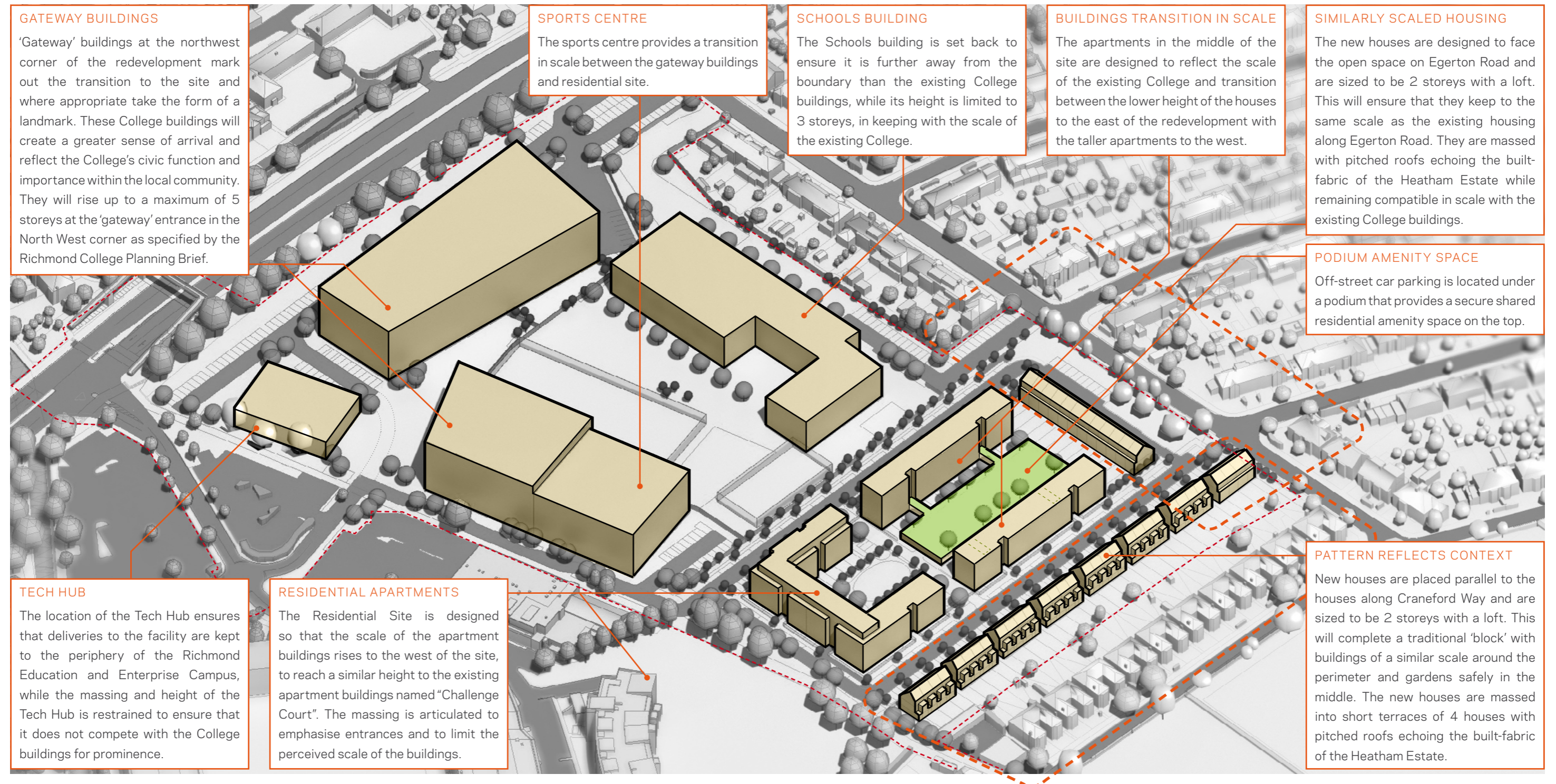


7.8 BUILDING MASSING

The massing of the illustrative scheme site provides a mix of heights - generally 2-4 storeys up to a maximum of 5 storeys in the 'gateway' entrance to the north west corner of the site, reflecting the site's context and the adopted planning brief for the College.



GATEWAY BUILDINGS
 'Gateway' buildings at the northwest corner of the redevelopment mark out the transition to the site and where appropriate take the form of a landmark. These College buildings will create a greater sense of arrival and reflect the College's civic function and importance within the local community. They will rise up to a maximum of 5 storeys at the 'gateway' entrance in the North West corner as specified by the Richmond College Planning Brief.

