

Architectural Design & Access Statement

63 - 71 High Street, Hampton Hill



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Planning Application 2016

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1.0 Introduction

3S Architects and Designers have been appointed by Greatplanet Ltd to prepare design proposals for the redevelopment of the brownfield site at 63 - 71 High Street Hampton Hill.

This report describes the design and reviews considerations in respect of access proposals. It is designed to be read in conjunction with the Planning Application Drawings, Planning Design and Access Statement, the Transport Statement, which addresses the accessibility of the site, together with all the other subject specific specialist reports and assessments. The Planning Design and Access Statement sets out all the relevant policies and how the application scheme addresses these.

Proposals include:

- Demolition of the existing office buildings;
- The redevelopment of the site to provide 39 Residential Units and c.230m² of Retail floor space together with ancillary basement car park and landscaping;

From the outset the client's brief has included a strong emphasis on placemaking for this key site which lies within the Hampton Hill High Street Conservation Area within close proximity to Bushy Park. Inclusive design and access are an integral part of the design and a vision for Hampton Hill is of a thriving local centre with a welcoming and secure range of facilities and balanced mix of residential accommodation.

1.1 Consultations

A Pre-application submission to the Council and a subsequent public exhibitions and consultation with individual residents Councillors and interest groups has provided valuable feedback which has been taken into consideration whilst developing the design proposals.

- Formal Pre-application Meeting 4th August 2016
- Public Exhibition and Consultation 15th and 17th September 2016

1.2 Design Team

The Client and their appointed design team have worked together to ensure the design proposals have been developed holistically. The design team consists of the following disciplines:

- Client;
- Development Managers;
- Project Managers and Quantity Surveyors;
- Planning Consultants;
- Architects;
- Structural Engineers;
- Building Services Engineers, Mechanical and Electrical;
- Landscape Architects;
- Fire Consultants;
- Approved Inspectors;
- Financial Viability Consultants;
- Public Relations Consultants;
- Estate Agents and Valuation Surveyors;
- Highways Consultants and Traffic Assessment Consultants;
- Flood Risk Assessors;
- Arboriculturalists;
- Acoustic Consultants;
- Air Quality Consultants;
- Archaeology Consultants;

1.3 Reports and Assessments

- Planning Statement, Design and Access Statement;
- Architectural Design and Access Statement;
- Basement Impact Assessment;
- Energy Statement;
- Landscape Design Statement;
- Transport Statement;
- Flood Risk Assessment;
- Arboricultural Tree Report;
- Ecological Appraisal;
- Air Quality Assessment;
- Noise Impact Assessment;
- SAP Calculations;
- Drainage strategy and SUDS;

1.0 Introduction

1.4 Design Standards

- National Planning Policy Framework and Regional and Local Policy including:
- Richmond Supplementary Planning Documents:
 - Residential Development Standards
 - Design Quality
 - Refuse and Recycling Storage Requirements
 - Shopfronts
 - Sustainable Construction Checklist Guidance Document
- The London Plan
- Nationally Described Space Standards
- Lifetime Homes Standards
- Building Regulations Part M4(2) and Part M4(3)
- Mayor of London Sustainable Design and Construction SPG
- Building Regulations Part L2A
- BREEAM UK New Construction 2014 Technical Manual

