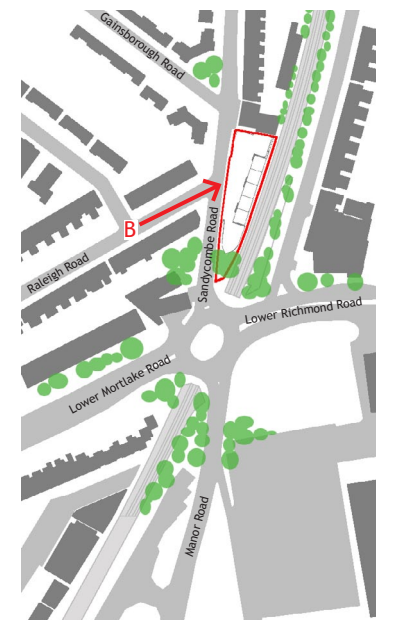




B Photomontage towards site looking down Raleigh Road

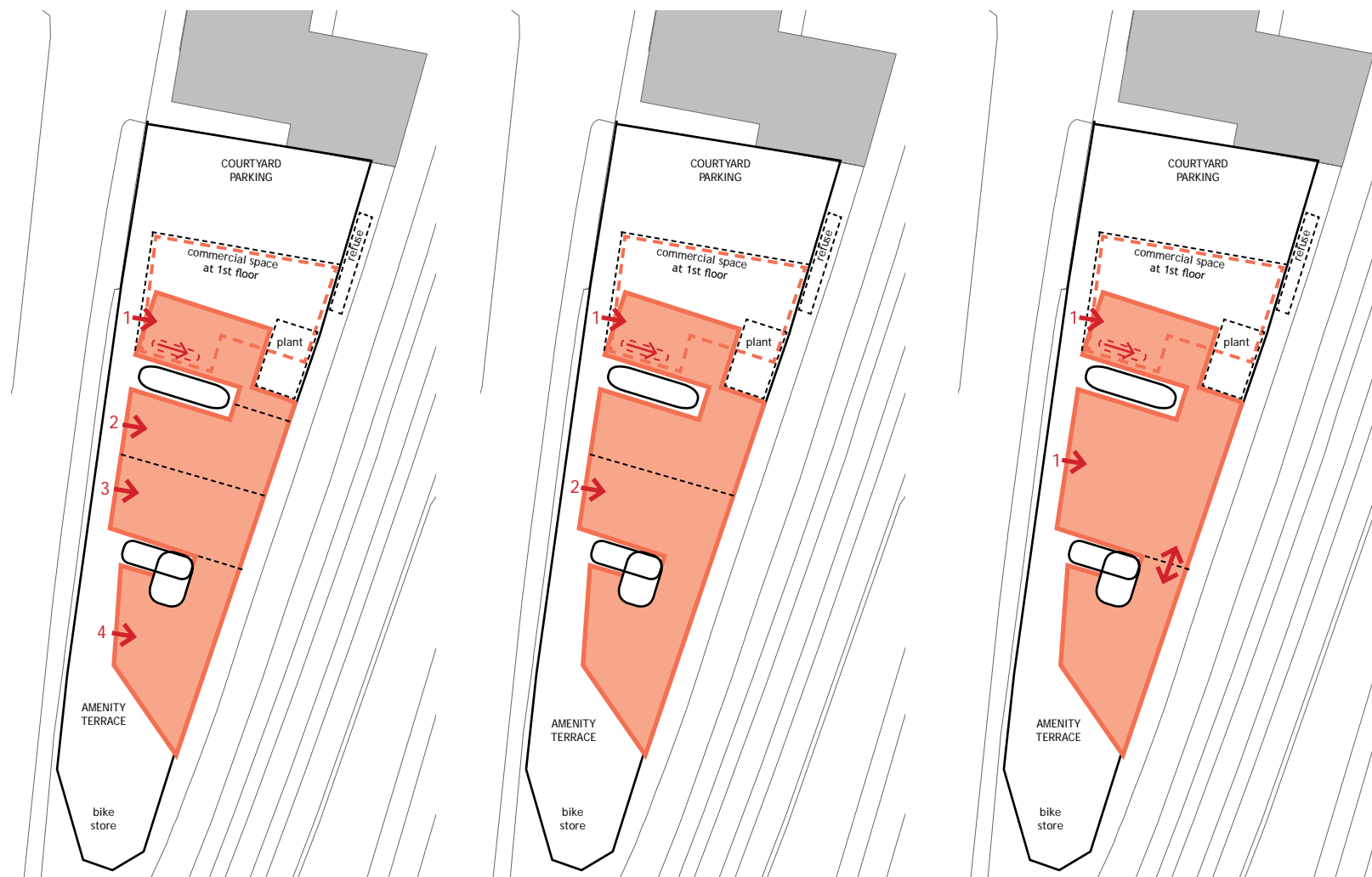




# Proposed Design

## New High Quality Commercial space: Flexibility of tenancy and space requirements

- Much needed commercial space lost in the borough can be replaced through the provision of new flexible modern commercial space
- Space will be capable of occupation by a single tenant or up to 5 small startup-type units, with secure access doors, separated from the residential accommodation
- BREEAM excellent design standard, suitable for 21st century businesses
- Large areas of glazing provide natural light and ventilation with all units still dual aspect when divided. Secure and easily accessible bin and bike stores.