SPORTS CENTRE
 The sports centre provides a transition in scale between the gateway buildings and residential site.

SCHOOLS BUILDING
 The Schools building is set back to ensure it is further away from the boundary than the existing College buildings, while its height is limited to 3 storeys, in keeping with the scale of the existing College.

BUILDINGS TRANSITION IN SCALE
 The apartments in the middle of the site are designed to reflect the scale of the existing College and transition between the lower height of the houses to the east of the redevelopment with the taller apartments to the west.

SIMILARLY SCALED HOUSING
 The new houses are designed to face the open space on Egerton Road and are sized to be 2 storeys with a loft. This will ensure that they keep to the same scale as the existing housing along Egerton Road. They are massed with pitched roofs echoing the built-fabric of the Heatham Estate while remaining compatible in scale with the existing College buildings.

PODIUM AMENITY SPACE
 Off-street car parking is located under a podium that provides a secure shared residential amenity space on the top.

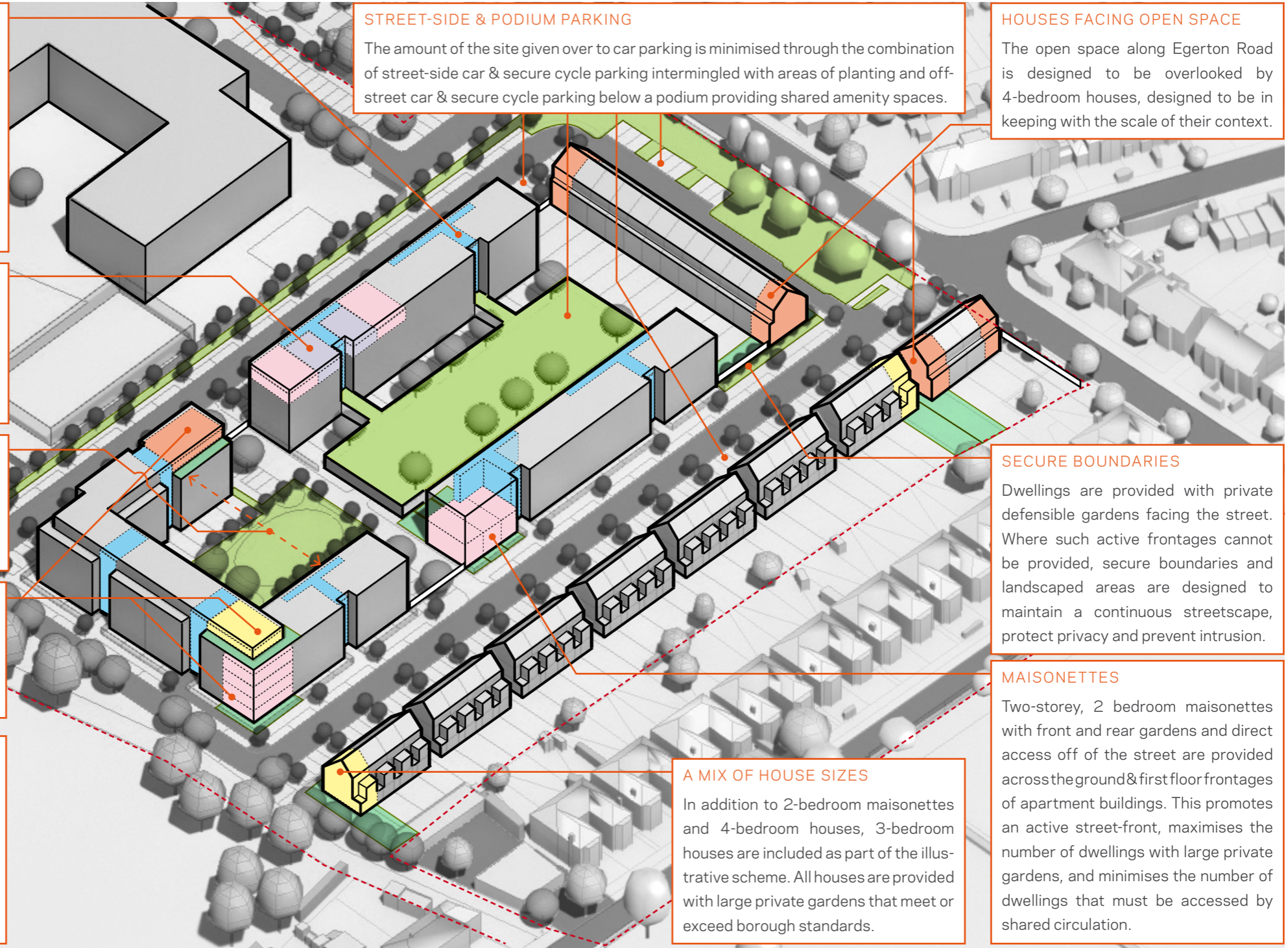
TECH HUB
 The location of the Tech Hub ensures that deliveries to the facility are kept to the periphery of the Richmond Education and Enterprise Campus, while the massing and height of the Tech Hub is restrained to ensure that it does not compete with the College buildings for prominence.

