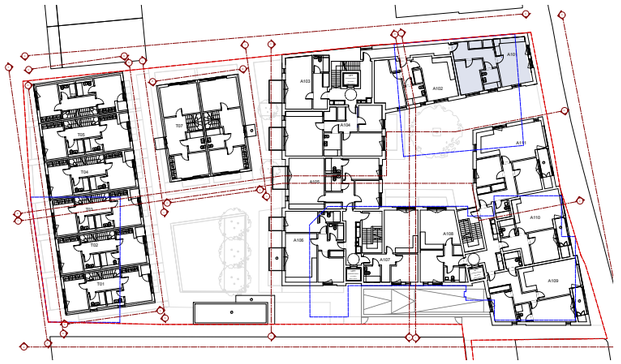
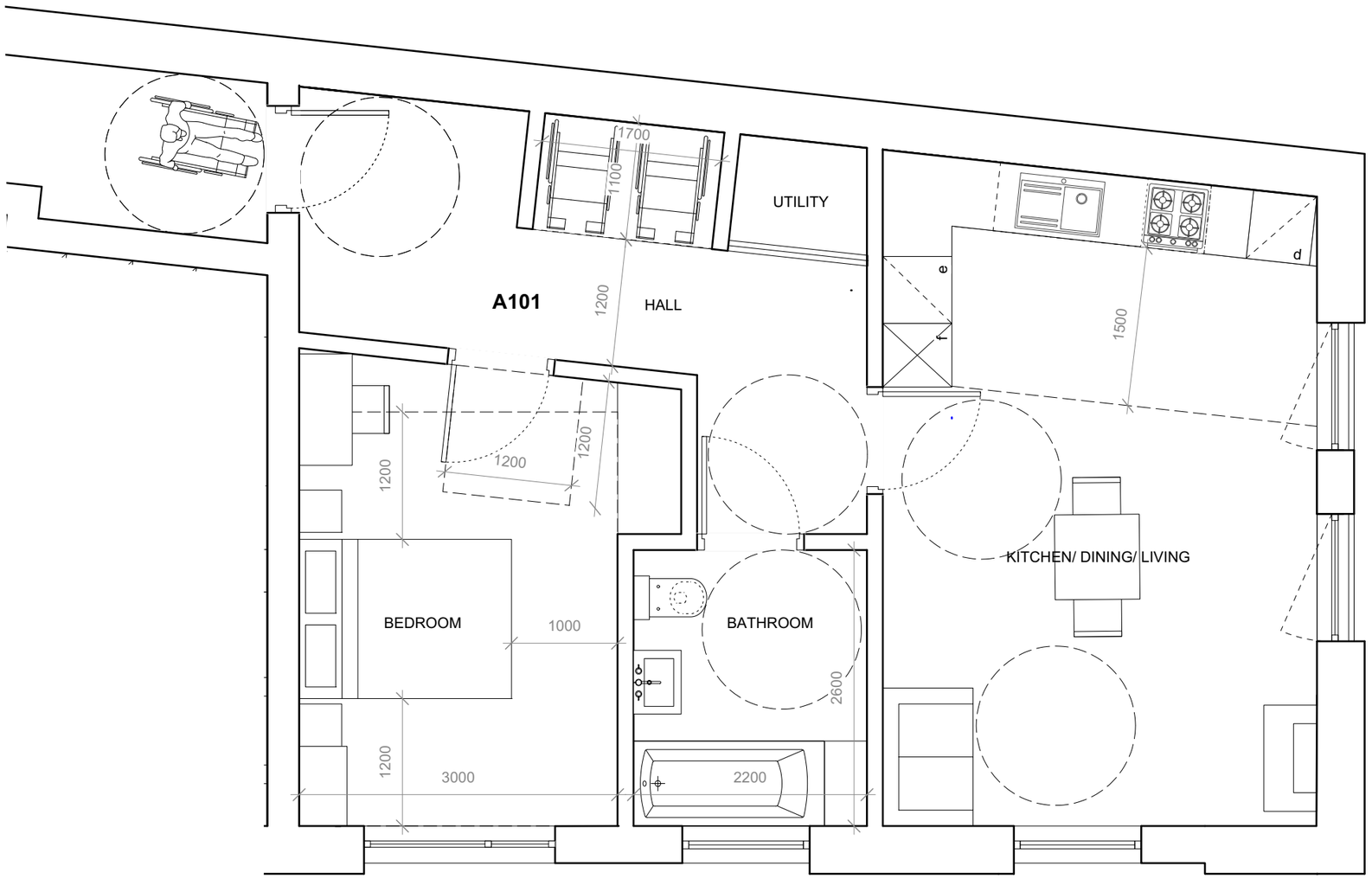
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



