

179-181 HIGH STREET
HAMPTON HILL

DESIGN AND ACCESS STATEMENT

JUNE 2016

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1.0 INTRODUCTION

- 1.1 SUPPORTING DOCUMENTS
- 1.2 DOCUMENTS NOT SUBMITTED
- 1.3 DESCRIPTION OF THE PROJECT

This Design and Access statement is submitted to the London Borough of Richmond upon Thames (LBRuT) to support a planning application relating to 179-181 High Street, Hampton Hill. The site boundary is shown on the submitted Site Location Plan, drawing 179-181HS-01B, and is herein referred to as 'The Site'. The application site (red line), equates to a total site area of 0.09ha.

This document should be read in conjunction with all other supporting documents and drawings, as listed within section 1.1, 'Supporting Documents', of this Design and Access Statement.

1.1 SUPPORTING DOCUMENTS

In accordance with the requirements set out in the LBRuT Validation Checklist, the following supporting documents are submitted with this planning application, authored by the following consultants:

APPLICATION INFORMATION

Submitted by Clive Chapman Architects

- Completed Application Form, with Ownership Certificate B
- Application Fee
- Completed Community Infrastructure Levy (CIL) form

SITE PLAN AND SURVEY DRAWINGS

By Clive Chapman Architects and Twickenham Surveys

- 179HS - 01A Site Location Plan
- 179HS - 10 Topographical Survey
- 179HS - 11 Existing Ground Floor
- 179HS - 12 Existing First Floor
- 179HS - 13 Existing Second Floor
- 179HS - 14 Existing Elevation and Sections
- 179HS - 15 Site Constraints and Opportunities

PROPOSED DRAWINGS

By Clive Chapman Architects

- 179HS - 16 Proposed Ground and First Floor
- 179HS - 17 Proposed Second and Roof Plan
- 179HS - 18 Proposed Elevations and Sections
- 179HS - 19 Proposed Street Views
- 179HS - 20 Proposed High Street Elevation

DESIGN AND ACCESS STATEMENT

By Clive Chapman Architects (this document)

including:

- Affordable Housing Statement
- Residential Standards Statement

PLANNING STATEMENT

By WYG

ENERGY REPORT

Metropolis Green and Clive Chapman Architects

- BREEAM Domestic Refurbishment
- BREEAM Pre-Assessment
- Energy Report

TREE SURVEY / TREE SCHEDULE / ARBORICULTURAL IMPACT ASSESSMENT / METHOD STATEMENT

By Challice Consulting

PRELIMINARY ECOLOGICAL ASSESSMENT

By Arbtech

DAYLIGHT AND SUNLIGHT ASSESSMENT

By Rights of Light

TRANSPORT STATEMENT / PARKING SURVEY

By Paul Mew Associates

1.2 DOCUMENTS NOT SUBMITTED

In accordance with the parameters set out within the LBRuT Local Validation Checklist, this application is not considered a major development.

Whilst the proposals incorporate Buildings of Townscape Merit (BTMs), none are proposed to be demolished, therefore a Structural report is not submitted as part of this application. However, structural advice has been sought prior to this application to ensure the appropriateness of the proposal within the constraints of the exiting buildings.

A retail impact assessment is not submitted as all proposed retail units on the site are existing and the proposed combined area does not exceed 2,500m² (gross), which is the threshold requirement set out in the LBRuT Validation Checklist.

Any other validation dependent documents relating to land uses, site constraints, and / or site conditions, which are neither existing nor proposed as part of this application, are not submitted with this application.

1.3 DESCRIPTION OF THE PROJECT

This scheme proposes extending the existing retail and residential accommodation to provide a mixed use scheme comprising of one retail unit and ten residential dwellings, incorporating cycle storage, amenity space and landscaping.