1.5 Drawing List

1525 / PA.001	OS Site Location Plan	1:1250 scale @ A3
1525 / EX.LG	Existing Basement Plan	1:100 scale @ A1
1525 / EX.00	Existing Ground Floor Plan	1:100 scale @ A1
1525 / EX.01	Existing First Floor Plan	1:100 scale @ A1
1525 / EX.02	Existing Second Floor Plan	1:100 scale @ A1
1525 / EX.03	Existing Roof Plan	1:100 scale @ A1
1525 / EX.04	Existing Elevations 1-6	1:100 scale @ A1
1525 / EX.05	Existing Elevations 7-12	1:100 scale @ A1
1525 / EX.06	Existing Elevations - Street Scene	1:100 scale @ A1
1525 / EX.07	Existing High Street view looking south	Scale N/A @ A3
1525 / EX.08	Existing High Street view looking north	Scale N/A @ A3
1525 / EX.09	Existing Bushy Park view looking west	Scale N/A @ A3
1525 / PA.LG	Proposed Basement Plan	1:100 scale @ A1
1525 / PA.00	Proposed Ground Floor Plan	1:100 scale @ A1
1525 / PA.01	Proposed First Floor Plan	1:100 scale @ A1
1525 / PA.02	Proposed Second Floor Plan	1:100 scale @ A1
1525 / PA.03	Proposed Third Floor Plan	1:100 scale @ A1
1525 / PA.04	Proposed Roof Plan	1:100 scale @ A1
1525 / PA.05	Proposed Elevation A - High Street East Elevation	1:100 scale @ A1
1525 / PA.06	Proposed Elevation B - South Side Elevation	1:100 scale @ A1
1525 / PA.07	Proposed Elevation C - West Garden Elevation	1:100 scale @ A1
1525 / PA.08	Proposed Elevation D - North Side Elevation	1:100 scale @ A1
1525 / PA.09	Proposed Elevation E - Courtyard South Elevation	1:100 scale @ A1
1525 / PA.10	Proposed Section F	1:100 scale @ A1
1525 / PA.11	Proposed Elevation Section G - Courtyard North Elevation	1:100 scale @ A1
1525 / PA.12	Proposed Elevation H - Courtyard East Elevation	1:100 scale @ A1
1525 / PA.13	Proposed Elevation I - Courtyard West Elevation	1:100 scale @ A1
1525 / PA.14	Proposed Town House Type 1 Elevations	1:100 scale @ A1
1525 / PA.15	Proposed Town House Type 2 Elevations	1:100 scale @ A1
1525 / PA.20	Proposed Wheelchair Adaptable Unit Type A002 & A104	1:50 scale @ A3
1525 / PA.21	Proposed Wheelchair Adaptable Unit A101	1:50 scale @ A3
1525 / PA.22	Proposed Wheelchair Adaptable Unit A102	1:50 scale @ A3
1525 / PA.23	Proposed Wheelchair Adaptable Town House T08	1:50 scale @ A1
1525 / PA.24	Proposed Street View	Scale N/A @ A3
1525 / PA.25	Proposed Street View	Scale N/A @ A3
1525 / PA.26	Proposed Street View	Scale N/A @ A3
1525 / PA.27	Proposed Street View	Scale N/A @ A3
1525 / PA.28	Proposed Street View	Scale N/A @ A3
1525 / PA.30	Proposed High Street view looking south	Scale N/A @ A3
1525 / PA.31	Proposed High Street view looking north	Scale N/A @ A3
1525 / PA.32	Proposed Bushy Park view looking west	Scale N/A @ A3

2.0 Contextual Analysis - Site Location

2.1 High Street Hampton & Bushy Park - Wider Context



High Street Hampton Hill is located to the Northwest of Bushy Park in the Royal Borough of Richmond Upon Thames.

With Teddington to its North and East Molesey to the South, Hampton Hill is a vibrant urban residential area in West London.

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2.0 Contextual Analysis - Site Location

2.2 Site Aerial



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2.0 Contextual Analysis - Site Location

2.3 Birdseye Views



View North



View West

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2.0 Contextual Analysis - Site Location

2.4 Site Location Map



63-71 High Street Hampton Hill is a brownfield site situated midway along the High Street, at the southern end of the shopping area next to the dense urban form of relatively recent development of 'The Mews' and the older terraces of Holly Road, with the larger scale of the St Clare Business Park to the west.