First Floor Unit A101



PROPOSED WHEELCHAIR ADAPTABLE UNIT A101
1 BED 2 PERSON APARTMENT

1.0 m 2.0 m 3.0 m 4.0 m

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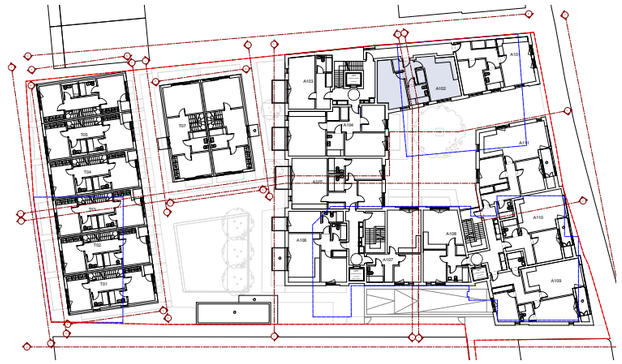
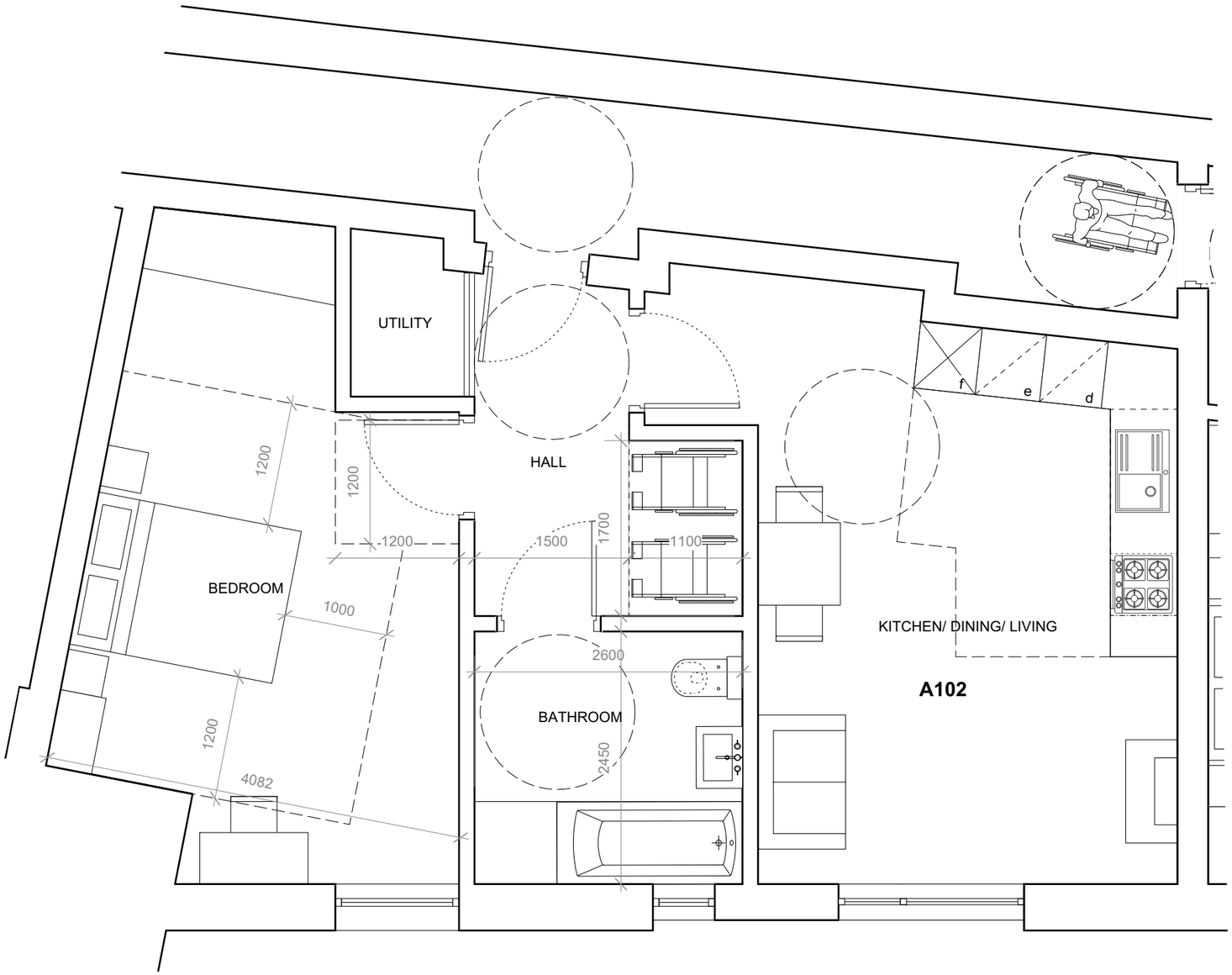
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



First Floor Unit A102



PROPOSED WHEELCHAIR ADAPTABLE UNIT A102
1 BED 2 PERSON APARTMENT

1.0 m 2.0 m 3.0 m 4.0 m

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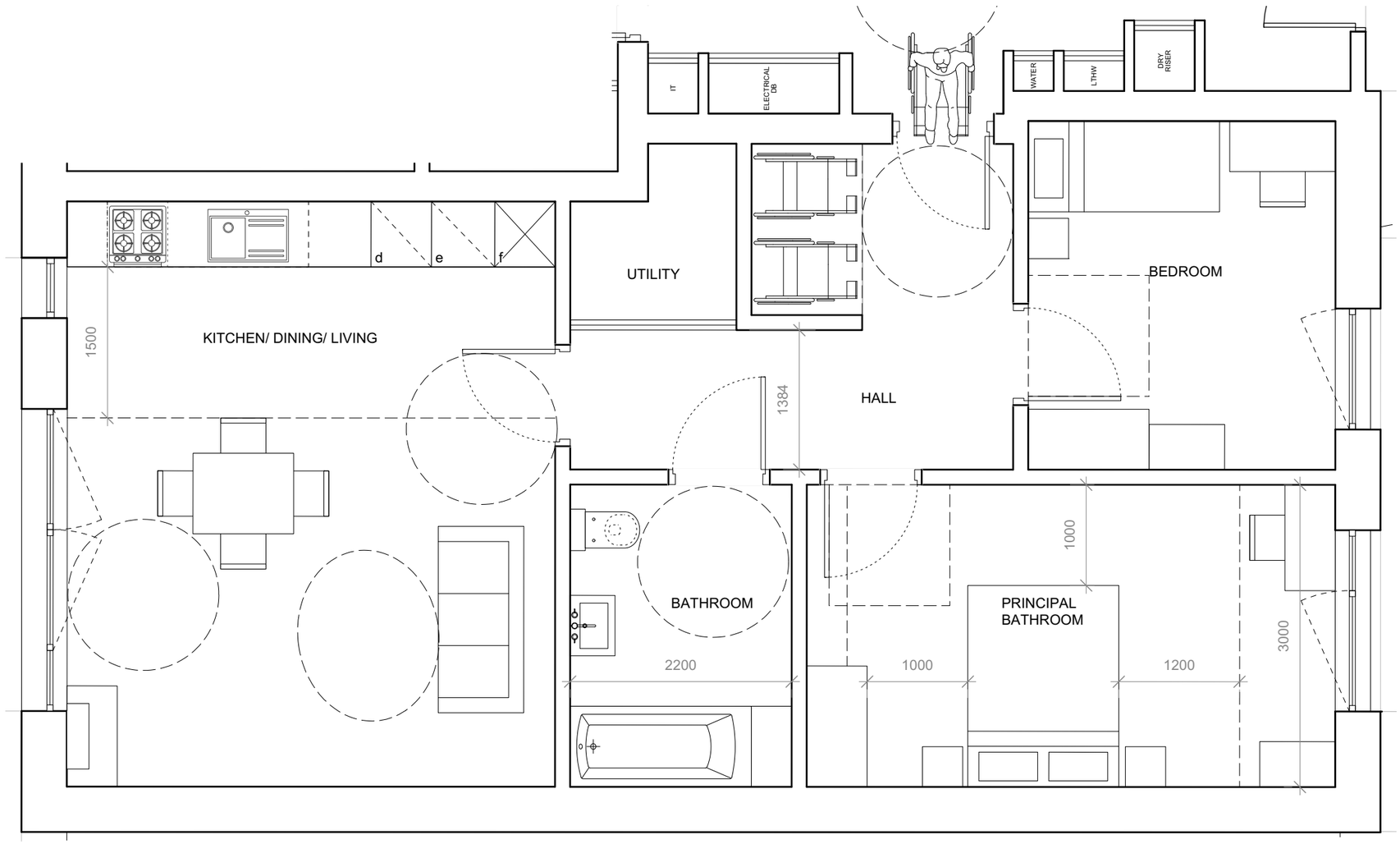
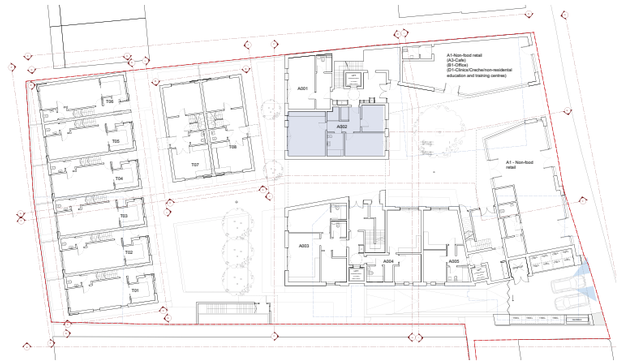
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings

