

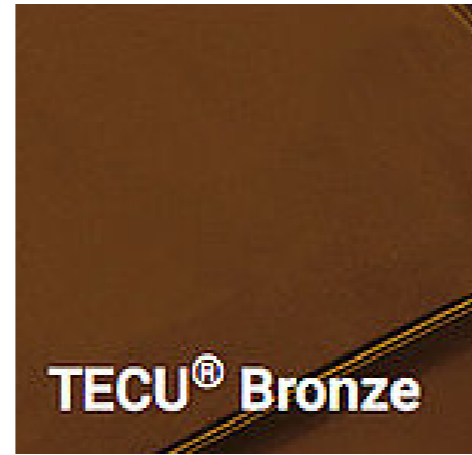
9.0 Design Proposals - Proposed Materials



Yellow Brick



TECU Classic Copper Cladding



TECU Bronze Cladding



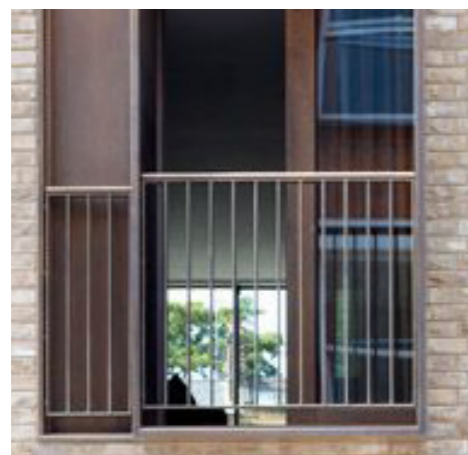
White Render Walls



Copper Roof



Louvred Privacy Screens



Metal Cladding and Balustrades



Sedum Green Roofs



Sliding Glass Rooflights

Facing Materials:

Walls:

- Yellow fair faced brick in stretcher bond
Final type / colour and mortar colour subject of submission and approval by LPA
- White render
- Cladding - TECU Classic copper
- Cladding - TECU Classic copper (roof level)
- Fixed louvred cladding - TECU Classic copper (houses)
- Fixed louvred cladding - TECU Classic copper (roof level)
- Shopfront signage zone - TECU Bronze

Doors & Windows:

- Double glazed doors - Copper anodised aluminium frames
- Double glazed doors - Copper anodised aluminium frames (roof level)
- Double glazed tilt and turn windows - Copper anodised aluminium frames
- Double glazed tilt and turn windows - Copper anodised aluminium frames (roof level)
- Double glazed sliding doors - Copper anodised aluminium frames (roof apartments)
- Fixed frameless double glazed windows
- Low ion toughened laminated shopfront glazing
- Double glazed sliding rooflight lantern

Privacy Screens:

- Sliding louvred privacy screens - Copper anodised aluminium
- Sliding louvred privacy screens - Copper anodised aluminium (roof level)
- Opaque toughened laminated glass privacy screens

Balustrading:

- Toughened laminated glass balustrades
- Recessed balconies with copper coloured metal balustrades
- Juliet Balconies with copper coloured metal balustrades
- Balconies with copper coloured metal balustrades - TECU Classic copper cladding

Roofs:

- TECU Classic copper roof cladding with integrated photovoltaics
- TECU Classic copper cladding (townhouses)
- TECU Classic copper flashings
- Sedum green roof finish

Canopies and Soffits:

- Canopies - White rendered facias and soffits with TECU Classic copper flashings and roof
- Soffit to recessed balconies - White render

Terraces (refer to landscape proposals):

- Stone
- Composite timber decking

10.0 Design Proposals - Consultations

10.1 Pre-application Meeting

In developing the proposed design Greatplanet and their design team has sought to have regard to comments received from the officers of the Council; the local ward Councillors; local societies and individual residents. Comments and guidance received have influenced and helped shape the design proposals.

10.1 Formal Pre-application Meeting

The design team submitted proposals to The Royal Borough of Richmond upon Thames Development Control planning department in June 2016.

On 4th August 2016 the design team met with the senior planning officer, urban design officer and highways officer to review the proposals.

