

RICHMOND-UPON-THAMES COLLEGE
REDEVELOPMENT

DESIGN CODE



REV A - 2016.01.08

REVISION NOTES

Prepared for Outline Planning Application submission.

Issued 2016.01.08

- References to accessible & adaptable and wheelchair housing updated to reflect optional Building Regulations Requirements M4(2) and M4(3) that came into effect in October 2015, and which have been adopted in updated GLA & LBRuT planning guidance - refer to sections 0.3, 1.3.27, 1.3.29 and 5.12.2.
- Section 1.3.27 corrected to read '...1-,2-,3- bedroom ...'.
- Section 2.2 (College Development Zone) updated to reflect the division of the old College Building Zone 2 into two separate building zones, and to add additional zone-specific design requirements.
- Section 2.4 (Schools Development Zone) updated to add additional zone specific design requirements.
- Section 2.5 (Residential Development Zone) updated to add zone specific design requirements, clarify requirements for dual aspect dwellings and to eliminate duplicate requirements referenced in section 5.12 (as revised).
- References to College Building Zone 2 updated where these now relate to the new College Building Zone 3 in sections 3.3.2, 3.3.6.4, 3.3.7.1-2, 3.3.7.4, 6.1.2 and diagrams 3.3.11-12, 3.5.12-13, 3.5.17.
- Cross references in Section 3.4 updated.
- References to solid/void ratio of residential streets added in order to provide a clear delineation between the street and private amenity spaces within the block, ensure adequate enclosure of the street, maximise active frontages, and retain potential for visual permeability where appropriate. Refer to sections 3.5.7.3, 3.5.8.3, 3.5.9.3, and 3.5.10.3.
- Duplicate text in section 4.8 (Landscape Areas) removed.
- Section 5.1.2 updated to relocate residential-specific requirement to section 5.12 (as revised).
- Section 5.1.9 minor amendment to text.
- Section 5.2 (Active Frontages) updated to clarify constrains limiting inactive frontages.
- Section 5.3 (Defensible Spaces) updated to ensure that private spaces do not encroach on areas of Public Realm.
- Section 5.5 (Building Height) reference to parameter plan corrected to read PL-05.
- Section 5.12 (Residential Standards) updated to clarify requirements relating to Accessible & Adaptable Housing; Wheelchair Housing; Blue Badge Parking; Minimum Unit Sizes; Cycle Parking; Air Circulation, Daylight & Sunlight (including ceiling heights); and the London Housing Design Guide.
- Diagrams 2.2.4, 2.2.6-7, 2.4.6, 2.5.3-8 updated to reflect revised parameter plan PL-06 A.
- Diagrams (now 3.3.16 and 3.3.17) renumbered to eliminate duplicate references.
- Caption to diagrams 4.4.1 and 4.5.1 updated for improved consistency.
- Diagrams 2.2.2-3, 2.2.5, 2.2.8, 2.3.2-5, 2.4.2-5, 2.4.7-8, 2.5.2, 2.5.9-12, 2.6.2-3, 3.1.1, 3.3.1-2, 3.3.6, 3.3.9, 3.3.12, 3.3.14, 3.3.17, 3.4.1-2, 3.4.4, 3.4.8, 3.4.10, 3.4.12-13, 3.4.15, 3.4.20, 3.5.1-4, 3.5.9, 3.5.11-12, 3.5.14, 3.5.16, 3.5.19, 3.5.21, 4.1.1, 4.3.1, 4.3.3, 4.4.1, 4.5.1, 4.6.2, 4.7.1, 4.8.1 and keyplans to illustrative views updated to reflect revised parameter plan PL-17 A.
- Illustrative views in diagrams 3.3.7, 3.3.8, 3.3.10-11, 3.3.15-16, 3.4.3, 3.4.7, 3.4.9, 3.4.13-14, 3.4.18-19, 3.4.23, 3.5.3, 3.5.7-8, 3.5.12-13, 3.5.17-18, 3.5.22, 4.3.2, 4.6.1, 4.6.5, updated to reflect revised illustrative masterplan (primarily reduced building heights). Note Illustrative view in diagram 4.6.5 moved to reflect revised illustrative plan.
- Additional views of open spaces around Craneford Way Playing Fields added - refer to diagrams 4.8.2-4.
- Glossary updated to reflect changes to accessible & adaptable and wheelchair housing, clarify the definitions of active frontages and rooftop plant, provide a definition of inactive frontages, and correct typographic errors.