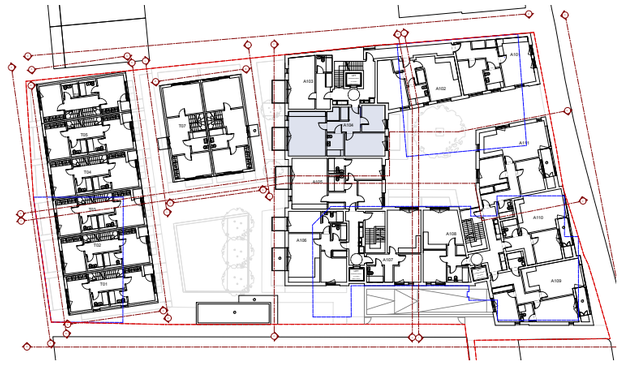


PROPOSED WHEELCHAIR ADAPTABLE UNIT TYPE A002 & A104
2 BED 3 PERSON APARTMENT

1.0 m 2.0 m 3.0 m 4.0 m



Ground Floor Unit A002



First Floor Unit A104

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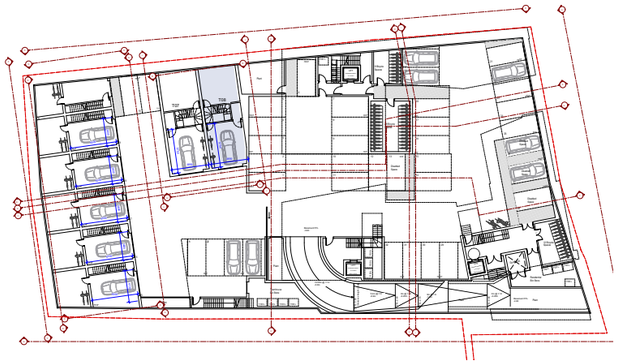
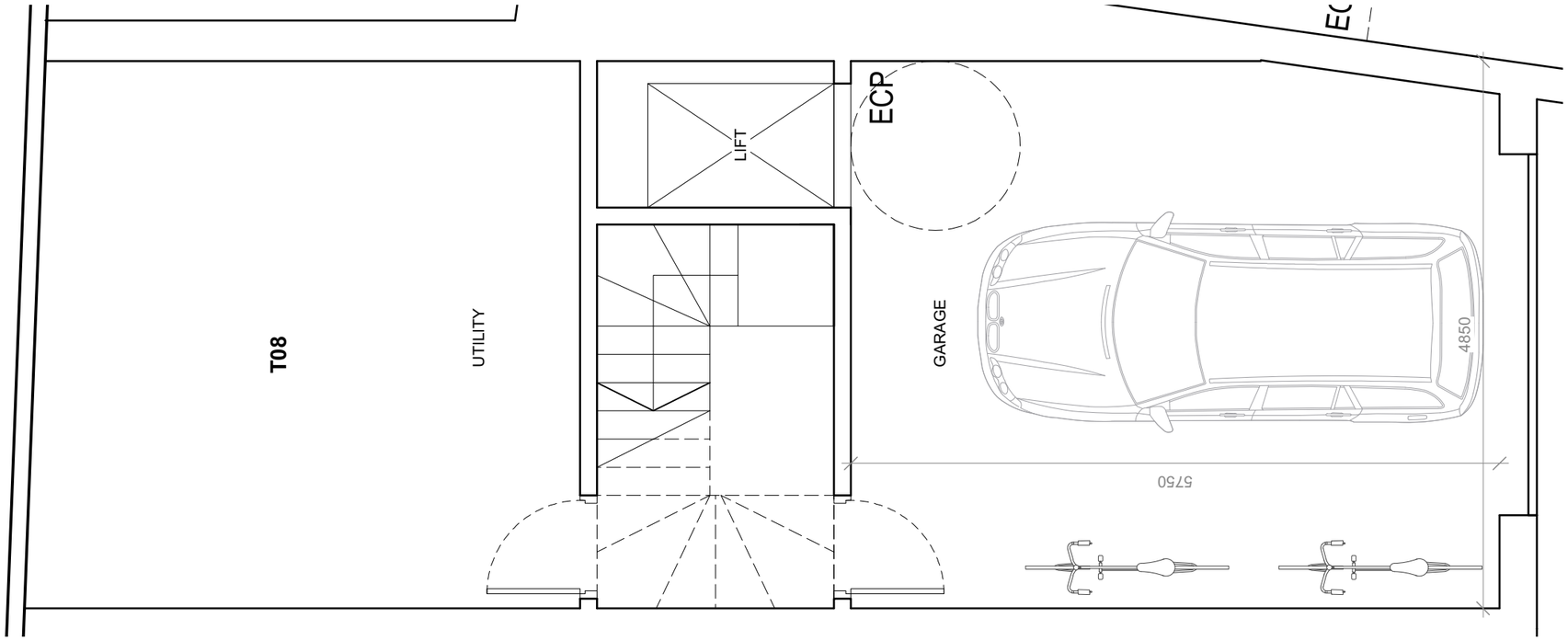
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