In general the proposals were well received. The key issues addressed included the following:

- It was agreed that the existing buildings make no beneficial contribution the Hampton Hill High Street Conservation Area and that the principle of redevelopment was acceptable
- It was noted that the extant Core Strategy policy CP19 and Local Plan policy CP19A require retention / replacement of existing employment uses.
- It was recognised that the existing buildings could be converted to residential use, subject to prior approval, as permitted development. This has subsequently been approved.
- It was agreed that redevelopment would in principle enhance the overall setting of the Conservation Area and this was welcomed. It was agreed that a contemporary design, as proposed, can achieve the required enhancement.
- No concerns were raised regarding the principle of the proposed reinstatement of the historic building line or the proposed vehicular and pedestrian access points and there was general support for the courtyard approach to the scheme.
- While the concept and form of the sculptural roof was not opposed we were advised that there was a concern about the proposed height of the building which officers consider to be detrimental to the character of the Conservation Area – this has been addressed by a redesign including setting back the whole of the top floor fronting the High Street.

- It was acknowledged that there are a number of buildings of this scale to the north of Hampton Hill High Street and the streetscape of the Conservation Area comprises a mix of building types with a myriad of styles and scales, with taller buildings located next to small two storey buildings; It was seen as a positive that the proposals take reference from the neighbouring context such as window proportions, retail and signage zones, horizontal brick courses picked up in the horizontals of balconies etc.
- It was acknowledged that the set back balconies and privacy screens reflected the use behind, as well as providing appropriate privacy and separation of the public and private realm whilst offering life to the facade;
- The lower scale of the proposed building on the northern boundary was seen as an opportunity to mediate with the lower scale of the street scene to the north;
- It was recognised that the floor to ceiling heights and internal space standards in-line with current policy and London Plan guidelines introduce scales that are different to those of older buildings
- It was agreed that there is a great need in the borough for more housing and new residential developments which offer a range of unit types;
- It was recognised that there is a lack of sites of this size within the borough which can offer the space required to provide a good mix of unit types;
- We were advised that there was a preference for any retail accommodation to be restricted to non-food sales;
- The courtyarded approach to the development was well received;
- The relocation of the vehicular access and pedestrianised treatment to the ground floor was generally considered acceptable;
- The relationship to the neighbouring development to the south. In respect of this it was noted that the existing buildings at 63-65 include residential units which overlook the adjoining properties that the southern elevation of the proposals align with the existing buildings and that this existing development itself was a 'bad neighbour'.

10.0 Design Proposals - Consultations

10.2 Public Consultations

10.2 Public Consultations

On Thursday 15th and Saturday 17th September Greatplanet invited local residents and members of the public to an exhibition and consultation hosted at the site.

- Prior to the exhibition c.700 invitation leaflets were delivered to homes and local businesses on streets neighbouring the High Street within a catchment area bordered by Uxbridge Road to the south and Hampton Road at the north; in addition invitations were sent to local councillors and key stakeholders, and an advert was placed in the Richmond and Twickenham Times;
- 92 people attended the exhibition to view plans, ask questions and leave feedback;
- The consultation provided an opportunity to discuss the proposals in detail with local people. In general the proposals were well received with verbal support provided during the consultation for the replacement of the existing buildings and the design of the proposals;
- Topics of interest included:
 - **Parking:**
Most attendees were satisfied with the provision of parking and liked the underground car park design
 - **Type of Housing:**
There was interest in the type and price of affordable housing and size of flats and houses.
 - **Overlooking:**
Residents from 1-8 The Mews were worried about overlooking and impact on their daylight/sunlight.
 - **Infrastructure:**
Some residents voiced concern about the impact of more homes would have on schools, transport and doctors surgeries.
 - **Construction:**
Some residents expressed concern about the disruption resulting from the construction period.
 - **Transformation of a brownfield site:**
The majority of residents welcomed the principle of redeveloping the site for housing needs, particularly given it is currently unused.

On Wednesday 9th November a further public exhibition was held at the site. This provided an opportunity to present and discuss how the designs have been modified and developed taking into consideration comments from previous consultations. Fully rendered visuals of verified views were presented accurately illustrating the proposals and their materiality within the existing context.

In general the proposals were well received, and local residents expressed support for the project.

10.0 Design Proposals - Consultations

10.3 Further Consultation with Planning Department

10.3 Further Consultation with Council

Following the conclusion of the second round of public consultation the revised draft Drawings and updated Design and Access Statement were submitted

In response we were advised, orally, that the modifications were welcomed and that the height of the High Street frontage was now thought to be acceptable; that the choice and balance of materials work well – with the general tone of the brick being a light / pale yellow mix and the change from darker base to lighter upper level of the metal work. It was noted that the view from Bushy Park was muted and respectful

It was, however, considered that the size / form of the large square windows in the 1st and 2nd floor bays were somewhat incongruous and not based on any immediate contextual reference. It was suggested that this element should be reviewed in order to provide a more positive relationship with the grain of fenestration in the conservation area.