FOREWORD

0.0 FOREWORD

This Foreword has been prepared to explain the various documents submitted with the *Outline Planning Application* being made by Richmond-upon-Thames College (*RuTC*) for the redevelopment of the existing College site at Egerton Road, Twickenham.

The Outline Planning Application includes a number of documents that are submitted for approval ('the *Primary Control Documents*'), whilst others will provide background, illustrative and supporting information ('the *Secondary Control Documents*'). These are submitted to assist the London Borough of Richmond (*LBRuT*) and Greater London Authority (*GLA*) to reach a decision on whether to grant consent for the proposed development.

This Foreword explains the relationship between the application documents and is included to help the planning authority, consultees, stakeholders and other interested parties navigate the planning application.

0.1 THE PRIMARY CONTROL DOCUMENTS

The Primary Control Documents comprise the following:

- (i) *Site Location Plan*, (PL-01) which identifies the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.
- (ii) The *Development Specification*. This essentially sets out what is proposed in the outline planning application. It describes the principal components of the proposed development and defines the form and content of the outline planning application. This will then inform the assessment of effects of the proposed development - during the various phases of its construction and when operating when the development is complete. It will also provide the framework within which applications for the approval of reserved matters for each element of the scheme will need to be sought.
- (iii) The *Parameter Plans* and the *detailed access plans* show how the proposed development can be accommodated on the site. Collectively they define:
 - the extent of the proposed uses (the *Development Zones*);
 - the extent and scale of the proposed buildings within these zones against allowable deviations/tolerances (the *Building Zones*);
 - access arrangements to/from the site, and between the development and building zones; and
 - the potential treatment of the spaces between these zones, buildings and accesses.
- (iv) The *Design Code* (this document) sets out what the proposed development is expected to look like. It sets out the general design principles for the proposed development. It provides a set of illustrated *design requirements*, which will inform the detail design and appearance of the both the buildings and landscape of the individual development zones

NOTES ON FORMATTING

Specialist terminology and defined terms are highlighted in *red italics* when they first appear in this document. Definitions of these terms can be found in the Glossary at the end of this document.

and the site as a whole. Although the Code is not meant to be prescriptive, it establishes a 'benchmark' for the future design of all aspects of the proposed development and against which applications for approval of reserved matters involving appearance will be assessed.

0.2 THE SECONDARY CONTROL DOCUMENTS

The following documents are also submitted in support of the Primary Control Documents to provide information to help the planning authority determine the outline planning application. These Secondary Control Documents comprise:

- (i) *Planning Statement* prepared by CgMs Consulting which explains the relationship between the proposed development and the policies of the development plan. It also sets out why the proposed development is being promoted and what benefits are expected to flow from it.
- (ii) *Design & Access Statement* prepared by HOK explains the design evolution of the proposed development and is organised in three parts. The first part explains the context for the application, identifying constraints and opportunities that have informed the proposals. The following parts explain how the proposals have responded to and evolved from that contextual analysis to define the development parameters for which planning permission is sought. The final part of the Design & Access Statement explores one way (but, importantly, not the only way) in which the scheme might be delivered and includes an Illustrative Masterplan for the development.
- (iii) This *Illustrative Masterplan* (PL-17) is also submitted to demonstrate how a scheme of the scale proposed might fit within the parameters for which permission is being sought. It is not submitted for approval, but shows one way in which development of the type and scale proposed could comply with the Primary Control Documents referred to in paragraph (iii) above;
- (iv) *Environmental Statement* and *Non-Technical Summary* prepared by Cascade Consulting, which presents the findings of the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents referred to above, and, where appropriate, also test the Illustrative Masterplan. The ES takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).
- (v) *Transport Assessment* - prepared by Transport Planning Practice (TPP);
- (vi) *Energy Statement* - prepared by NDY;
- (vii) *Sustainability Statement* - prepared by Cascade;
- (viii) *Flood Risk Assessment* - prepared by ESI;
- (ix) Draft Heads of Terms for the Proposed Legal Agreement(s) prepared by the applicant; and
- (x) *Statement of Community Involvement* - prepared by RuTC.