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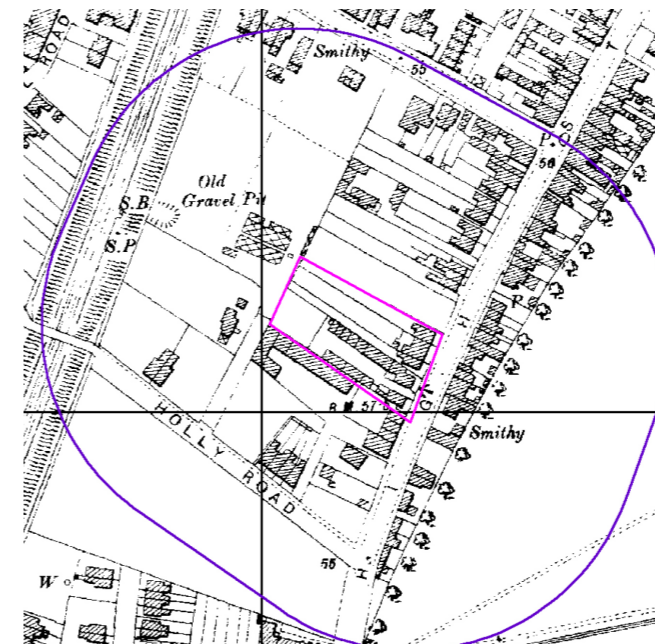
3.0 Contextual Analysis

Historic Development of the Site



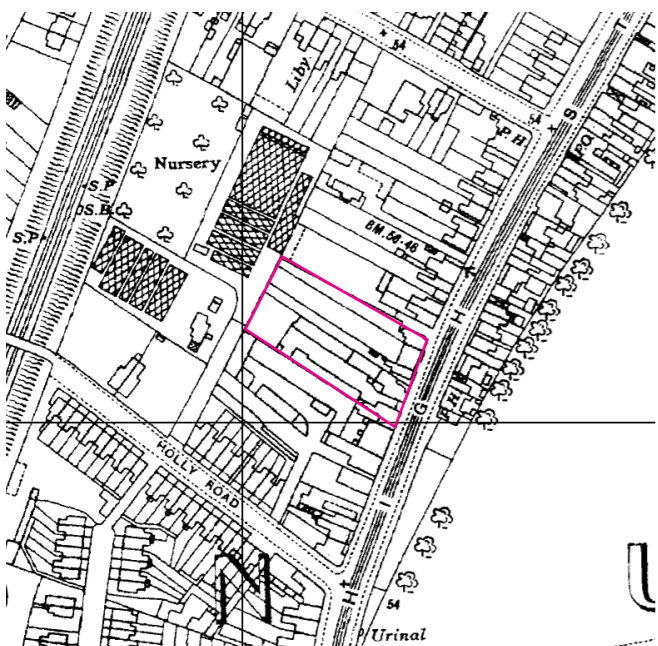
1866

The northern section of the site developed with a group of buildings set back from the footpath and with long rear gardens extending to west boundary - probably residential houses. The more commercial centre of the High Street would appear to be to the north and east side. Southern section of the site is undeveloped and the sites to the north, south and west is largely undeveloped.