### Commercial space option 1:

Four units each with dedicated entrance from landscaped walkway

Orientation of subdivisions and main glazed areas maintain good daylight

### Commercial space option 2:

Example of fewer, larger units provided (2 in this case but options for 4, 3 or 2 depending on tenant's space and operational requirements)

### Commercial space option 3:

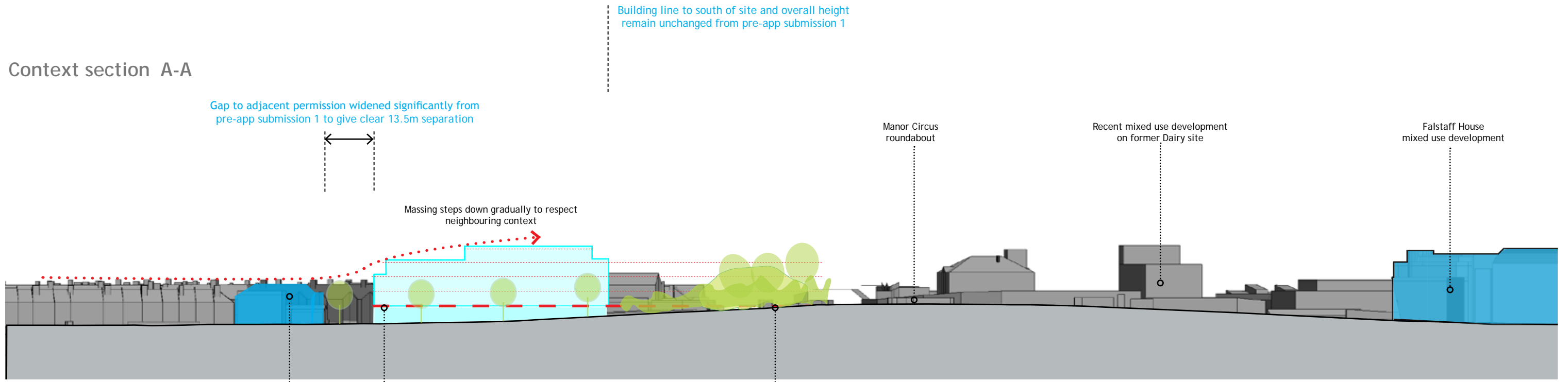
Entire space taken as one letting. Variation in building form lends itself to logical internal planning for a large unit, with option for fully open space and addition of partitions to provide WCs and natural distribution of meeting rooms etc