The scheme proposes the following:

- Amalgamation of the 4 existing self-contained retail units and extension to the rear, creating a large single retail space of 540m², suitable for an anchor store.
- Refurbishment of the 3 existing market housing units and provision of an additional 7 residential units to the rear of existing buildings, providing a total of 10 units of the following mix: 1 x Studio, 5 x 1 Bed Flats, and 4 x 2 Bed Flats.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 SITE LOCATION AND CONTEXT
- 2.2 THE SITE
- 2.3 SITE CONSTRAINTS AND OPPORTUNITIES
- 2.4 SITE PHOTOS

The following section of this Design and Access statement seeks to provide a detailed analysis of borough, local, and immediate site contexts, relevant to The Site and the proposed development.

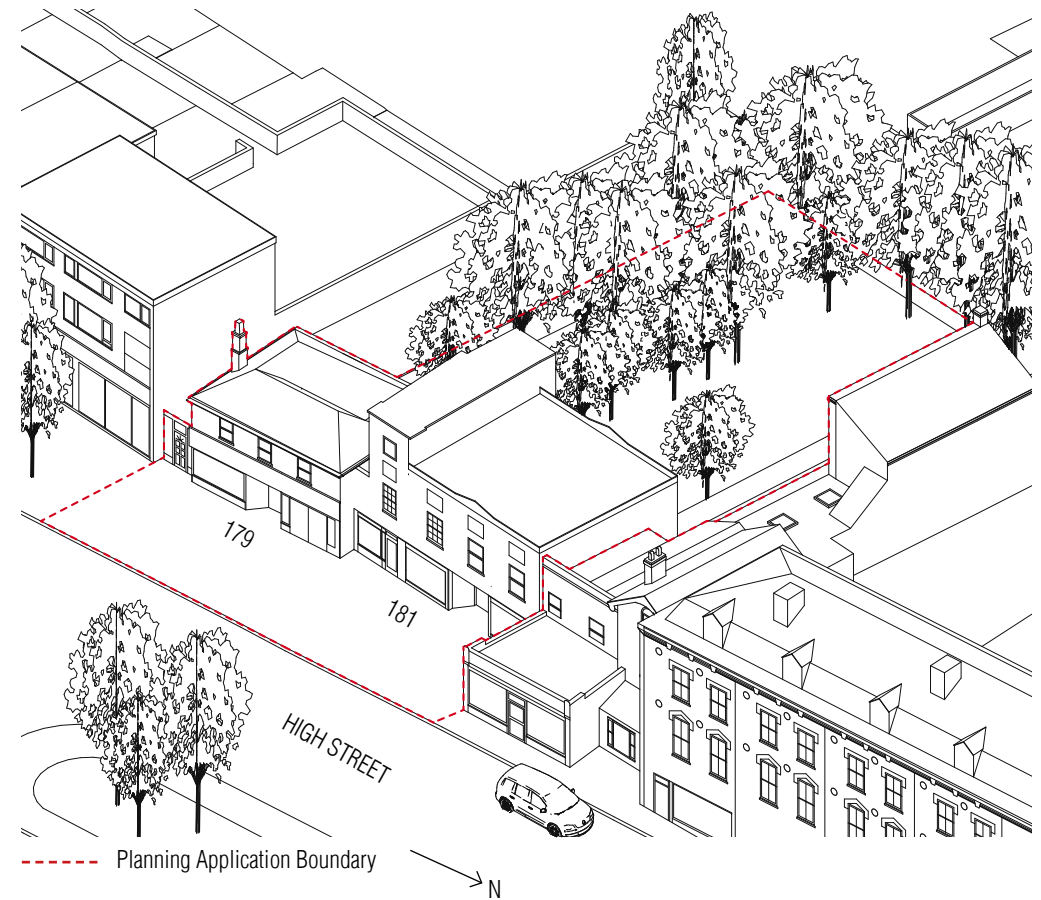


FIGURE 1 - SITE AREA AS EXISTING

2.1 SITE LOCATION AND CONTEXT

The Site is located in Hampton Hill with frontages onto High Street. The site is not within a conservation area. Hampton Hill High Street is a part of the busy A311 which connects to the major trunk routes towards Twickenham and Hampton. High Street forms part of the eastern boundary to Bushy park and is a historic route between Fulwell and Hampton Village.