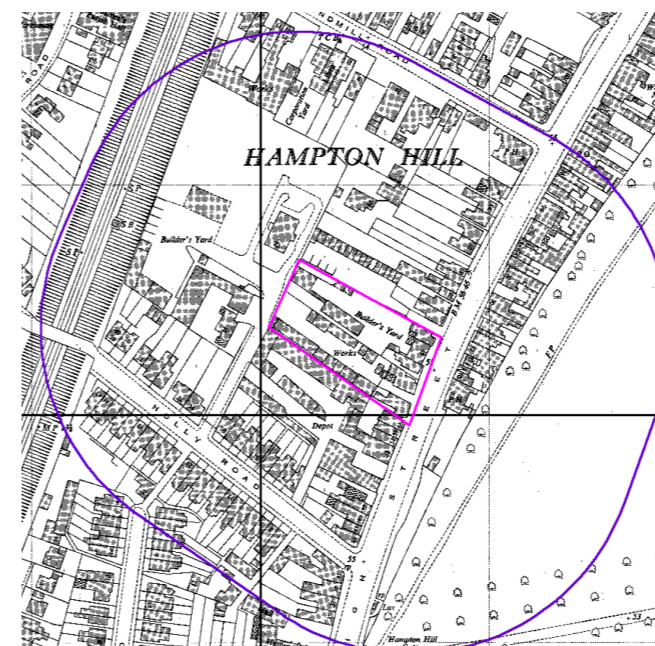
1896

The north part of the site appears unchanged while the southern half has been developed with frontage buildings and long ranges of others buildings adjacent to the north and south boundaries stretching to the rear. These give the appearance of commercial activity. The west section of this southern plot remains undeveloped. Additional development has also occurred on the adjoining plot to the south with a range of buildings tight on the boundary and a short terrace of houses fronting Holly Road. The site to the west, now labelled 'Old Gravel Pit' has been sub-divided and has some greenhouses on the northern section. The site to the north remains vacant. A Smithy is shown to the east side of the High Street.



1934

Not much has changed on the site in the intervening 38 years. Both the north and south parts of the site appear unchanged. The west section of the southern plot remains undeveloped. Additional development has occurred on the nursery to the west and the terrace of houses fronting Holly Road has been completed. The site to the north has been developed with a pair of houses on the frontage but the rear part is still undeveloped.

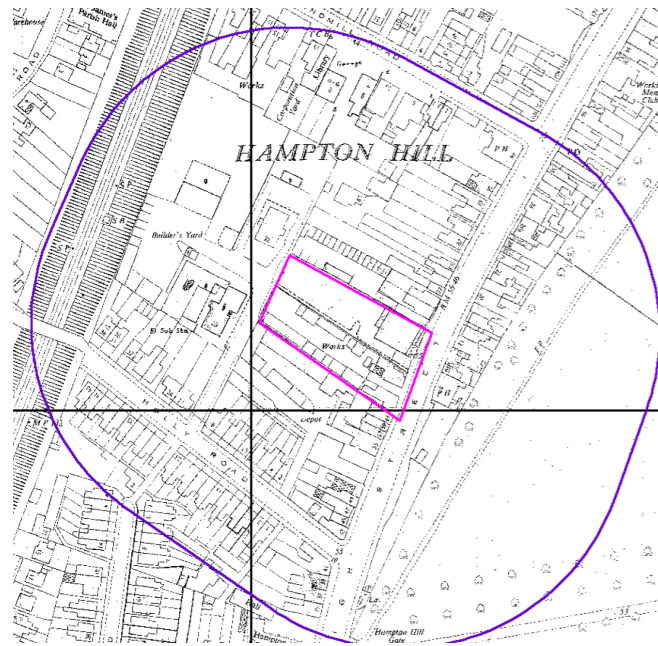


1959-1961

Northern half of Site is called Builder's Yard. The Southern half is called Works which appear to extend to the south of Site. Nursery buildings have gone and what appears to be St Claire's Business Estate has been constructed to south west of Site. Area closest to the railway is called Builder's Yard.

3.0 Contextual Analysis

Historic Development of the Site



1973-1976

The north half of the site has been redeveloped with the building currently on site. Some additional development has occurred on the site to the south.



