



275 SANDYCOMBE ROAD KEW

Prepared By:
Stiff + Trevillion Ltd
16 Woodfield Road
London, W9 2BE
T: 020 8969 5550
E: mail@stiffandtrevillion.com

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Stiff + Trevillion

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INTRODUCTION

The site is located at 275 Sandycombe Road which is 2 minutes walk from Kew Gardens. To the North is the gable end of an Edwardian Terrace South Parade with retail at ground floor and residential at first and second, on the north side the site abuts a three story B1 unit. The South abuts commercial and residential units. East elevation runs along Network rail District and Overground railway and to the west the site faces Sandycombe Road.

The area is predominantly Edwardian style brickwork with render/stone details and pitch slate roofs. The existing site is occupied by a single storey corrugated sheet building constructed around the turn of the last century. The original corrugated building has various lean-to constructions built against it along the East boundary.

The buildings are in a poor state of repair and have outlived their useful life. The lean-to buildings were originally poorly constructed and their dilapidated condition make them uneconomic to retain.



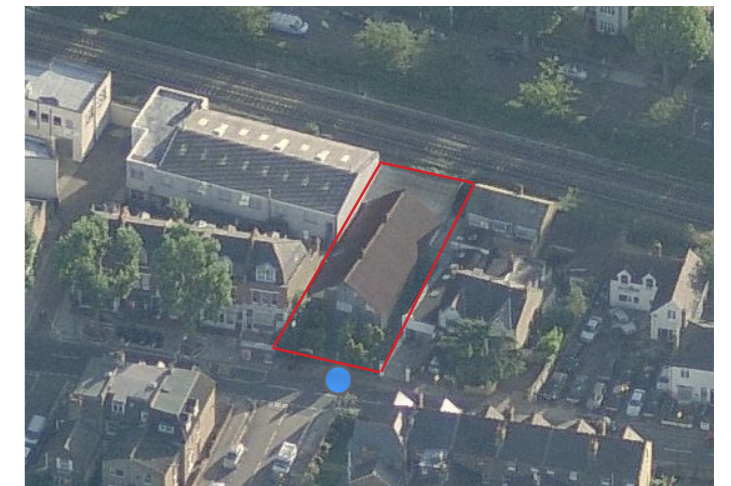
Looking North from Sandcombe Road



Looking North West from Sandcombe Road



Looking South West from over the railway



Site boundary

USE

The current buildings use is a billiard room, a reception room and ancillary accommodation and a judo club.

The proposal is to retain the existing D2 use at basement and ground level with improved WC and changing facilities. The basement will be designed to Sports England requirements for judo and gymnastics. In addition 6N° residential units will be provided.

AMOUNT

The site area: 472m²

Existing Areas:

D2 area: 290m²

Proposed Areas:

D2 area: 329m²

Residential

Unit 1: 2 Bed, 54sqm

Unit 2: 1 Bed, 54sqm

Unit 3: 2 Bed, 53sqm

Unit 4: 2 Bed, 54sqm

Unit 5: 2 Bed, 64sqm

Unit 6: 1 Bed, 80sqm

LAYOUT

The D2 use has a street frontage and entrance and is accessed via a walkway. The D2 is located on ground and basement with rooflights along the West edge to give light to the basement area. The height of the D2 spaces is 3.5m FFL to ceiling to enable the D2 use to be flexible and comply with Sports England requirements for judo facilities. The D2 building has the benefit of changing and showering facilities.

The residential is accessed from Sandycombe Road with two residential units per floor accessed via a central staircase. The units are dual aspect East West. There is a 2 bedroom unit above the D2 facilities accessed via the walkway to the South of the site. This unit predominately faces East over the railway to North Sheen Park and benefits from high level windows to the West and South.

ACCESS

- The site will be car free due to the difficulty of parking on the site and the proximity of the existing bus stop.
- The residential units will also be Car Permit free.
- There are excellent underground and overground connections from Kew Gardens Station with frequent bus services to Richmond, Chiswick along Sandycombe Road.

The residential units will have level access at ground floor and ambulant disabled stair to first and second floor. The flat layouts will be designed to Lifetime Homes requirements.