The area is a busy commercial and residential local centre and falls within a designated area of mixed use. There are a mix of building uses including, houses, shops, restaurants and flats.

The site is located along a major bus route and is served by buses 285, R68 and R70. Buses frequently pass the site (every 8-10 mins) and connect the site to the town centres of Twickenham, Kingston, Richmond and Hampton. The site has a PTAL rating of 2 improving to 3 within 100m.

The site is around a 9 minute walk from Fulwell mainline railway station, where stopping services terminate at London Waterloo (43mins) and Shepperton (18mins). The railway line runs parallel and to the west

of the high street bisecting the present day village. After Bushy Park was enclosed as an area for hunting in 1811, development began to cluster along High Street and fringing the park. The rapid expansion of development which followed can be seen in the mixture of building styles and although, the buildings can be disparate in detail the area is unified through scale, common materials and date.

Further south along High Street is the historic core of Hampton Hill which makes up part of the Hampton Hill conservation area. This area retains a traditional village feel with many original shop fronts. The common relationship between the buildings becomes less apparent as you move north along High Street towards The Site, which is less consistent in style, scale and date.

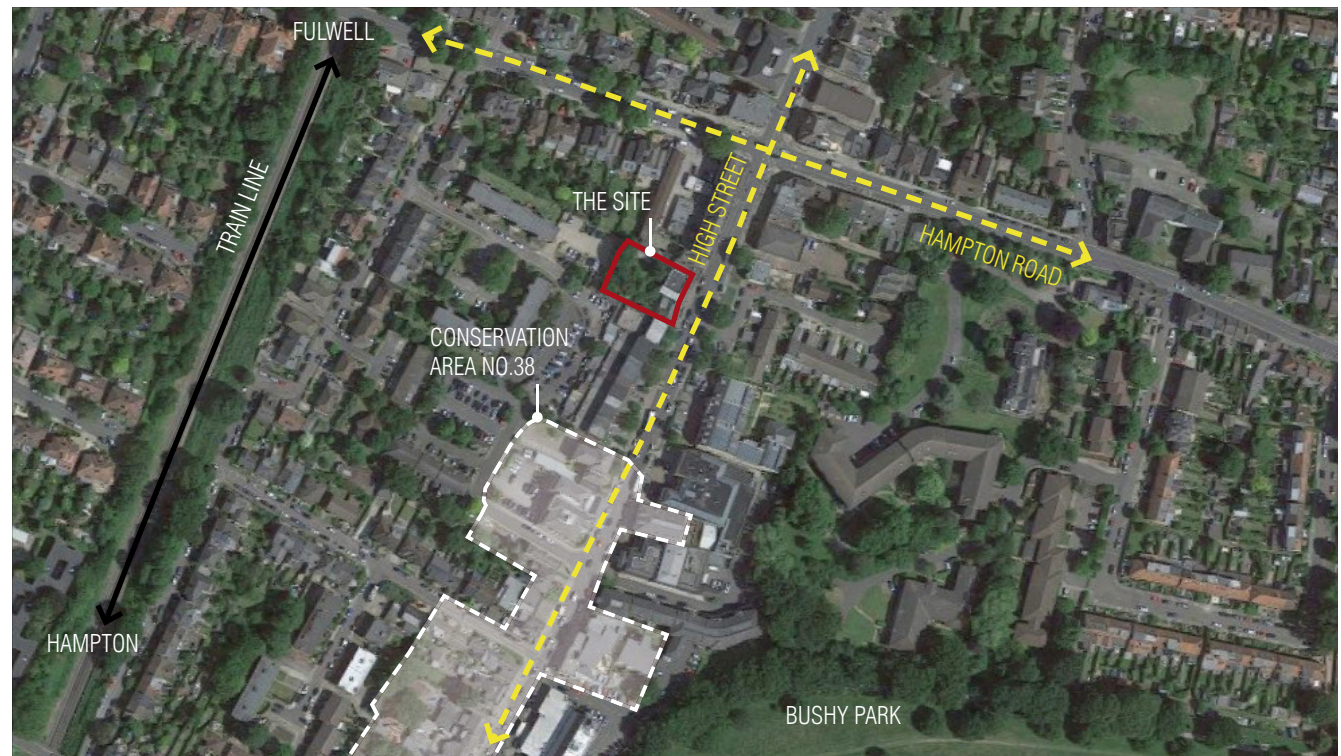


FIGURE 2 - AERIAL SHOWING SITE IN LOCAL CONTEXT WITH CONTEXT CHARACTER ANALYSIS

2.2 THE SITE

The existing buildings on the site are designated Buildings of Townscape Merit (BTMs), they were registered in 1983. They are also noted as Key Shopping Frontages along High Street within the Adopted Development Management Plan. There are no listed buildings or structures on or adjacent to the site.