It was noted that the height of the central cross wing of the apartment building appeared to be slightly higher than the adjusted roof to the street frontage. In response it was explained that this was a reflection of the proposed articulated form of the roof and that the two elements of the building would not be read together. The central element of the building would only be seen in the glimpse view from the High Street through the gap at the entrance into the outer court. To aid consideration of this it was suggested that additional sketch views, based on the accurate CAD modelling of the proposals, would be produced to illustrate the visible extent of the roof as seen from the pavement on the opposite side of the street and at the entrance of the courtyard.

Options for alternative subdivision of the large windows were subsequently provided and it was agreed, orally, that the proposed variation introducing a second side light opening, thereby reducing the scale of the largest element addressed this concern (Refer to Section 11.1 Design Modifications).

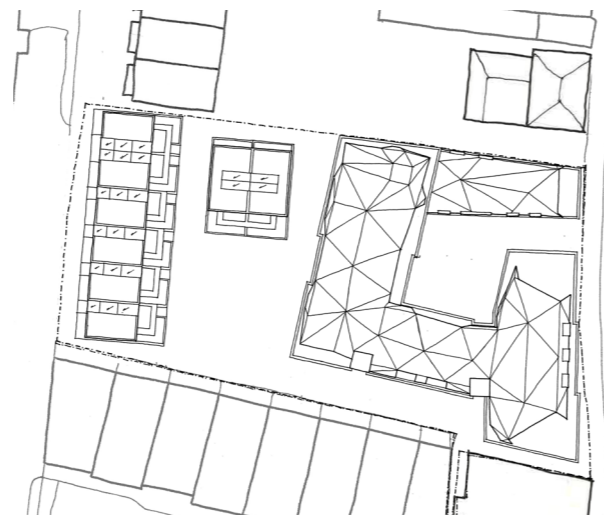
Sketch views based on an accurate wire frame model have been issued for further comment (Refer to Section 11.2 Views High Street West looking through to Courtyard).

11.0 Design Proposals - Proposed Street Scene

11.1 Design Modifications



Pre-application Meeting



Planning Submission

In response to comments raised during the Formal Pre-application Meeting and as a result of reflection on the comments from the wider consultation exercise the following modifications have been made to the proposals:

- The extent, height and scale of the roofs fronting the High Street have been modified through a review process which has included the production of verified views of the development from north, south and Bushy Park;
- A reduction in the height of the ground to first floor and reduction in the depth of the floor slabs has reduced the height of the first three storeys c.300mm

Other modifications have been made. These include:

- The front roofscape has been reduced in footprint and height, setting it back from the third floor parapet facing the High Street. This has resulted in a reduction in the number of apartments at this level
- The entire top floor / roof has been redesigned to provide a continuous sculptural form throughout. This results in a reduction in scale and ensures a cohesive architectural language across the interlinked buildings on the east half of the site;
- The top floor / roof has been retreated in scale on the south and southwest elevations to achieve BRE guidance for daylight.
- Stair towers and lift cores have been set further into the main body of the building to reduce their visible scale when viewed from the courtyards and the High Street;
- The High Street facade to the north block has been modified to increase the extent of solidity, with punched openings at first floor level;
- The extent of amenity space for future occupiers has been increased where possible;
- The design of the units capable of adaptation for wheelchair bound occupiers has been developed and the units where this can best be provided defined;
- The selection of facing materials has been progressed through reference to the rendered CGI verified views. These views are prepared to accurately illustrate the form, scale and materiality of the proposals;

Following further consultation with the Urban Design Officer, the front elevations have been revised to include additional frames and mullions to the first and second floor glazing. The inclusion of two framed openings reduces the size and form of the frameless window, introducing a smaller scale, and a stronger relationship with the grain of the conservation area.



Pre-application Meeting



Planning Submission

63 - 71 High Street, Hampton Hill

11.0 Design Proposals - Proposed Street Scene

11.1 Design Modifications



Pre-application Meeting



Planning Submission

11.0 Design Proposals - Proposed Street Scene

11.1 Design Modifications



Pre-application Meeting

- Sketch proposals based on an inhouse 3d Model;

Public Consultation

- Sketch designs based on wire framed massing model from verified views;
- A reduction in the scale of the roof form (retaining 2 apartments within the roof at 3rd floor);

Planning Submission

- 3D visual verified views
- Reduction in the footprint and visible scale of the roof;
- Greater solidity to the northern block;

63 - 71 High Street, Hampton Hill

Planning Application 2016