# Context, Scale and Streetscape

## Scale and massing in wider streetscape

Context section A-A



Volume of extant neighbouring permitted scheme

Massing steps down gradually to respect neighbouring context

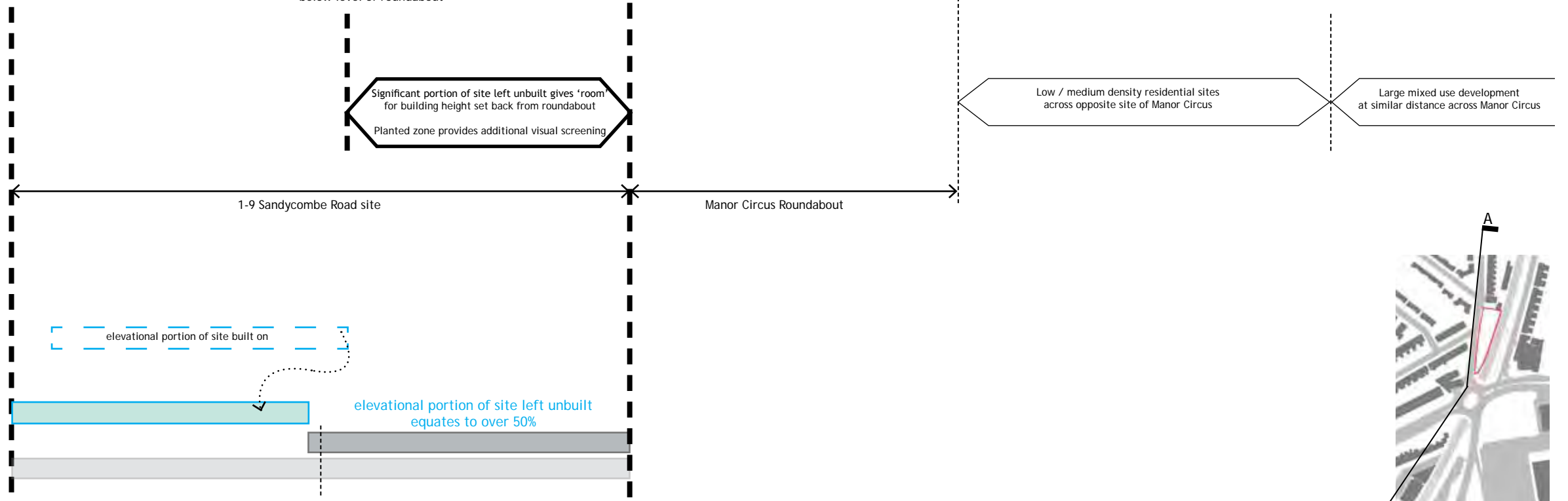
Building line to south of site and overall height remain unchanged from pre-app submission 1

Manor Circus roundabout

Recent mixed use development on former Dairy site

Falstaff House mixed use development

Site topography drops away from Manor Circus to allow first floor level to line through below level of roundabout



Linear elevation analysis

elevation portion of site built on

elevation portion of site left unbuilt equates to over 50%

1-9 Sandycambe Road site

Manor Circus Roundabout

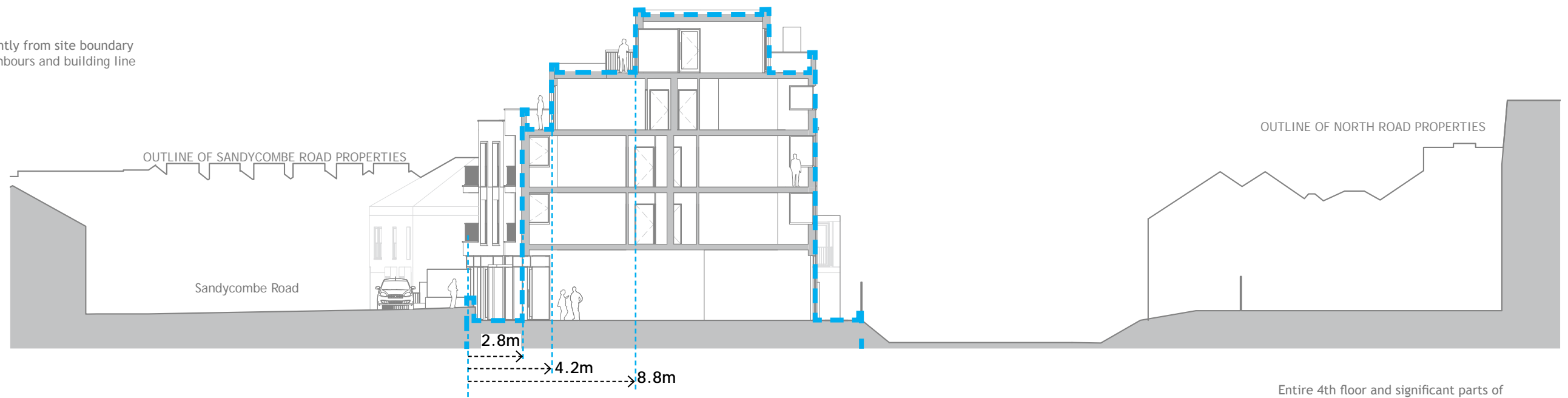
Low / medium density residential sites across opposite site of Manor Circus