Town House T08 - Basement Floor Plan



1.0 m 2.0 m 3.0 m 4.0 m

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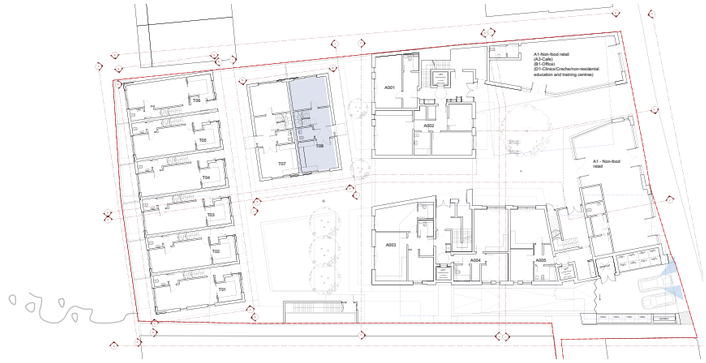
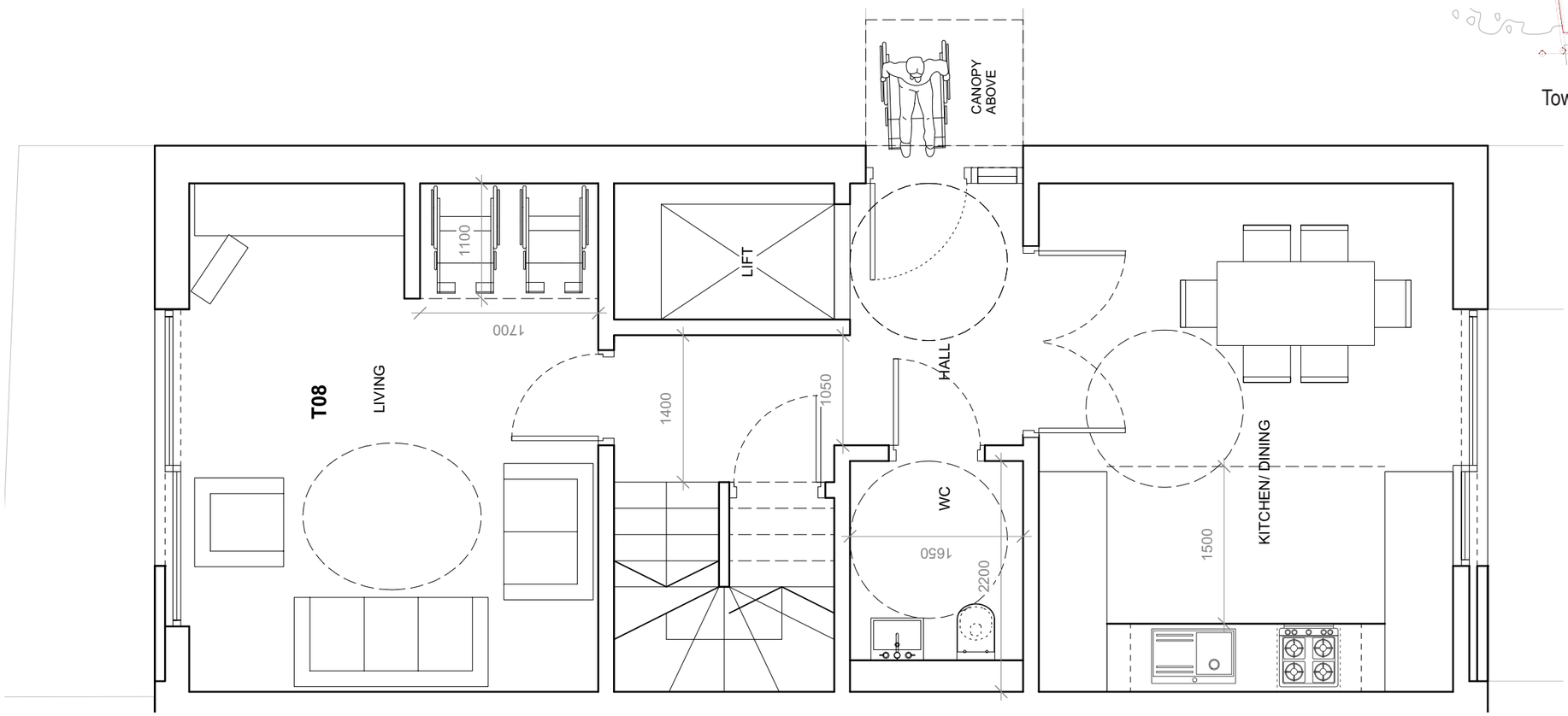
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



Town House T08 - Ground Floor Plan



1.0 m 2.0 m 3.0 m 4.0 m

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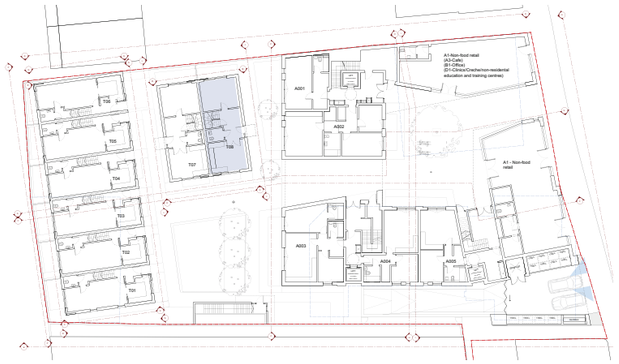
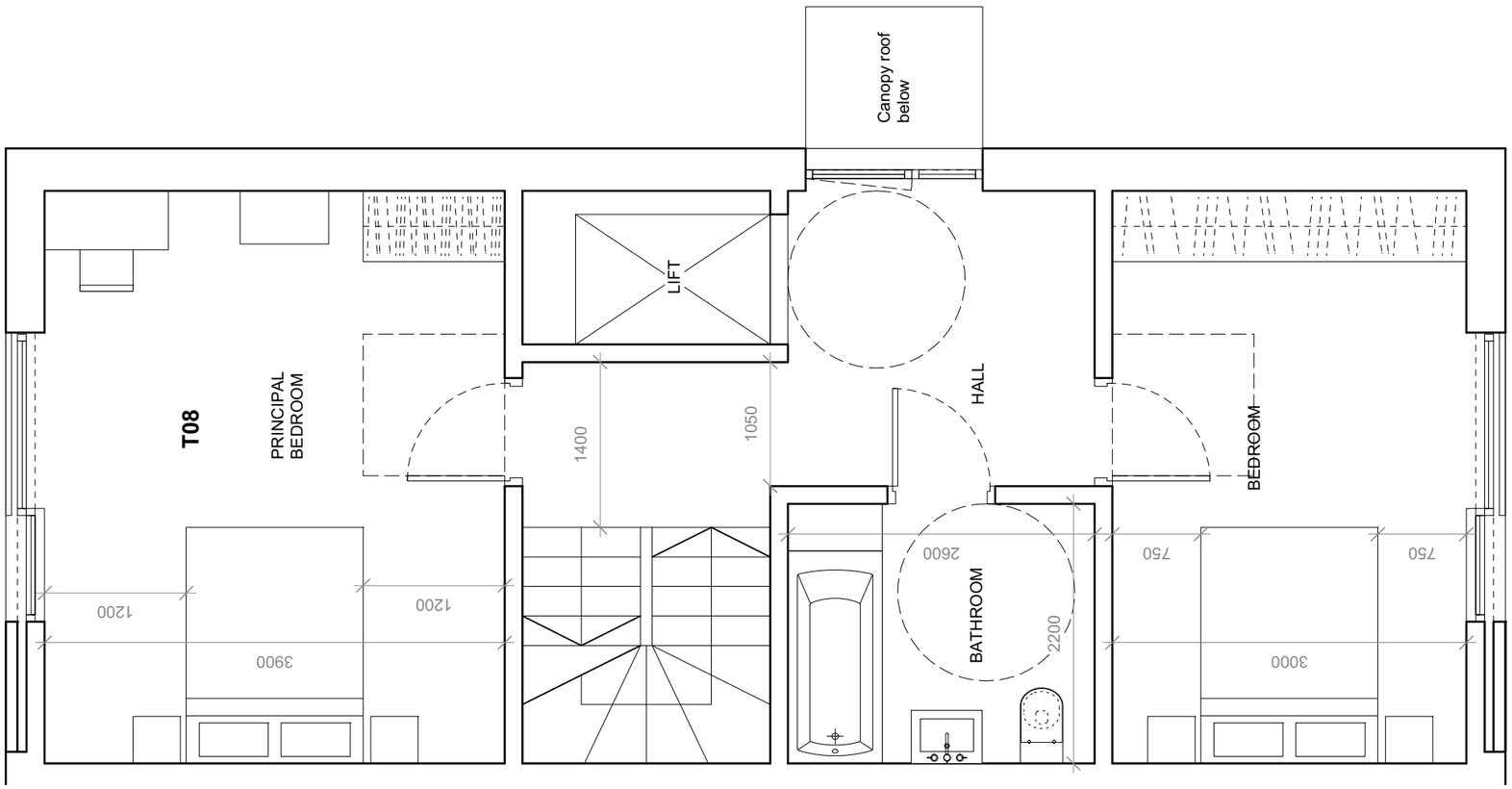
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