RESIDENTIAL APARTMENTS
 The Residential Site is designed so that the scale of the apartment buildings rises to the west of the site, to reach a similar height to the existing apartment buildings named "Challenge Court". The massing is articulated to emphasise entrances and to limit the perceived scale of the buildings.

PATTERN REFLECTS CONTEXT
 New houses are placed parallel to the houses along Cranford Way and are sized to be 2 storeys with a loft. This will complete a traditional 'block' with buildings of a similar scale around the perimeter and gardens safely in the middle. The new houses are massed into short terraces of 4 houses with pitched roofs echoing the built-fabric of the Heatham Estate.

7.9 RESIDENTIAL DESIGN

The design of the illustrative scheme provides a mix of dwelling types and sizes in a clearly-defined street-facing configuration that ensures active frontages, generous private and shared open spaces, and optimum orientation and aspects for all dwellings, while responding to the differing scales and character of the surrounding context.



SHARED ENTRANCES & CIRCULATION
 Shared entrances & circulation to apartments is designed to promote ownership of common spaces by ensuring the number of dwellings accessed by each core at each level is limited. Simple vertical cores encourage the use of stairways & provide lifts, while wide single-loaded & short corridors allow for cross-ventilation, improve safety and provide daylighting, views & natural ventilation to all shared circulation spaces.
 The provision of multiple vertical cores allows for a variety of building configurations that allow for flexibility in the location and mix of affordable and market housing, including accessible housing, while minimising potential management issues.

ORIENTATION & DUAL-ASPECT
 The design of the illustrative scheme ensures that all dwellings have the potential to benefit from cross-ventilation, while all 2+ bedroom dwellings benefit from two or more aspects. The design ensures that all dwellings have at least a partial southern exposure, and all single-aspect 1-bedroom apartments are oriented south to ensure good levels of daylight.

OPEN SPACE & VIEWS
 The illustrative scheme spaces dwellings widely apart in order to provide daylight, views, privacy and space for generous private and shared amenity spaces. In addition to almost 1.5 acres of private amenity space, the shared amenity spaces illustrated significantly exceed the area expectations of the London Housing Strategy.

VARIETY & CHOICE
 Dwellings of all sizes are provided in a variety of locations, levels, orientations and configurations to cater to a variety of different resident preferences, tenures and needs. Where possible larger flats are located where steps in the building form allow for larger south-facing private amenity spaces to be provided.

DRAWING KEY

- 1 bedroom
- 2 bedroom
- 3 bedroom
- 4 bedroom
- Private amenity space
- Shared amenity space
- Shared circulation

SPACE STANDARDS & LAYOUTS
 Dwellings have been designed to meet or exceed the London Housing Design Guide space standards (including Lifetime Homes & Wheelchair Housing), floor-to-ceiling heights, internal organisation, access, circulation, and sustainability requirements.

STREET-SIDE & PODIUM PARKING
 The amount of the site given over to car parking is minimised through the combination of street-side car & secure cycle parking intermingled with areas of planting and off-street car & secure cycle parking below a podium providing shared amenity spaces.

HOUSES FACING OPEN SPACE
 The open space along Egerton Road is designed to be overlooked by 4-bedroom houses, designed to be in keeping with the scale of their context.

SECURE BOUNDARIES
 Dwellings are provided with private defensible gardens facing the street. Where such active frontages cannot be provided, secure boundaries and landscaped areas are designed to maintain a continuous streetscape, protect privacy and prevent intrusion.

MAISONNETTES
 Two-storey, 2 bedroom maisonettes with front and rear gardens and direct access off of the street are provided across the ground & first floor frontages of apartment buildings. This promotes an active street-front, maximises the number of dwellings with large private gardens, and minimises the number of dwellings that must be accessed by shared circulation.

A MIX OF HOUSE SIZES
 In addition to 2-bedroom maisonettes and 4-bedroom houses, 3-bedroom houses are included as part of the illustrative scheme. All houses are provided with large private gardens that meet or exceed borough standards.