The information contained in these Secondary Control Documents does not form part of the development for which approval is sought, but has been submitted with the aim of assisting in the evaluation of the proposals. Where these documents make commitments and recommendations in order to make the proposed development acceptable and/or mitigate any unacceptable effects, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition).

0.3 THE DESIGN CODE

The Design Code is structured to reflect the organisation of the redevelopment into development zones, whilst ensuring that the overall redevelopment forms a coherent, valuable and high quality addition to the context in which it will be situated.

The redeveloped site will be composed from a collection of places, each with their own distinct character. These places have been categorised into different sections for ease of understanding, specifically Development Zones (including Building Zones), Streets, and Open Spaces. Each section contains subsections on the types of places of that type. These subsections provide a context for each place and offer guidelines covering the topics relevant to that place.

Along with the sections identified above, there is a further section on Building Design Guidelines. This section covers specific issues, which, where relevant, any building in the redevelopment will be expected to comply with; including, for example, the scheme's compliance with Residential Standards, such as Building Regulations Requirements M4(2) and M4(3) (accessible & adaptable and wheelchair user dwellings). The aim of this section is to ensure the built fabric of the redevelopment is of an appropriately high standard and that building design ensures a safe, attractive and successful Public Realm.

Finally, this document covers the topic of *Townscape* by highlighting the considerations which should be taken into account when viewing the scheme from sensitive locations within the vicinity. This Townscape assessment is explained in more detail in the supporting documents to this application.

A glossary of terms used is provided at the end of this document.

TABLE OF CONTENTS

SECTION 1	INTRODUCTION.....1
1.1	Site Location2
1.2	Purpose3
1.3	Principles.....5
SECTION 2	DEVELOPMENT ZONES 13
2.1	Site Overview.....14
2.2	College Development Zone.....15
2.3	Tech Hub Development Zone.....19
2.4	Schools Development Zone.....21
2.5	Residential Development Zone.....24
2.6	College Playing Fields Development Zone 29
SECTION 3	STREETS & PATHS..... 33
3.1	Streets & Paths Site-Wide..... 34
3.2	General Design Principles..... 35
3.3	Marsh Farm Lane..... 39
3.4	Cross-Site Right-of-Way 50
3.5	Residential Streets..... 63
3.6	Car Parking..... 77
SECTION 4	OPEN SPACES & LANDSCAPING..... 79
4.1	Open Spaces Site-Wide 80
4.2	Open-Space & Landscape Guidelines81
4.3	REEC Entrance Areas..... 84
4.4	REEC Garden Areas87
4.5	REEC Play Areas..... 89
4.6	Shared Amenity Areas91
4.7	Private Amenity Areas95
4.8	Landscape Areas.....97
4.9	Trees & Habitat Areas 100

(continued overleaf)



SECTION 5	BUILDING DESIGN GUIDELINES.....	103
5.1	General Guidelines	104
5.2	Active Frontages	106
5.3	Defensible Space.....	107
5.4	Entrances & Access	108
5.5	Building Height.....	110
5.6	Building Massing.....	111
5.7	Balconies	112
5.8	Living Roofs.....	113
5.9	Rooftop Plant	114
5.10	Projections	115
5.11	Landmark Buildings	117
5.12	Residential Standards.....	118
SECTION 6	TOWNSCAPE	121
6.1	Townscape Considerations.....	122
SECTION 7	GLOSSARY	125
7.1	Glossary	126