Large mixed use development at similar distance across Manor Circus



## Stepping Section shown in Street Context

Upper floors stepped back significantly from site boundary to respect residential scale of neighbours and building line

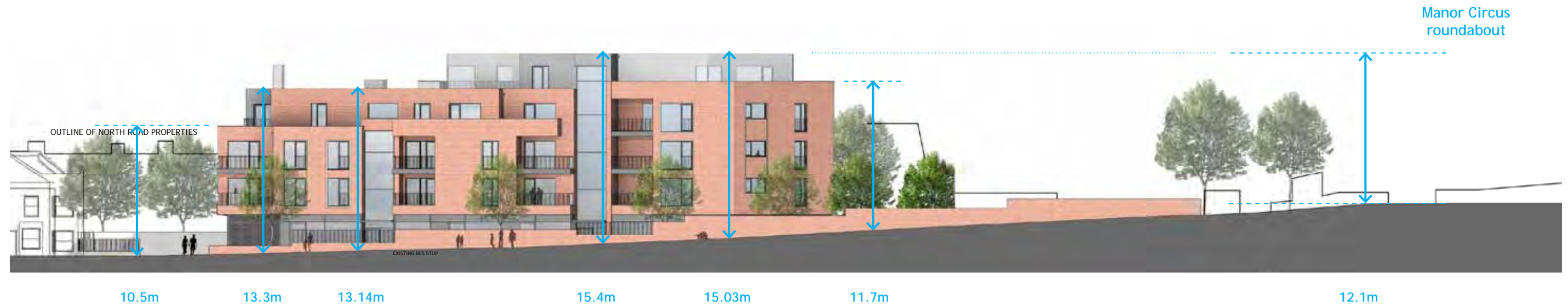


## Facade Design and Massing Concept shown in Street Context

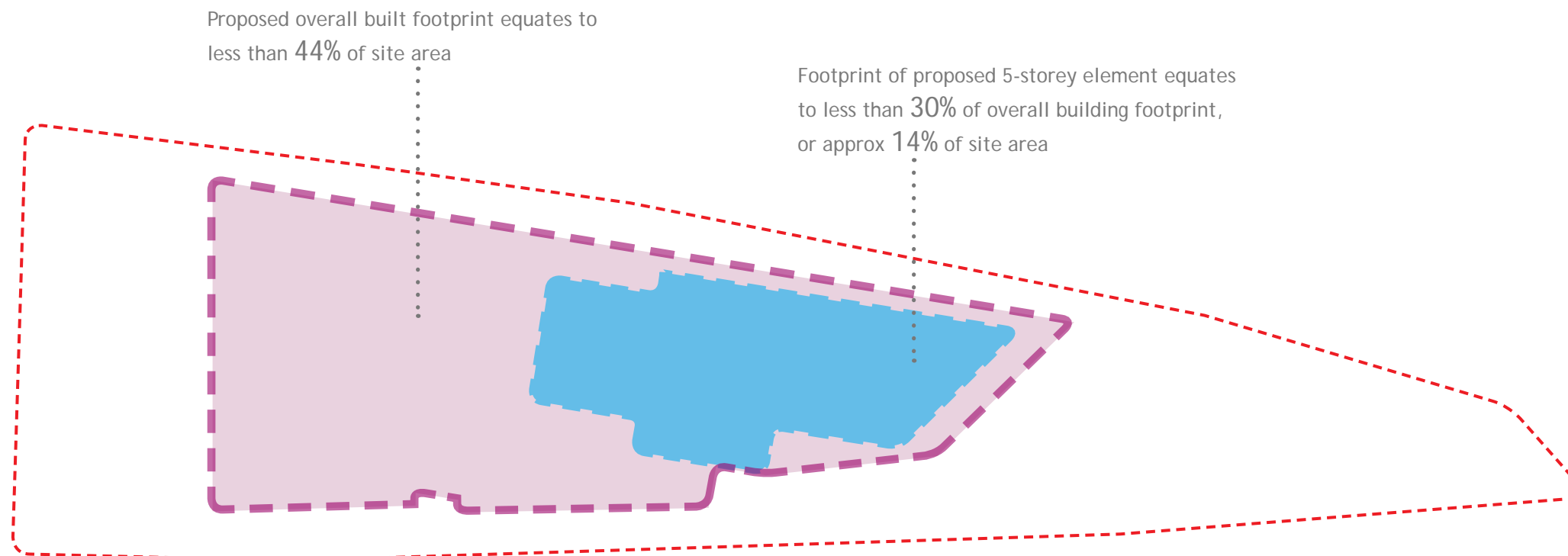


# Context, Scale and Streetscape

Proposed massing: part 3, part 4, part 5 storey elements



Elevation and Massing facing Sandycombe Road, indicating relative heights from street level



Site Plan: Footprint Diagram