1991

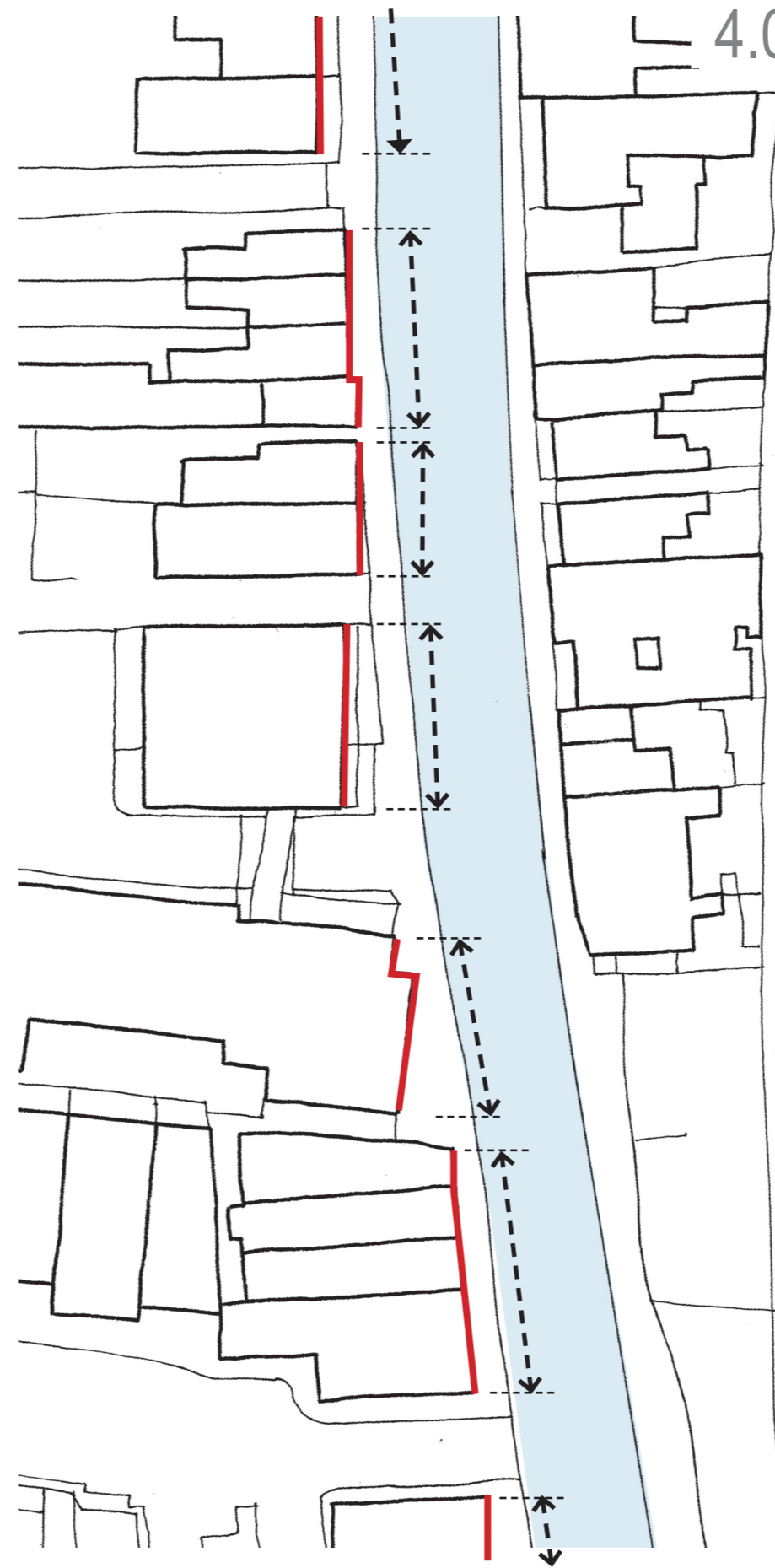
This shows the development of the southern section of the site with the frontage and rear office buildings and the surface car park. It also shows the land to the south clear of any development and the further development of the site to the west as part of St Claire's Business Estate is evident.

4.0 Contextual Analysis - Diagrams

4.1 Existing Street Grain



ROOF SCAPE FORMS



FRONTAGE LENGTHS & GAPS

- There are a mix of building styles and scales along the High Street.
- There is a general pattern of buildings fronting the High Street running parallel to the pavement with occasional set-backs.
- Gaps separate semi-detached buildings, and set backs articulate terraced buildings, creating clusters of buildings with a vertical character.
- Existing buildings 63-71 do not follow the general grain and rhythm along the street with large set backs from the pavement.
- 63-65 sits at an angle to the road, which combined with a larger set back and the location of vehicular access, expose the side elevation and a building depth which appears incongruous to the depth of buildings along the street.
- 67-71 has a large set back at second floor in an attempt to reduce its scale. However, the result which is exaggerated by a linear treatment to glazing, is an object building which has a strong horizontal character.

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