

# 6.0 Design Proposals - Site Concept

6.5 Proposed Urban Grain 1:1000



Ground Plan



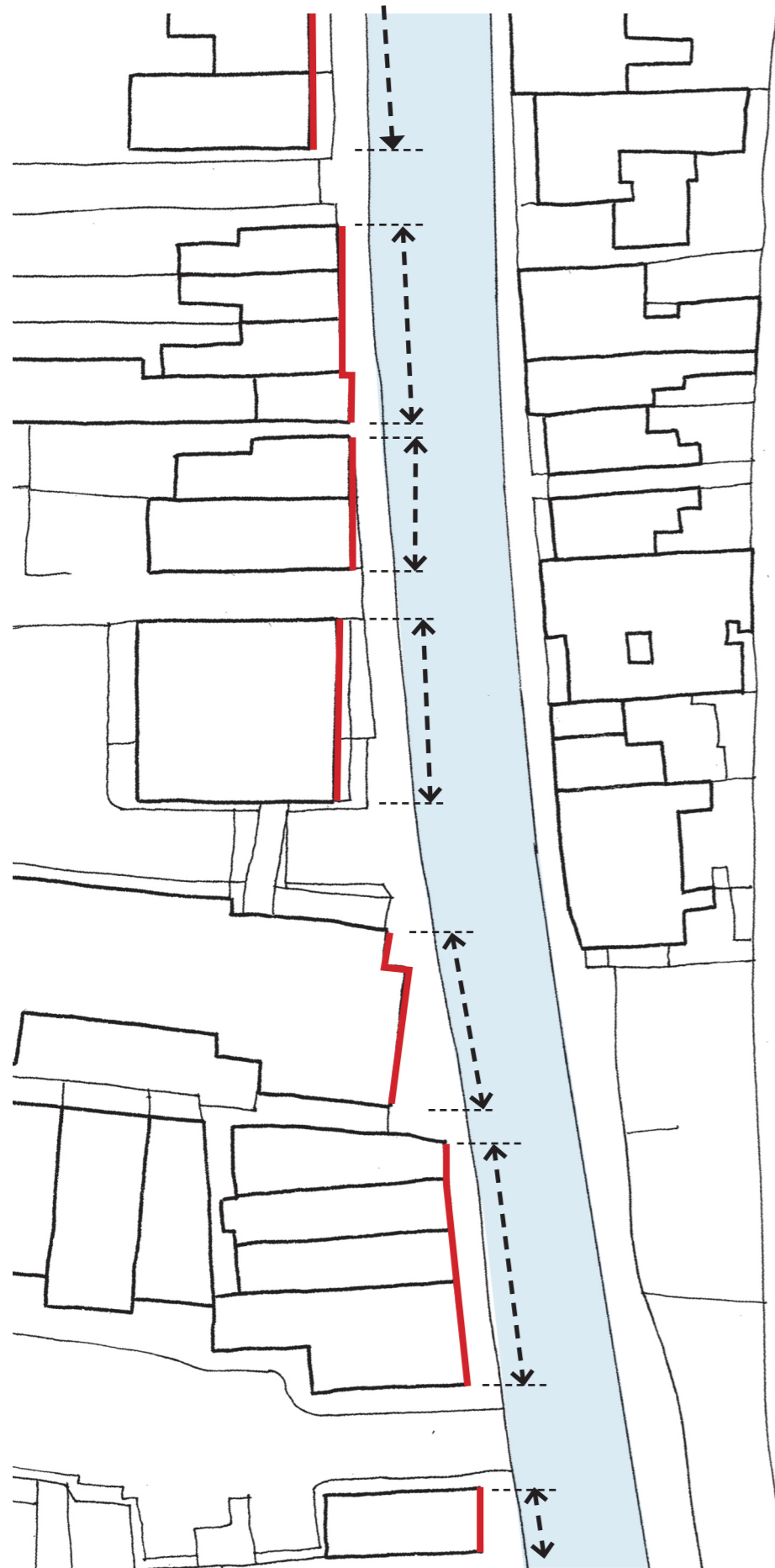
Roof Plan

63 - 71 High Street, Hampton Hill

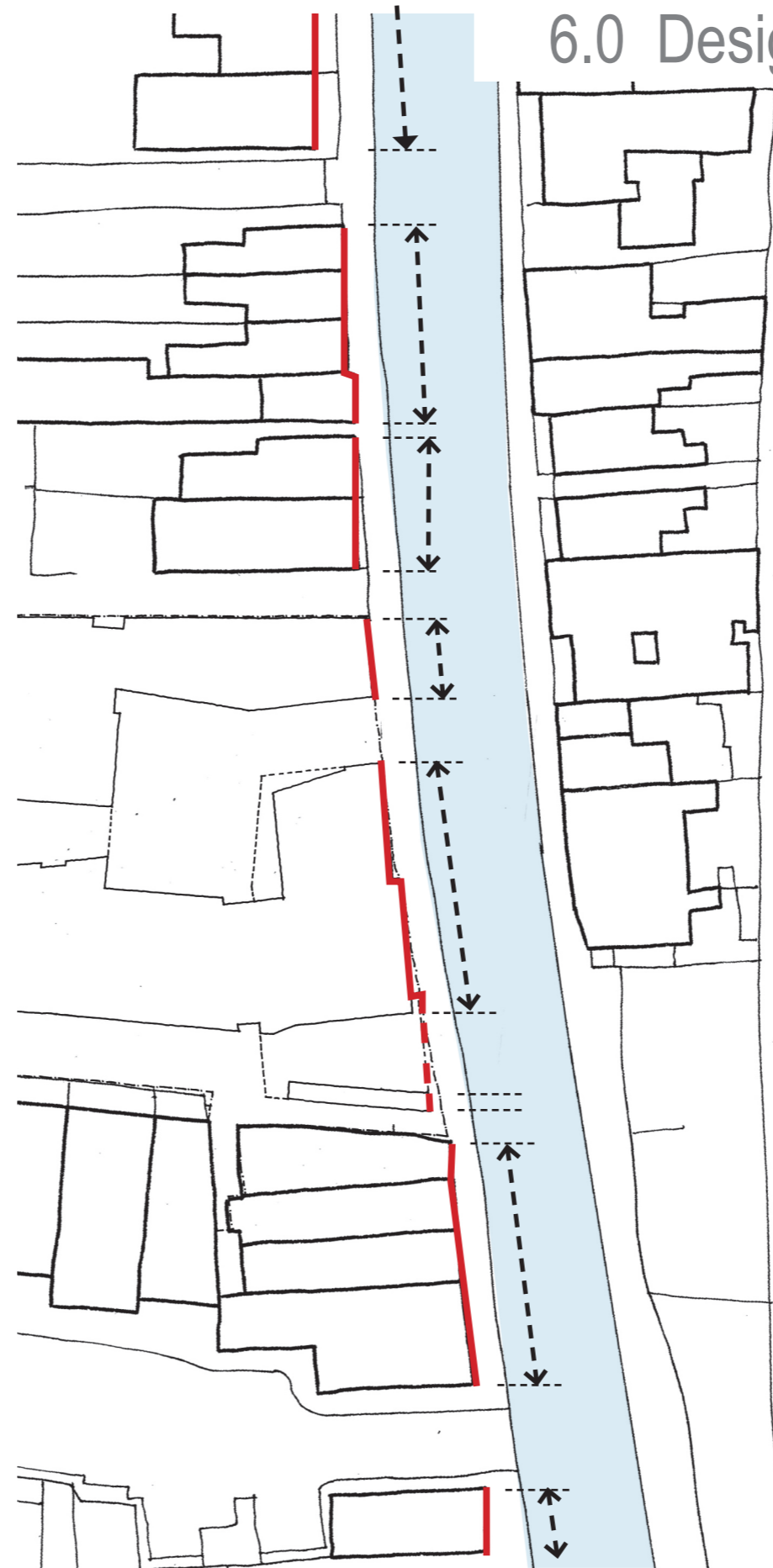
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# 6.0 Design Proposals - Site Concept

## 6.5 Proposed Urban Grain 1:500



Existing Plan



Proposed Ground Plan

- The proposals reinstate a grain which is similar to the existing High Street
- Comprised as a collection of contextual buildings rather than separate object buildings
- The buildings align with the frontages along the High Street
- The southwest facades are similar in width to those along the High Street. with stepped frontage and visual breaks creating a vertical rhythm, an appropriate scale, and responding to slight bend in the street.
- The vehicular access is relocated to the southern end separating cars from pedestrian access.
- A new pedestrian access into a courtyard creates a welcoming entrance to the scheme.

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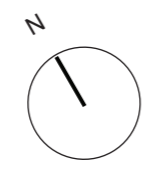
6.6 Use 1:500



-  Residential at upper floors
-  Residential at ground and upper floors
-  Office Converted to Residential
-  B1 Office at ground and first floor, residential at second floor
-  B1 Office
-  A1 Shops  
A2 Professional Services  
A3 Food and Drink  
A4 Drinking Establishments
-  A1 Non food / A3 Cafe / B1 Office  
D1 Clinic / Creche / Non-Residential Education and Training Centre.  
Residential at upper floors
-  Locally Listed Building

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## 6.7 Pedestrian and Vehicular Access 1:500

Refer to Section 12.0 of this report for Design and Access Statement



Car Park Located in basement



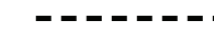
Vehicular Access to Car Park



Pedestrian Access to Site



Vertical Circulation

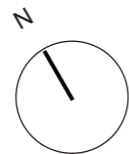


Gate

- Pedestrian access separated from vehicular access
- Vehicular access located to the south side of the development, with ramp to basement car park screened 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 town-houses 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 town-houses
- Stair enclosure within garden square provides access to and from the car park