# Indicative Appearance and Materials

Design Precedents and suggested materials examples



Brick residential floors over commercial use glazed base



Feature surround recon stone elements to windows set in deep brick reveals



Top floor elements expressed in metal panel finish



Main facade material: Red Brick to compliment neighbouring context



Brick upper storey facade projects over set back ground floor, forming natural canopy



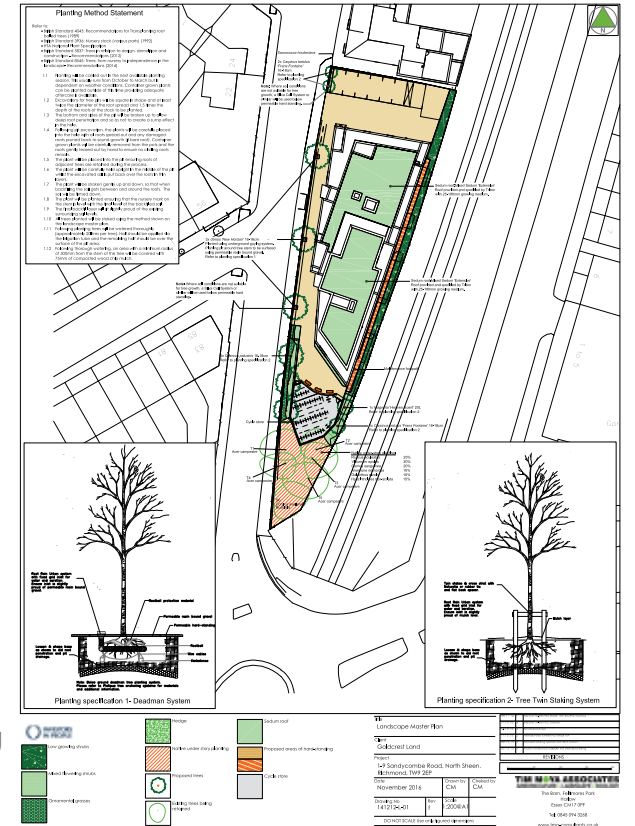
## High Quality hard and soft Landscaping proposals

Permeable high quality block paved hard surfaces to shared parking, walkways and resident's courtyard area