Town House T08 - First Floor Plan



1.0 m 2.0 m 3.0 m 4.0 m

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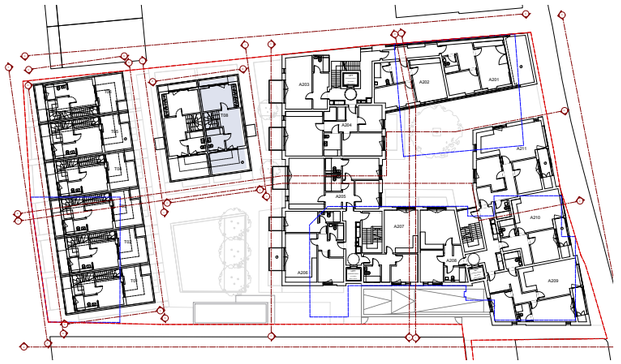
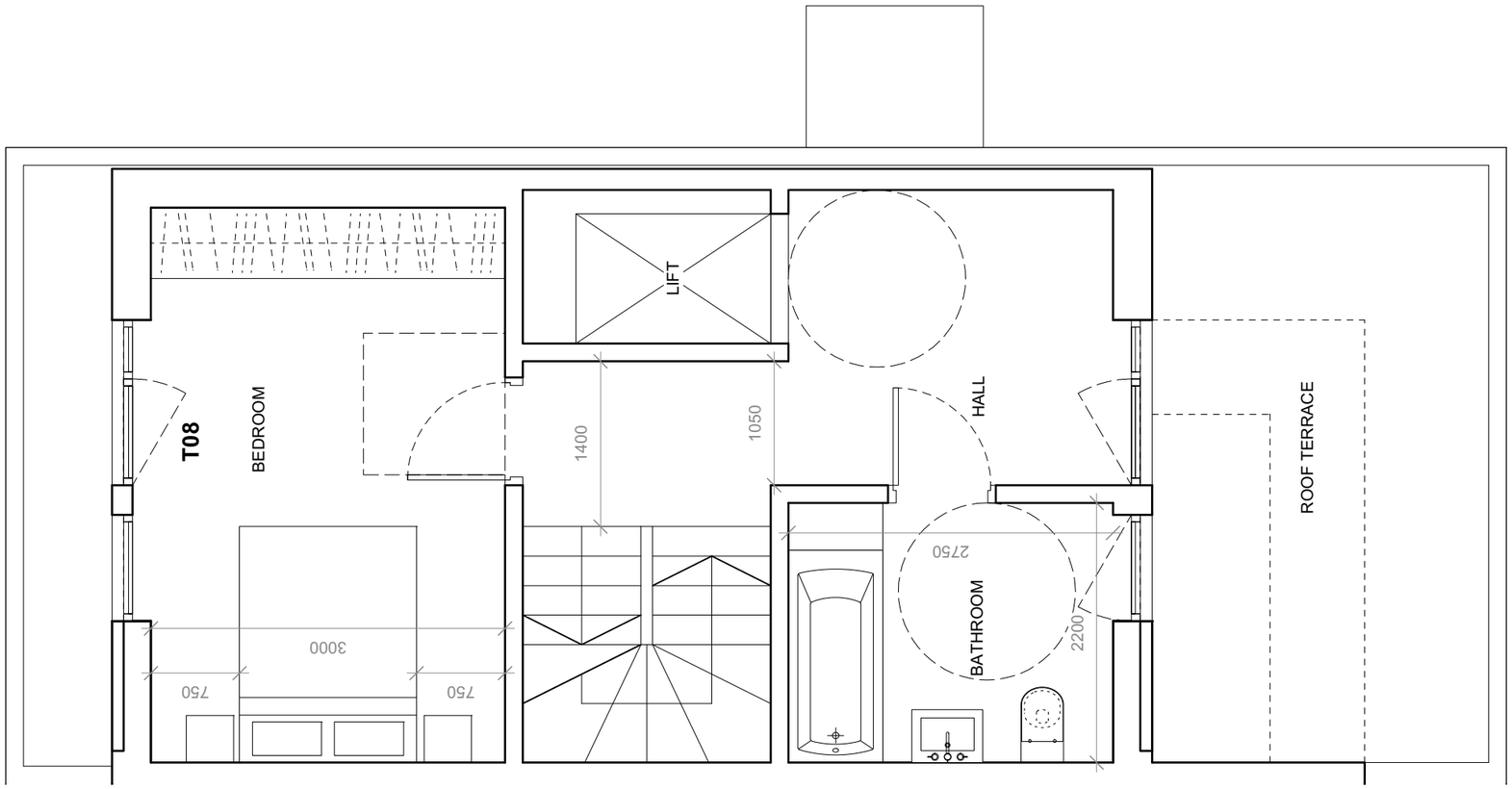
12.0 Design Proposals - Access Statement

