

# 11.0 Design Proposals - Proposed Street Scene

11.2 Views - Looking West from Bushy Park



Pre-application Meeting  
(illustrating a larger roof form)

63 - 71 High Street, Hampton Hill

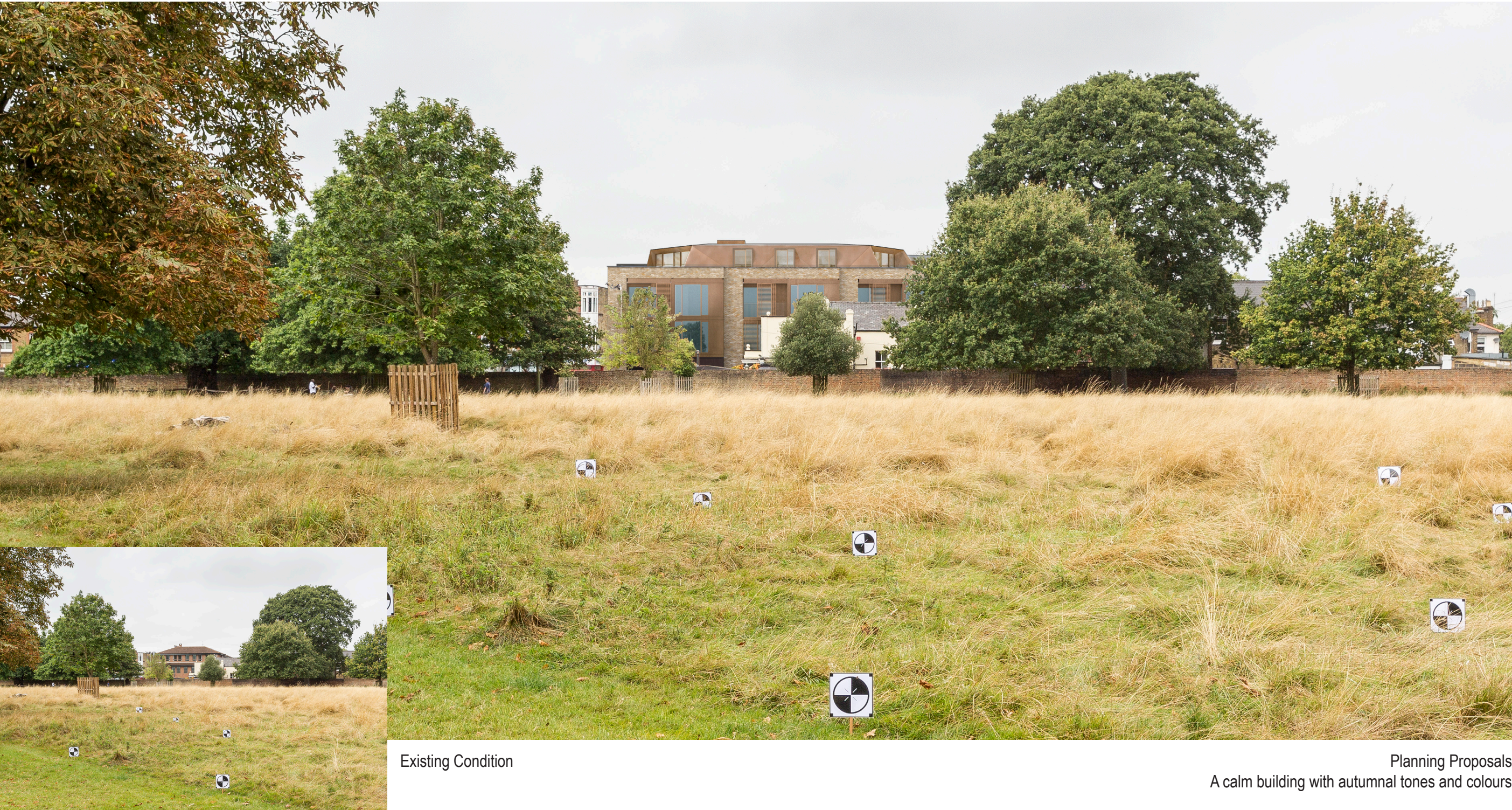
Planning Application 2016





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## 11.2 Views - Looking West from Bushy Park