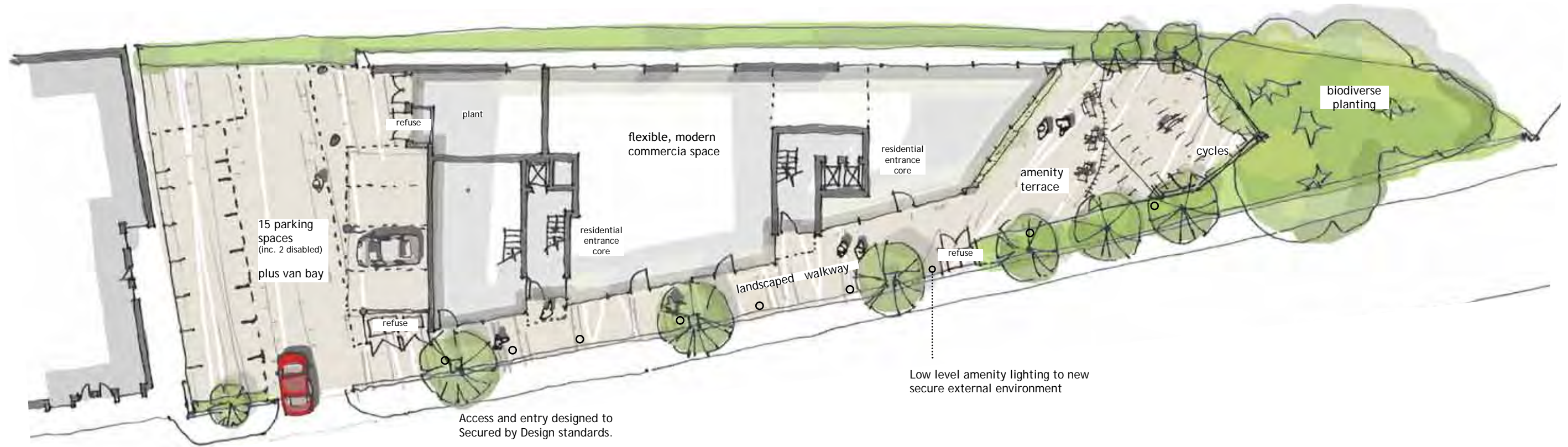
New trees and planting along boundary improve street scene

Enhanced perimeter planting provides buffer to railway

Existing planting and trees at southern end of site retained and enhanced with additional biodiverse planting and areas of bench seating



Specialist Landscape and Planting plan by Tim Moya Associates, submitted as part of application



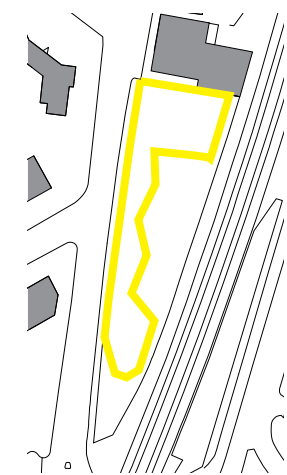
Ground Floor and Landscaping sketch



## Integrated landscape design and Sustainability measures



Planting up retaining wall in 'mews walkway'



Stepping / diagonal format planters respond to ground floor perimeter and topography of existing site

## Biodiverse planting and Green Roofs

- Enhance and increase biodiverse planting
- Net gain of biodiverse features on site
- Attractive appearance



## Lean, Clean, Green approach to sustainable development:

- Passive design - Building fabric (Lean)
- Active design - Efficient systems (Clean)
- Renewables (Green)



Green roofs and enhanced biodiverse planting, SUDS, sustainable transport, and energy solutions



To be read in conjunction with specialist reports and surveys produced by Cottee Transport Planning

## Residents, Visitor and B1 / Commercial use access

Clear and legible entrance points at ground floor.  
Two resident's access points clearly signalled with canopies and breaks in facade at vertically glazed elements of stairwells.  
Landscaped and well-lit walk to amenity garden

B1 / commercial space accessible from a number of doors to offer security and flexibility

## Security and Management

Scheme designed to meet secured by design principles  
Secure gates and doors to service/plant spaces, all covered by CCTV  
Secure Residential entrances and internal lobbies

## Vehicle access, refuse collection and cycle storage

Parking layout has been carefully planned and technically tracked to ensure the 15 spaces plus van bay will function well