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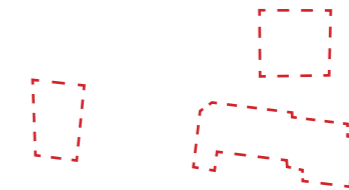


# 6.0 Design Proposals - Site Concept

6.8 Roof Plan 1:500



Sun Path

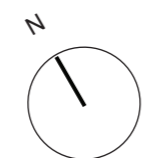


Outline of Existing Buildings

- A connected group of individual 3 and 4 storey apartment buildings towards High Street in a courtyard arrangement
- Apparent depth of buildings similar to existing when viewed from High Street
- South and central wings comprise ground and two upper floors with a set back roof storey.
- North building reduced to ground and first floors with set back roof storey to respond to scale of 73 High Street
- The introduction of a sculptural roof to the set back top level is designed to make reference and respond to the variety of pitched and stepped roofs along the High Street
- 3 storey town houses focussed around rear garden square
- Top floor to town houses set back with generous roof terraces
- Garden square provides buffer and light and space to the Site having regard to the proximity of 1-8 Mews
- Sculptural roof accommodate PV panels for renewable energy

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# 6.0 Design Proposals - Site Concept

## 6.9 Proposed Amenity Space

### 6.9 Proposed Amenity

Refer to the Planning Design and Access Statement for policy related matters, Landscape Design Statement, and Section 14.0 Area Schedule of this report for further information on design and allocation of private and shared amenity space.

The proposals are of an urban density including a good range in unit size and mix, including studio apartments, 1 bedroom and 2 bedroom apartments, and 3 bedroom townhouses. Wherever possible provision has been included for private amenity space in the form of gardens, balconies, terraces and roof gardens.

Design proposals seek to prioritise people and placemaking by locating all vehicles below ground, improving ease of movement through the site and space for a balanced range of accessible public, communal and private space.

The base framework is set by the LBR Adopted Development Management Plan – Policy DM HO 4 – ‘Housing Mix and Standards’

paragraph 5.1.25 states:

*For amenity space, there are general guidelines as the type and size of space will vary according to the size and use of the dwelling, set out in more detail in the Residential Development Standards SPD. Provision should ensure a balanced range of public, communal and private space. The aspect, usability, sense of enclosure and prevailing pattern established by local character will all be taken into account in assessing whether private gardens will provide sufficiently good living conditions. For houses a minimum total private space of 70sqm for 3 or more beds and 40sqm for 2 beds should be provided. To provide adequate private amenity space for development of flats, a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1 sqm should be provided for each additional occupant (as set out in the Mayor’s Housing Design Guide). Flats at upper levels may have a private balcony area, if in accordance with Policy DM DC 6 ‘Balconies and Upper Floor Terraces’, and in addition should have access to communal open space.*

Whilst it has not been possible to achieve private external space to every apartment, the design incorporates safe and accessible Juliet balconies, balconies and terraces, and a generous communal garden for residents offering valuable amenity space within the development.

Across the development the apartments enjoy 348m<sup>2</sup> of private amenity; the townhouses enjoy 569m<sup>2</sup> of private amenity; and a communal garden provides 171m<sup>2</sup> of amenity. Total amenity reaches 1088m<sup>2</sup> excluding the open pedestrianised spaces of the front courtyard and covered link between the two courtyards.

Front courtyard (excluded from amenity areas measured):

- A hard landscaped pedestrianised courtyard;
- Semi-private set back from the High Street;
- Provides access to all the apartments and a covered route through to a landscaped rear garden;

Front Gardens:

- Townhouses and ground floor apartments enjoy front garden spaces;
- Hedges provide a buffer and privacy from the semi-public realm;

Rear Gardens and Roof Terraces:

- Majority of ground floor apartments enjoy generous private west facing rear gardens;
- Townhouses benefit from front and rear garden spaces, and generous roof terraces;
- Roof terraces are set back at upper floors overlooking the communal garden;
- Rear gardens to the townhouses also provide a buffer and form part of the street scene to the rear access road of St Clare’s business park;

Balconies:

- 1.5m deep balconies provide amenity at upper floors;
- Where projecting balconies cannot be achieved Juliet balconies offer a strong connection to the front courtyard;
- West facing balconies overlook communal garden;
- East facing balconies are recessed set back from the High Street with sliding privacy screens;

Communal Garden:

- 171m<sup>2</sup> of accessible communal garden space;
- Provides valuable space within the development;
- Provides pleasant aspect and larger separation distances to 1-8 the Mews;
- Townhouses are set back at upper floors, stepping away from the garden maximising light;

Proximity to wide open land of Bushy Park:

- Whilst the development does not rely on the park for amenity, it is an asset offering a huge expanse of publicly accessible green space in close proximity to the development;