The existing buildings are presumed to have been built in the late 1800's. They consist of two separate buildings which at some stage have been joined together at ground floor level to provide additional retail accommodation. The buildings are predominately two storey with yellow stock brick and slates, the High Street elevation is white render with shop fronts and signage. The development of the site and surrounding area can be seen in the historical maps (Figures 3 and 4).

There are 2-3 storey 1960's developments adjacent to and opposite The Site and a 4 storey 1890's development along the junction of High Street and Hampton Road.

The existing building has a Gross Internal Area of 393m² and comprises of 4 self contained retail units

on the ground floor (Use Class A1). The existing retail units are 27.3m², 32.2m², 26.8m², 131.7m², 179-181 respectively. The existing units currently consist of a barber shop, greengrocers, cafe and charity shop.

There are 3 residential dwellings above the retail units on the first and second floor, which are all accessed from High Street. The area of the existing residential units are as follows, 42.7m², 74.7m², 57.5 m². The area to the rear of The Site is overgrown and under-utilised with low grade trees and shrubs. Recently the trees to the rear of the existing properties have been subject to a Wood Group TPO (T0851 G1).

Although the buildings are registered as Buildings of Townscape Merit they have not been included within the Hampton Hill conservation area and do not match the quality of other BTM's in this area. There is an opportunity with this development to retain, refurbish and enhance the existing buildings.

The proposal within a local centre will encourage a major retailer which will add to the vitality and amenities offered, whilst increasing the residential density on the High Street.