Existing Condition

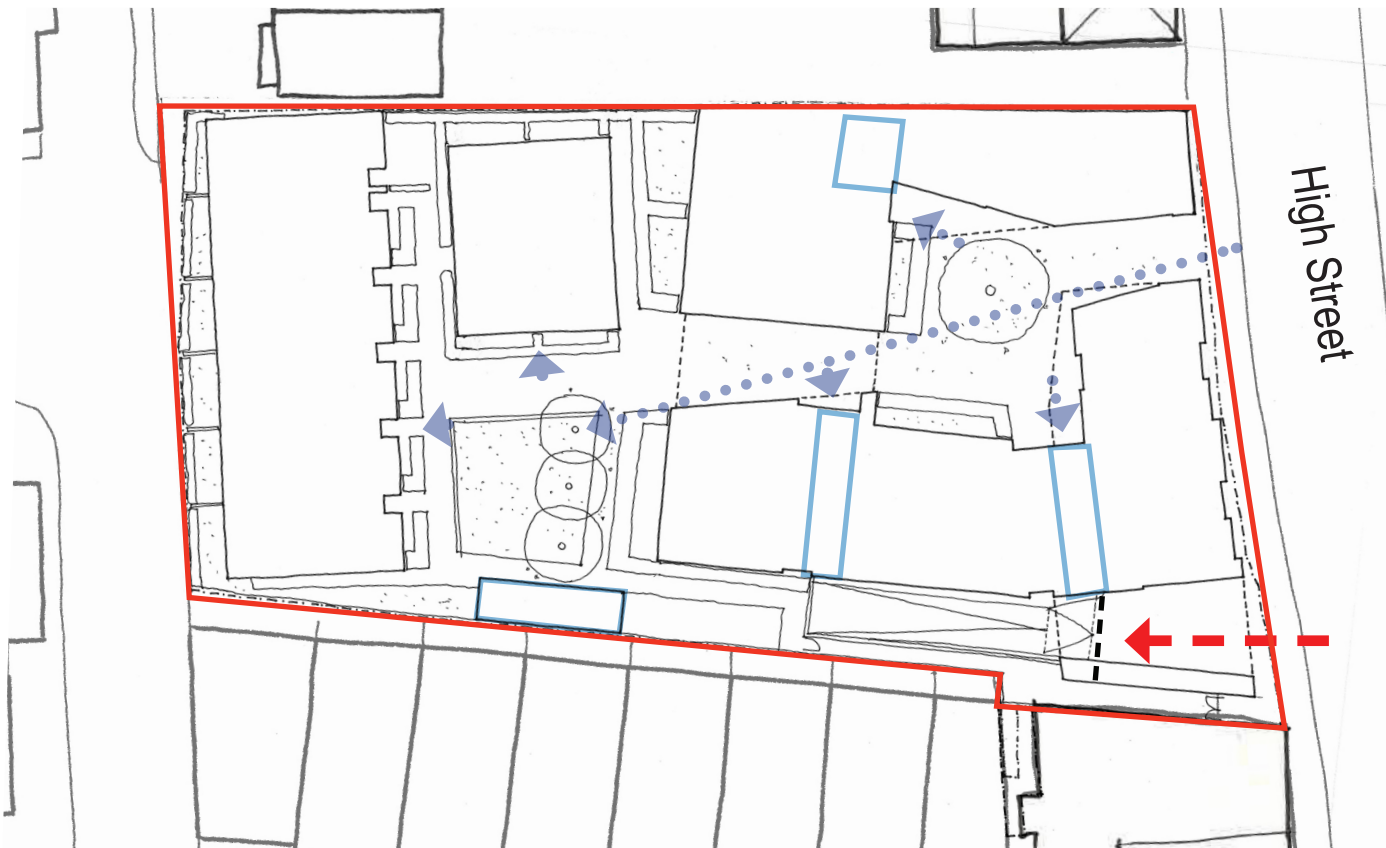
Planning Proposals  
A calm building with autumnal tones and colours



# 12.0 Design Proposals - Access Statement

## 12.1 Pedestrian Access

## 12.2 Unit Design and Wheelchair Adaptable Dwellings



- Pedestrian access separated from vehicular access
- Vehicular access located to the south side of the development, with ramp to basement car park secured by electrically operated by gated entrance
- Below ground parking frees space to create shared amenity space and landscaped gardens
- Apartment entrances clearly identified by set backs and gaps between the buildings
- Access to townhouses via rear garden square
- Stair cores with lifts provide access to apartments from ground and basement levels
- Demised areas within basement provide direct access into the townhouses
- Stair enclosure within communal garden provides access to and from the car park

Car Park Located in basement



Vehicular Access to Car Park



Pedestrian Access to Site

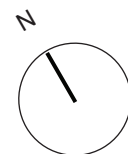


Vertical Circulation



Gate

63 - 71 High Street, Hampton Hill



### 12.1 Pedestrian Access - Ease of movement, access and inclusion in a secure environment

A key part of the client's brief has been to create an accessible, inclusive and secure development, where people are given priority and vehicles are out of sight and do not impinge on the visual environment sight.

*'Ease of Movement - A place that is easy to move around in and get to. To promote accessibility and local permeability by making places connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.'* Chapter 2: Guiding Quality, LBRT SPD Design Quality 2006.

By relocating the vehicular access to the south eastern part of the site and creating a below ground car park, it has been possible to design a development focussed around people and high quality soft and hard landscaping.

Two retail units front onto the public realm of the High Street with return frontages to the outer entrance court. Pedestrian access to the site is located to the north eastern end of the boundary with the High Street. There are no rights of access from the road serving the St Clare Business Park to the west side of the site.

Level access is provided to each retail unit and into a semi-public courtyard, from which residents can access their apartment via one of three stair and lift cores, or move west through the site to a communal garden at the rear which is overlooked by 8 town houses, each with their own entrances.

The development is not gated, but will be managed. Low level lighting and a design which offers good levels of overlooking the public realm will create a safe and secure, yet open place for the residents.

### 12.2 Unit Design and Wheelchair Adaptable Dwellings

The majority of dwellings are dual aspect with access to balconies and roof terraces.

Level access is provided throughout the development, which has been designed in accordance with Nationally Described Space Standards, Lifetime Home Standards, The London Plan, and 2015 Part M4(2) of the Building Regulations. 10% of the units have been designed to enable Part M4(3) wheelchair adaptable dwellings across a mix of 1 and 2 bedroom apartments and 3 bedroom town houses.

The following units have been designed to be suitable for wheelchair adaptable dwellings:

- 1 Bedroom 2 person apartments A101 and A102
- 2 Bedroom 3 person apartments A002 and A104
- 3 Bedroom 6 person town house T08