12.2 Unit Design and Wheelchair Adaptable Dwellings



Town House T08 - Second Floor Plan



1.0 m 2.0 m 3.0 m 4.0 m

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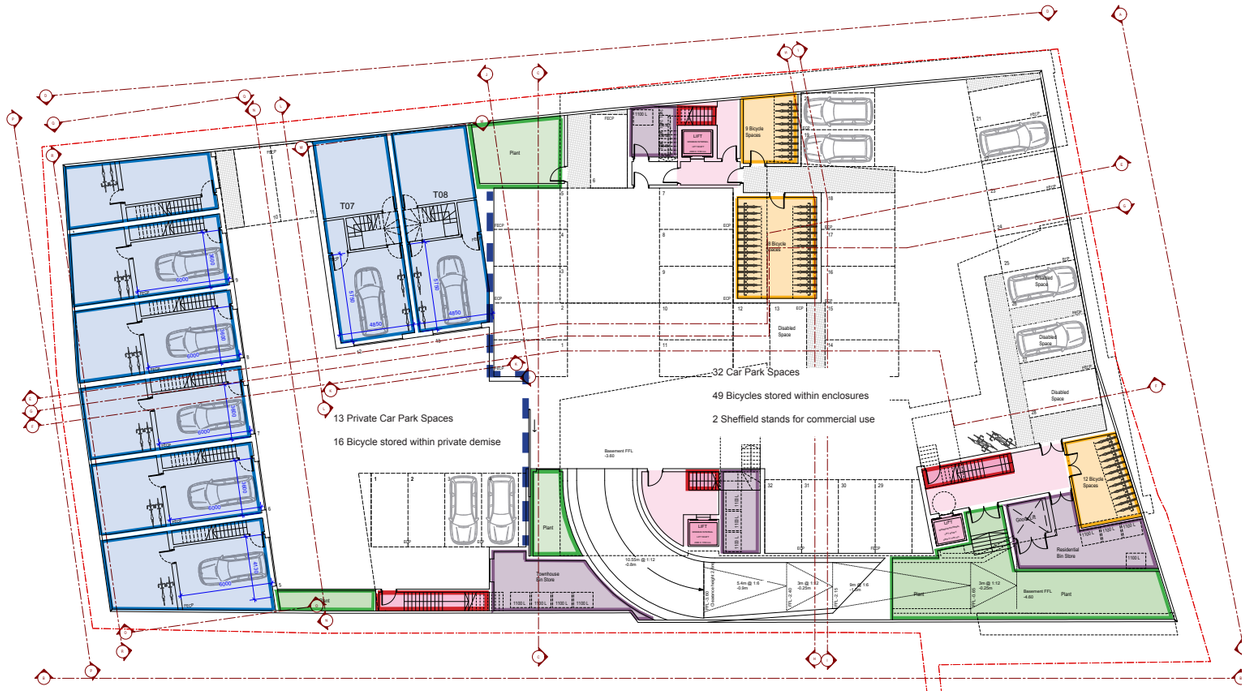


12.0 Design Proposals - Access Statement

12.3 Vehicular Access and Parking Provision
12.4 Bicycle Storage
12.5 Bin Strategy

12.3 Vehicular Access and Parking Provision

Refer to transport statement for additional information.

Vehicular access will be via a ramp located to the south of the site. This has been designed in accordance with guidance to ensure safe access with adequate vision splays to the predestrian highway.

The ramp has been designed with provision for off street standing to ensure that there is no unnecessary queuing on the public highway. The single width ramp provides two way access controlled by a traffic light system. Automatic bi-folding doors will provide security to the car park.

The below ground car park provides two parking zones: The first area serves residents of the apartments; a second, accessed by a secure gate, is demised to the town houses.

Parking provision:

- 13no. spaces associated to the town houses (7 located within the demise of the dwellings and 6 within the secure car park);

- 32no. spaces associated to the apartments (4 of which are diasbled spaces);

Ambulent disabled stairs and wheelchair accessible lifts provide egress to the front courtyard and upper floors of the apartment buildings. An additional stair located within the town house car park provides egress to the communal garden. Seven of the eight houses have their own secure garage with private stair providing access to the interior of each dwelling. The location and number of stairs provide safe means of escape and ease of access.

12.4 Bicycle storage

Secure bicycle stores are located near the entrances to the cores serving the apartments

- 49 no. resident bicycle spaces for the apartments within secure enclosures within the basement;
- 16 no. resident bicycle spaces within the town houses;
- 2no. sheffield stands provided for commercial bicycle spaces within the basement;
- 3no. sheffield stands for bicycles at ground floor courtyard level;