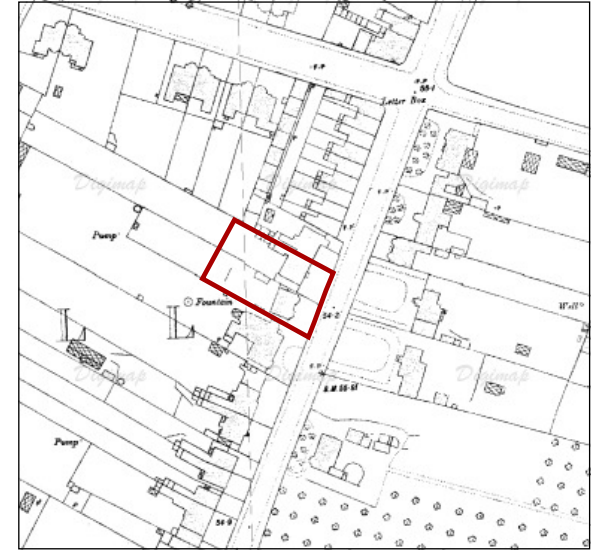


FIGURE 3 - 1890 HISTORICAL MAP

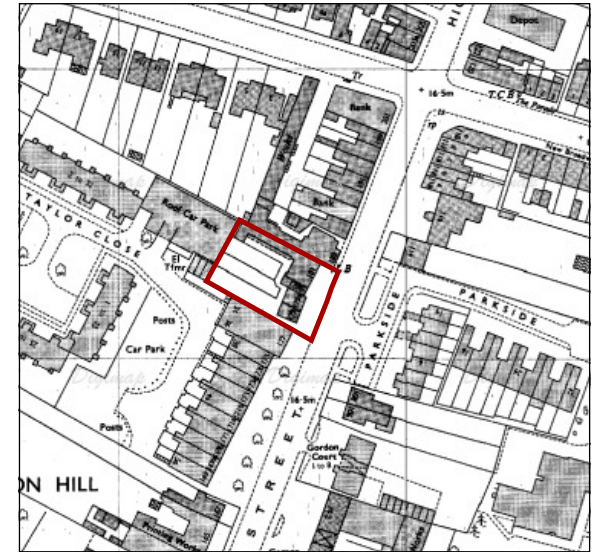


FIGURE 4 - 1970 HISTORICAL MAP

2.3 SITE CONSTRAINTS AND OPPORTUNITIES

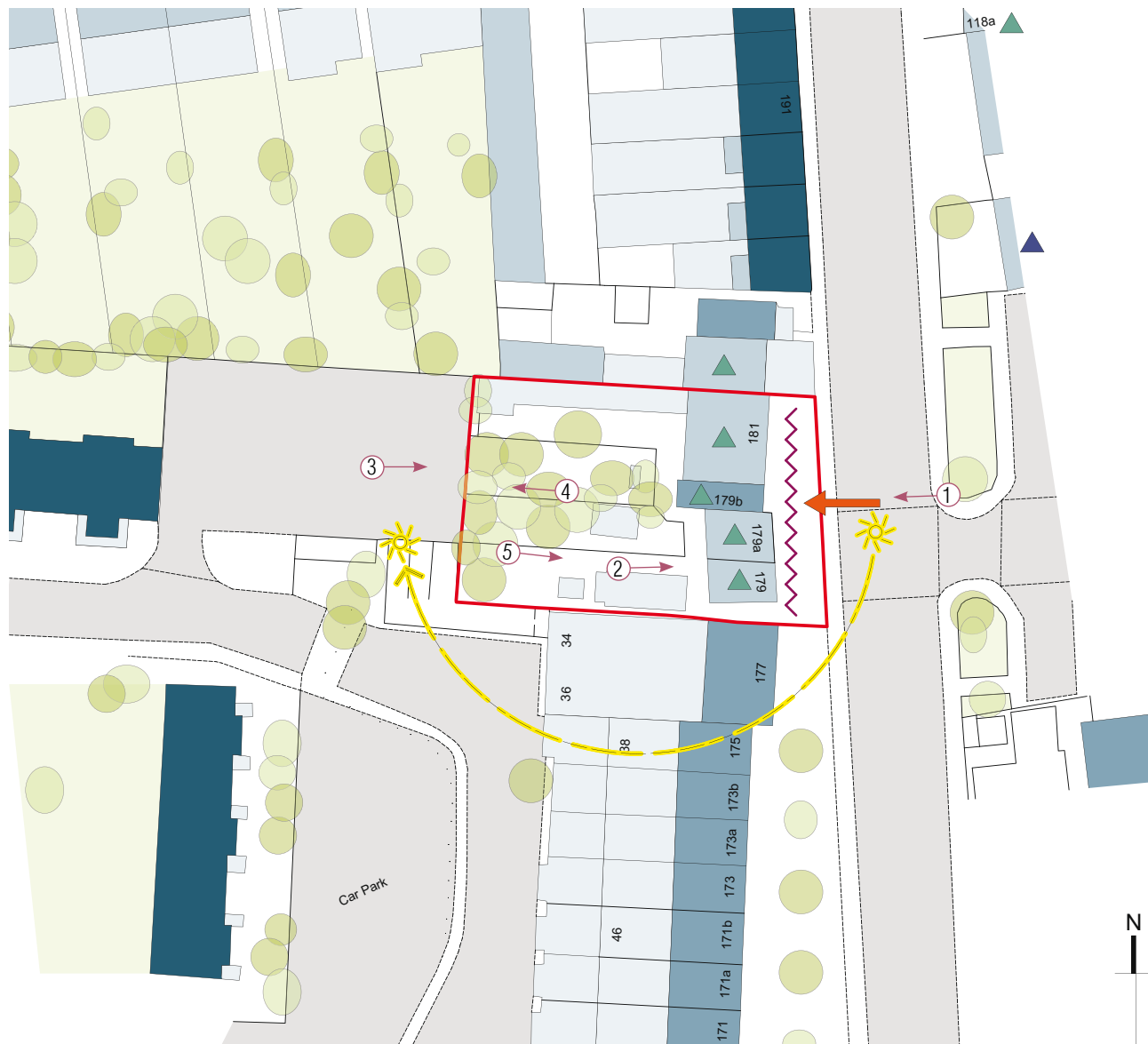


FIGURE 5 - CONSTRAINTS AND OPPORTUNITIES DRAWING

The constraints and opportunities diagram highlights key elements of the site analysis in the immediate and local context.












CONSTRAINTS

- The existing BTM's and potential impact on them.
- Existing trees on the site.
- Heights and massing of adjoining properties.

OPPORTUNITIES

- Opportunity to enhance the existing shop fronts.
- Positively develop and refurbish the existing BTM's.