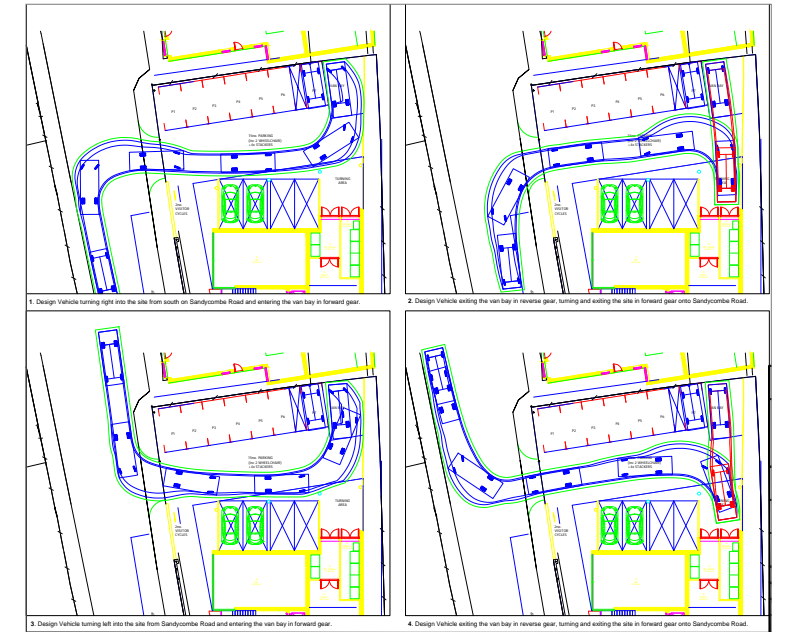
Residents' refuse stores split between two cores and accessible directly from street  
Commercial refuse to be collected from bins wheeled to street by commercial occupants

Secure covered residents and separate B1/commercial cycle stores accessed from private amenity space plus open visitor racks close to site entrance

## Wheelchair user provision and access for all

Two dedicated wheelchair user dwellings and designated parking spaces (10% of total) plus two wheelchair-accessible lifts to floors having those dwellings will be provided

Generous corridor and stair widths throughout. Lifts and step-free thresholds for all cores and entrances allow easy visitor access to all commercial and residential common areas. Please also refer to the dedicated Wheelchair Housing Statement and drawing



Vehicle movement tracking exercise in parking area:  
For full details refer to the specialist Transport Assessment and drawings



1st floor plan indicating wheelchair user dwelling (2nd floor similar)



## Specialist Technical Studies and Supporting Reports

A number of additional reports have also been prepared by specialist consultants and should be read in conjunction with this statement

The consultants have produced a detailed analysis of the site and context to determine the suitability of the proposals. Surveys and reports have been undertaken using the specific requirements and methodologies deemed appropriate by LBRuT Planning department

Issues reported on include:

Planning Policy and Planning Context

Traffic, Parking and Servicing

Construction and Waste Management

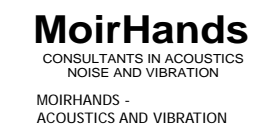
Daylight and Sunlight

Energy and Sustainability

Acoustics and Vibration

Environment and Ecology

Community and Stakeholder Engagement





This Design and Access Statement sets out the influences on the design development and how they have been incorporated into the finalised design proposals.

A detailed analysis and consideration of local context and urban design principles has been undertaken again.

Richmond Planning department's advice during the pre-application process and feedback given as a result of the Community and Stakeholder Consultation and Richmond's Planning Committee have been considered.

Changes have been made in line with those comments and the proposals again result in a positive outcome that will fulfil the development objectives for this site:

- Regeneration of an under-used site and unattractive existing building
- Mixed use proposal providing a net increase in commercial use and potential employee numbers, in the form of modern, flexible commercial space
- Much needed high quality new residential use, to achieve or exceed space and design quality standards
- Improved landscaping and street-facing aspect enhances wider streetscape
- New building massing to have no adverse impact on outlook or amenity of surrounding properties
- New residential use works very well with local area, being well served with public transport links, plus both small and large retail sites in close proximity
- High levels of sustainability and environmental performance, designed to BREEAM 'Excellent' rating
- Design revisions whilst retaining an attractive, very high quality design, attention to architectural detail and materials specification
- A sensitive, considered and positive response to the immediate and wider streetscape setting through very high quality architecture and urban design