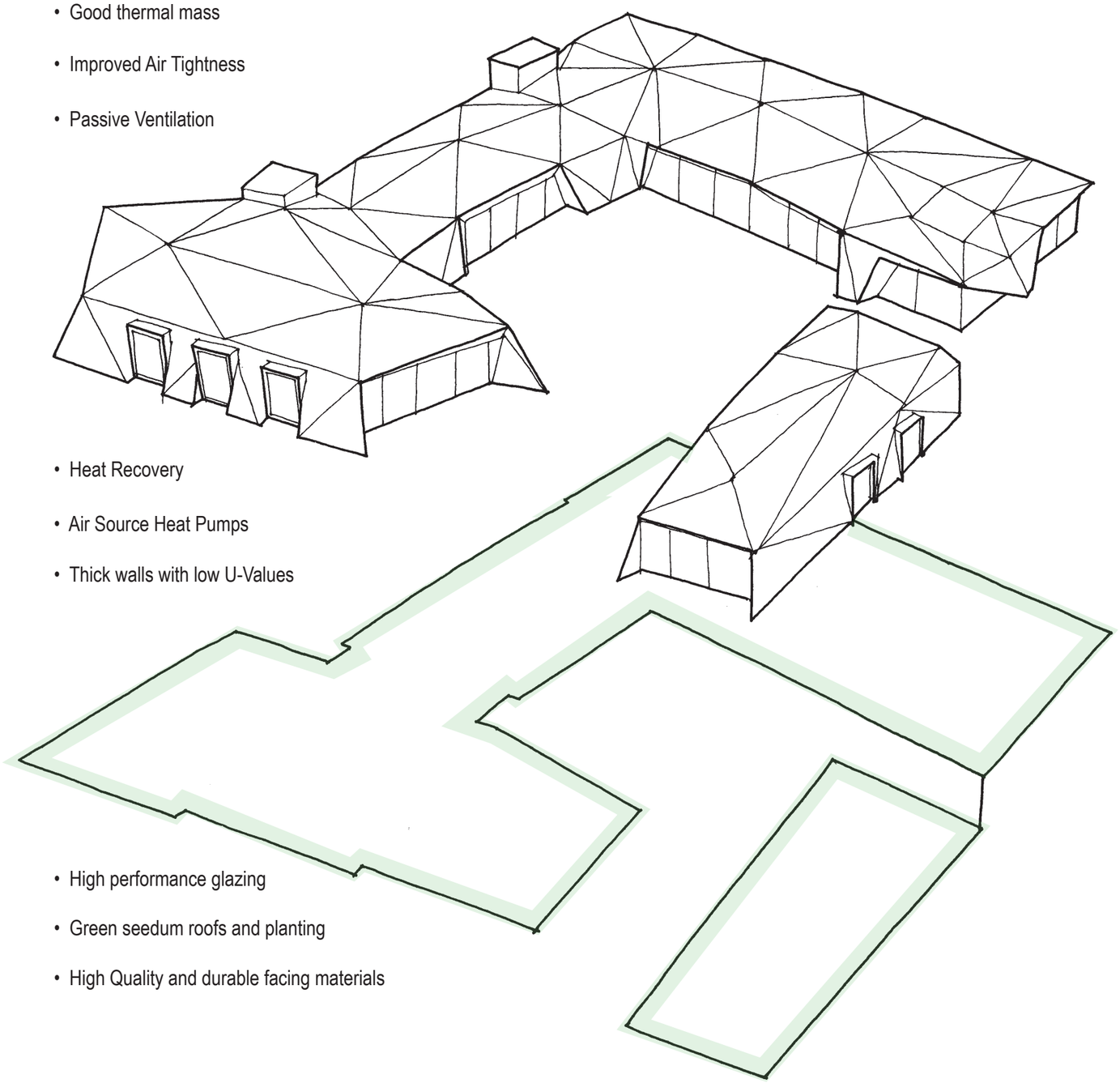
12.5 Bin Strategy

Provision of bin storage is accordance with local policy.
4 secure bin enclosures are located within the basement demise. 3 are associated to the apartments located near each core. A fourth is accessible for the residents of the town houses.

The removal of waste will be organised under a management strategy.
On bin collection day, residential bins will be relocated via a goods lift to secure holding areas located adjacent to the vehicular ramp at ground floor.

13.0 Design Proposals - Sustainability

- Sculptural roof with integrated Photovoltaics
- Good thermal mass
- Improved Air Tightness
- Passive Ventilation



- Heat Recovery
- Air Source Heat Pumps
- Thick walls with low U-Values
- High performance glazing
- Green seedum roofs and planting
- High Quality and durable facing materials

13.1 Reports and Assessments

The following reports and assessments have been carried out in accordance with Richmond Borough's Sustainable Construction Checklist SPD:

- Energy Statement;
- SAP Calulations;
- Transport Statement;
- Ecology Report;
- Tree Report;
- Flood Risk Assessment;
- Basement Impact Assessment;
- Drainage strategy and SUDS;

13.2

13.2 The scheme has been designed to achieve at least a 35% improvement over the current Building Regulations Part L 2013 for the development, and a BREEAM 'Excellent' rating for non-domestic areas employing the principles of:

Be lean: Use less energy
Be clean: Supply energy efficiency;
Be green: Use renewable energy

Each of the following contribute towards the creation of a sustainable development:

- Passive design;
- Active design;
- High efficiency plant and systems;
- Renewables;
- Reducing water consumption;
- Rainwater and surface water;
- Accessibility (promoting walking, cycling and use of public transport)
- Selection of materials;

13.3 Passive Design - ‘Be Lean’

The proposals have been designed to save energy by the inclusion of the following passive measures:

- Low U-Values achieved through increased levels of insulation with U-Values well below 2013 Part L2A requirements;
- Good Thermal Mass the reinforced concrete structure will provide good thermal mass helping to maintain temperature levels;
- Low Air Permeability air tightness design (better than Part L 2013) to reduce heat loss during winter months;
- Passive Ventilation All units designed to be naturally ventilated with the majority of layouts being dual aspect, allowing good levels of cross ventilation;
- High Performance Glazing use of double glazing systems incorporating solar coatings which have low solar energy transmittance values (low g values);
- Solar shading Roofs to the apartments and town houses incorporate overhangs and canopies providing solar shading: projecting balconies and set back windows reduce heat gain in summer;

13.4 Active Design - ‘Be Lean’

Active design measures help to reduce heat loss, overheating and assist with cooling of the building:

- Efficient plant and systems will be specified to be integrated into a Building Management System;
- Apartments within the roofspace will benefit from additional cooling which will be provided by energy efficient air source heat pumps;
- Heat recovery ventilation systems will achieve at least 80% efficient heat recovery;
- LEDS and energy efficient lighting systems will be used throughout the development to reduce energy consumption and heating loads;
- Smart meters will enable residents to moinitor the running of non-essential equipment;

13.5 High efficiency plant and systems - ‘Be Clean’

- As a Combined Heat and Power unit (CHP) is not considered technically viable due to the limited size of the development the most efficient method of heating will be provided by a centralised heating system for the apartments with individual gas fired boilers to the townhouses;

13.6 Renewable Energy - ‘Be Green’

Renewable energy generation is included in the scheme

- Photovoltaic cells will be integrated within the design of the sculptural roof to provide electricity and power for cooling for the development;
- Air Source Heat Pumps will provide energy efficient cooling to the apartments within the roofspaces;

13.7 Reducing water consumption:

The scheme will reduce the amount of mains water consumption by incorporating water saving measures and equipment.

- All dwellings will be specified so as to meet a target of 105 litres or less per head per day with water saving showers and taps, and dual flush WCs.

13.8 Rainwater and Surface Water

The proposed surface water management strategy for the development will seek to maximize the use of SuDS to irrigate planting. Green sedum roofs and areas of soft landscaping will act as initial reservoirs collecting surface water run off thereby mitigating the volume of surface water from the site.

Surface water attenuation in the form of a holding tank will be provided and the flows from this tank will be limited to the agreed restricted discharge rate.

13.9 Accessibility (promoting walking, cycling and use of public transport)

The accessibility from the site to the wide range of shops and services in the High Street cannot be bettered. There is also easy access to buses and train services which reduce the need to own and use a car for day to day activities.

The scheme incorporates a fully pedestrianised accessible ground level enabling ease of movement to, from and throughout the development. Ample bicycle storage is included within the design promoting clean modes of transport.

For those who choose to drive, the strategy for the development will include sufficient parking to all the apartments and townhouses, located within an underground car park. A minimum of 40% of parking spaces will be able to access Electric Vehicle Charging Points.

13.10 Selection of Materials

High quality and durable and long lasting materials will be selected throughout the proposals. Where possible materials will be specified using the BRE Green Guide to Specification and will be sourced locally to reduce their carbon footprint.

3s architects and designers

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14.0 Design Proposals - Area Schedule & Unit Mix

Area Schedule

Project	**63-71 High Street, Hampton Hill**
Schedule	**Residential Mix & Areas**
Stage	**PLANNING APPLICATION**
Rev K 07.11.16 Draft	

Nb. Areas are approximate and are subject to design development & a detailed survey being undertaken
Areas are measured in accordance with RICS Code of Measuring Practice 6th Edition
Areas of Plant Included within GIA. Areas to Stairs included at all floors. Area of Car Park included within GIA.

