising to the great majority (at least 75%) in more sustainable locations such as town centres, like the application site.

Given the site circumstances however, which is essentially reuse of an existing building, and not new build, the proposed mix of 50% one bed units represents a practical “real world” achievement of the policy aspiration of Core Strategy Policy CP14 of 75%.

In designing the scheme, the site constraints were tested in order to establish what mix was achievable.

The design guidance used to space plan the units was taken from The London Housing Design Guide (LHDG), August 2010 ‘interim Edition’ but is compared below to the Council’s (LBRUT) own residential design standards.

	Essential GIA	Kit/Din/Liv aggregate	Minimum outdoor space	Total
1 Bed (2p)	50sq m	23sq m	5sq m	55sq m
2 Bed (4p)	70sq m	27sq m	7sq m	77sq m

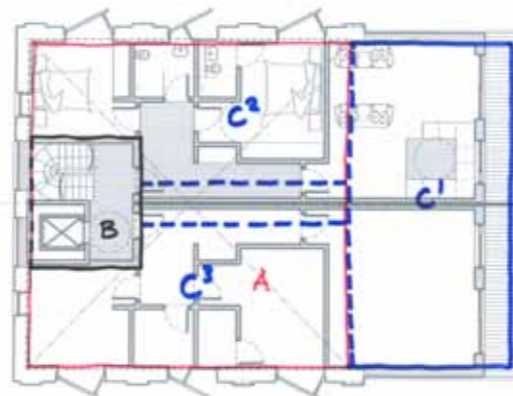
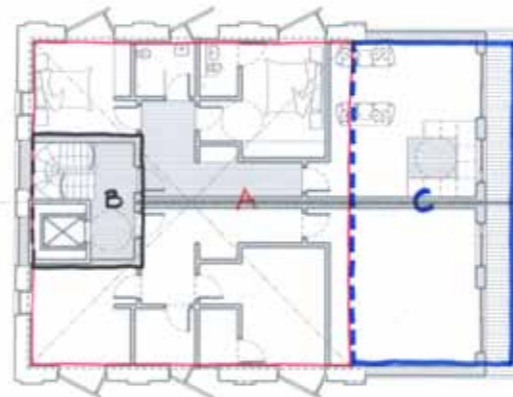
The LBRUT residential design standards supplement March 2010 was also consulted as below:

	NIA	Kit/Din/Liv aggregate	Minimum outdoor space	total
1 Bed (2p)	45sq m	22sq m	5sq m	50sq m
2 Bed (4p)	60sq m	24sq m	7sq m	67sq m

The number of units achievable was tested as follows:

The existing Queens Hall (A) = 136sq m
 The circulation core (B) = 19sq m
 The new extension (C) = 69sq m

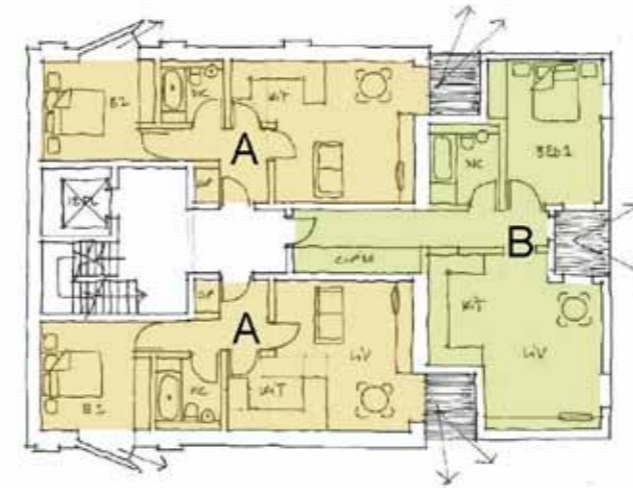
A+B+C = 186sq m



Using the LHDG space guidance - 186sq m / 55sq m = 3.4 1 bed flats

Using the LBRUT space guidance - 186sq m / 50sq m = 3.7 1 bed flats

From these calculations using both standards it was theoretically possible to achieve 3, 1 bed units on levels 2 so the layout of 3 no 1 bed flats was developed further as below:

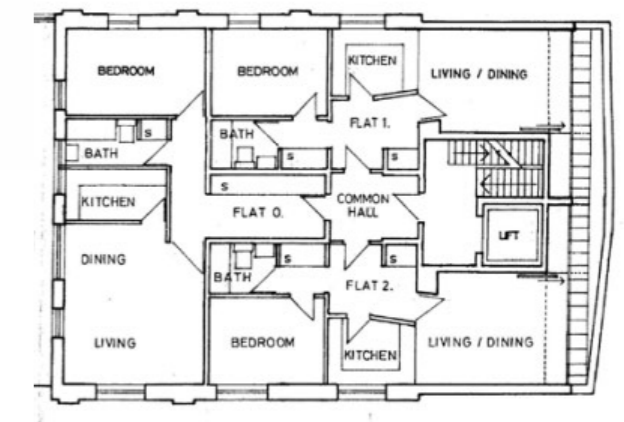


However this demonstrated that while the space planning calculation indicated 3 x 1 bed units was “achievable” and the flat layout achieved the minimum space standards this was at the expense of the external amenity space which did not meet the minimum requirements.

Critically the layout would add greater mass to the scheme creating a more oppressive elevation against the service road as the proposal would need to be built right to the site boundary to achieve the 3 units.

The previous consent on the site in 2006 suggested that a higher number of smaller units was possible, those proposals were reviewed by the Appellant in the preparation of the current scheme.

A closer analysis reveals that these previous proposals resulted in an oppressive standard of accommodation with the lift core built adjacent to the service road effectively blocking any positive views towards the river and also creating an overbearing mass on the service road.



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