- Utilise an under used space to the rear of the existing properties.
- Provide additional residential dwellings and an appropriately sized the retail space within a local centre.

KEY

	Planning Application Boundary		4 storeys
	Buildings of Townscape Merit		3 storeys
	Listed Buildings		2 storeys
	Sunpath		1 storey
	Site Access		See photos in section 2.4
	Retail frontage to High Street		

2.4 SITE PHOTOS



FIGURE 6 - HIGH STREET ELEVATION (1)

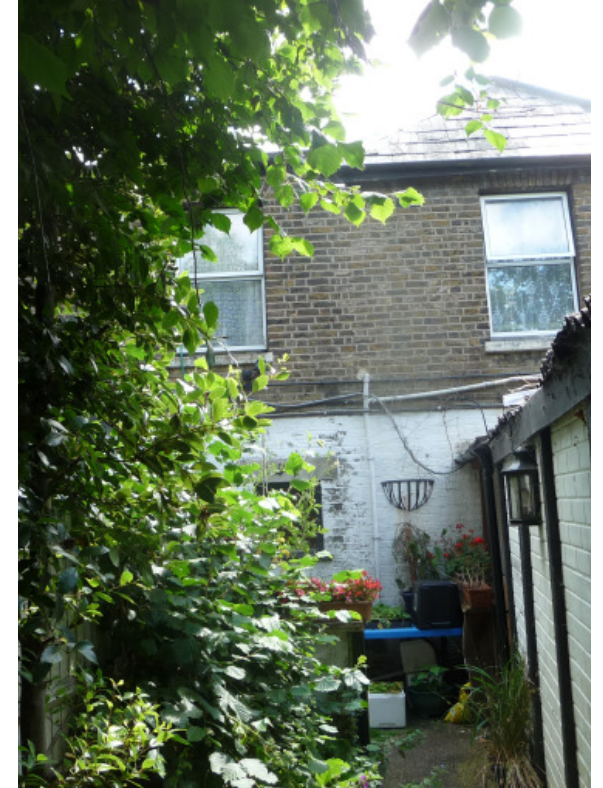


FIGURE 7 - REAR ELEVATION OF 179 (2)



FIGURE 8 - REAR ELEVATION (3)



FIGURE 9 - REAR BOUNDARY FENCE (4)



FIGURE 10 - AREA TO THE REAR OF 179 (5)



FIGURE 11 - AERIAL VIEW OF OVERGROWN AREA TO THE REAR OF THE EXISTING BUILDINGS