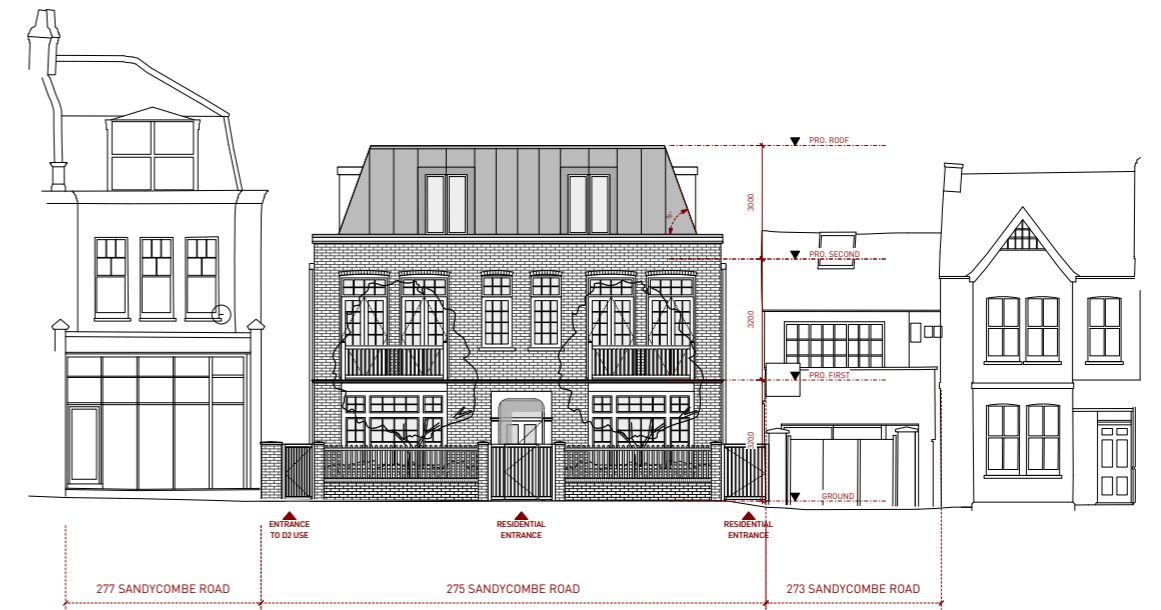
D2 Facility will have a fully compliant DDA lift access to basement area and WC facilities in accordance with Part M.

SCALE

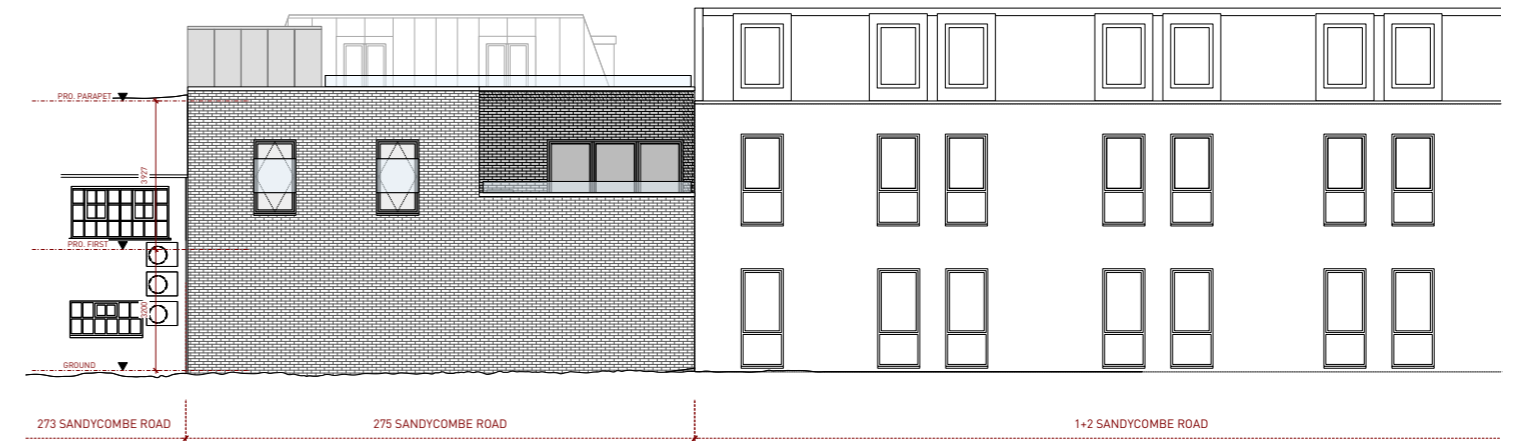
The building fronting Sandycombe Road is visually detached from the existing buildings either side and is subservient to the South Parade Edwardian Terrace. The proposal creates a transition in scale between South Parade and the lower Victorian residential terrace to the South.

The front residential building is separated from the D2 use by the private gardens of the ground floor residential units.

The rear building responds to the adjacent buildings either side in terms of height, mass and materials.



Proposed Front Elevation



Proposed Rear Elevation

LANDSCAPING

The boundary abutting Sandycombe Road will be formed in brickwork and painted metal railings with tree and hedge planting between the boundary wall and building. Encaustic tiling will be provided to the residential entrance path.

The ground floor residential units have rear private amenity space Unit 1: 24m² and Unit 2: 16m². The remaining 4N° units have terraces and first floor access to a screened roof terrace on top of the D2 unit to provide communal amenity space 42m² looking across the railway.

APPEARANCE

The appearance of the building makes reference to the Edwardian buildings around the area. The new facade to Sandycombe Road in an axis with Lawn Crescent

The architecture of the new building makes reference of the Edwardian character of the location in terms of:

- Materials
- Proportions
- Style