RESIDENTIAL

Units	Units	No. Beds	Persons	Habitable Rooms	NIA m2	GIA m2	GEA m2	Amenity
Apartment block								
00 Ground Floor								
A001 - Studio	1	1	1	1	39.0			24.5
A002 - Apartment - WCh	1	2	3	3	77.5			38.0
A003 - Apartment	1	2	4	3	75.5			32.5
A004 - Apartment	1	1	2	2	50.5			9.4
A005 - Apartment	1	1	2	2	50.3			10.4
00 GF Total	5	7	12	11	292.8	453.5	508.0	114.8
01 First Floor								
A101 - Apartment - WCh	1	1	2	2	62.0			
A102 - Apartment - WCh	1	1	2	2	61.0			
A103 - Studio	1	1	1	1	39.0			5.1
A104 - Apartment - WCh	1	2	3	3	77.8			5.1
A105 - Apartment	1	2	4	3	77.3			5.1
A106 - Apartment	1	2	4	3	69.5			8.1
A107 - Apartment	1	1	2	2	50.5			
A108 - Apartment	1	1	2	2	50.3			
A109 - Apartment	1	2	4	3	84.5			6.3
A110 - Apartment	1	1	2	2	57.4			6.3
A111 - Apartment	1	2	4	3	82.0			5.5
01 Total	11	16	30	26	711.3	879.5	974.0	41.5
02 Second Floor								
A201 - Apartment	1	1	2	2	50.0			17.0
A202 - Apartment	1	1	2	2	50.5			
A203 - Studio	1	1	1	1	39.0			5.1
A204 - Apartment	1	2	3	3	77.8			5.1
A205 - Apartment	1	2	4	3	77.3			5.1
A206 - Apartment	1	2	4	3	69.6			8.1
A207 - Apartment	1	1	2	2	50.5			
A208 - Apartment	1	1	2	2	50.3			
A209 - Apartment	1	2	4	3	84.5			6.3
A210 - Apartment	1	1	2	2	57.0			6.3
A211 - Apartment	1	2	4	3	82.0			5.5
02 Total	11	16	30	26	688.5	852.0	943.0	58.5
03 Third Floor								
A301 - Penthouse 1	1	2	4	3	91.5			28.0
A302 - Penthouse 2	1	2	4	3	94.0			20.5
A303 - Penthouse 3	1	2	4	3	72.0			9.0
A304 - Penthouse 4	1	2	4	3	140.0			75.7
03 Total	4	8	16	12	397.5	492.5	552.0	133.2
TOTAL APARTMENT	**31**	**47**	**88**	**75**	**2090.1**	**2677.5**	**2977.0**	**348.0**
Town houses								
LG + 00 + 01 + 02								
T1 - Town house	1	3	6	4	128.5	ex basement		100.0
T2 - Town house	1	3	6	4	128.5	ex basement		62.0
T3 - Town house	1	3	6	4	128.5	ex basement		62.0
T4 - Town house	1	3	6	4	128.5	ex basement		61.5
T5 - Town house	1	3	6	4	128.5	ex basement		60.5
T6 - Town house	1	3	6	4	128.5	ex basement		66.5
T7 - Town house - WCh	1	3	6	4	155.8	ex basement		70.5
T8 - Town house	1	3	6	4	155.8	ex basement		76.0
Total	8	24	48	32	1082.6	1145	1267.0	559.0
TOTAL TOWN HOUSE	**8**	**24**	**48**	**32**	**1082.6**	**1144.5**	**1267.0**	**559.0**

Residential Mix	
no. 3 Bed	8
no. 2 Bed	16
no. 1 Bed	12
no. Studio	3

No. Dwellings	39
Site Area in Ha	0.2528
Habitable Rooms / Hectare	423
Dwellings / Hectare	154

Car park spaces	
Apartments	32
Town Houses	13
TOTAL	**45**

RETAIL		
Ground Floor	GIA	GEA
Unit 1	131.5	148.5
Unit 2	102.5	122.2
TOTAL RETAIL	**234**	**270.7**

Amenity	
Apartments Ground	114.8
Apartments First	41.5
Apartments Second	58.5
Apartments Third	133.2
Townhouses	559.0
Communal Garden	171
TOTAL AMENITY	**1078.0**

TOTAL AREAS Apartment Block, Retail, Basement		
Floor	GIA*	GEA*
Basement	2152	2303
Ground Floor	691.5	793.0
First Floor	879.5	974.0
Second Floor	852.5	943.0
Third Floor	492.5	552.0
TOTAL	**5068**	**5565**

*Figure includes Car Park & Retail

TOTAL AREAS Town Houses		
Floor	GIA	GEA
Ground Floor	440	485.0
First Floor	440	485.0
Second Floor	264.5	297
TOTAL	**1145**	**1267.0**

SCHEME	TOTAL GIA**	TOTAL GEA**
	6213	**6832**

**Total includes apartments, townhouses, retail, landlords, and basement

PROPOSED ELEVATION A - HIGH STREET EAST ELEVATION

Material description:

Walls:

1. Yellow fair faced brick in stretcher bond. Final type / colour and mortar colour subject of submission and approval by LPA
2. White render
3. Cladding - TECU Classic Copper
4. Cladding - TECU Classic Copper (roof level)
5. Fixed louvered cladding - TECU Classic Copper (town houses)
6. Fixed louvered cladding - TECU Classic Copper (roof level)
7. Shopfront signage zone and cladding - TECU Bronze

Doors & Windows:

8. Double glazed doors - Copper anodised aluminium frames
9. Double glazed doors - Copper anodised aluminium frames (roof level)
10. Double glazed tilt and turn windows - Copper anodised aluminium frames
11. Double glazed tilt and turn windows - Copper anodised aluminium (roof level)
12. Double glazed sliding doors - Copper anodised aluminium frame
13. Fixed frameless double glazed windows
14. Low ion toughened laminated shopfront glazing
15. Double glazed sliding rooflight lantern

Privacy Screens:

16. Sliding louvred privacy screens - Copper anodised aluminium
17. Sliding louvered privacy screens - Copper anodised aluminium (roof level)
18. Opaque toughened laminated glass privacy screens

Balustrading:

19. Toughened laminated glass balustrades
20. Recessed balconies with copper coloured metal balustrades
21. Juliet blaconies with copper coloured metal balustrades
22. Balconies with copper coloured metal balustrades - Tecu Classic Copper cladding

Roofs:

23. TECU Classic Copper cladding with integrated photovoltaics
24. TECU Classic Copper cladding for town houses
25. TECU Classic Copper Flashing
26. Sedum green roof finish

Canopies and Soffits:

27. Canopies - with white rendered fascias and soffits with TECU Classic copper flashing and roofs
28. Soffit to recessed balconies - white render

Terraces:

29. Stone (Refer to landscape proposals)
30. Composite timber decking (Refer to landscape proposals)

2.0 m 4.0 m 6.0 m 8.0 m

Planning Application

Rev:	Date:	Description:
-	08.11.2016	Issued for information
*	29.11.2016	Issued for Planning

Project: **63-71 High Street, Hampton Hill**

Dwg no: **1525 / PA.05**

Drawing: **Proposed Elevation A**
High Street East Elevation

Date: October 2016 Scale: 1:100 @ A1

C - D 3s Rev: *

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