

APPENDIX 1



Proposed Consultation Area (aimed at local residents and businesses)

Appendix 4

Copies of Sample Consultation Letter and List of Consultees

Barclay Investments Ltd
1 Bracken Gardens
Barnes
London
SW13 9HW

20 September 2016

Dear Sir/ Madam,

Land to the Rear of No. 74 Church Road, Barnes, London, SW13 0DQ
Invitation to Attend Public Exhibition

We are writing on behalf of the Basinghall Estate Company Limited in respect of the proposed plans for their land to the rear of No. 74 Church Road, Barnes, which is currently occupied by Karavan Interiors and the Karavan Café.

Basinghall Estate Company Limited is a long established property company that has been investing in and managing mixed-use properties within Barnes for over 50 years. The Company prides itself on its stewardship and commitment to its community.

The proposals involve a new mews-style two-storey mixed-use development comprising of five small-scale class B1 office units on the ground floor with six residential flats on ground and first floors. A plan of the application site is shown below.

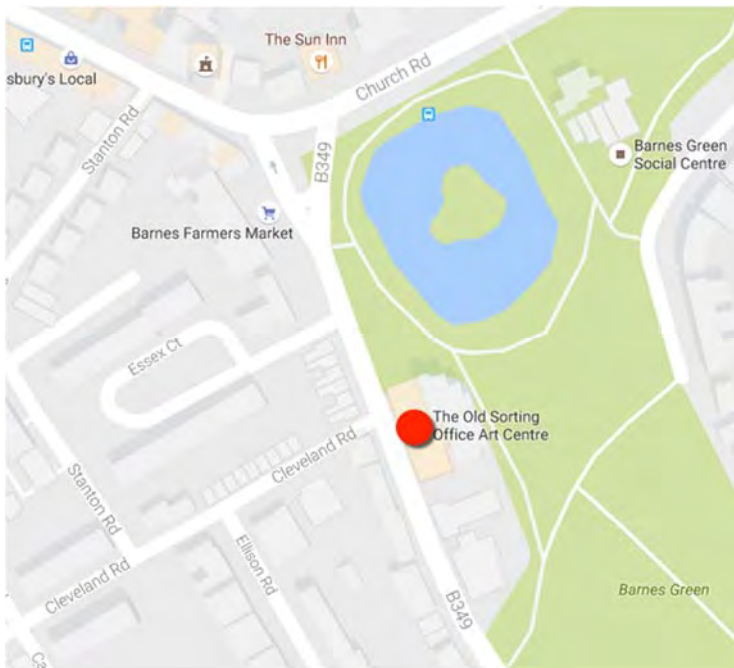


The proposed project continues the Basinghall tradition. It offers further small commercial spaces, with an emphasis on start-up businesses needing office or small workshop space. It also provides more one and two-bedroom residential spaces, at the same time providing a cohesive design for the site.

In advance of applying for planning permission, we would like to hear your views on the emerging proposals. We are holding a public exhibition over the course of two days, which will explain the proposals in more detail.

Details of the exhibition are as follows:

Venue: OSO Arts Centre, Studio 2, 49 Station Road, London SW13 0LF
Date: Tuesday 4th and Wednesday 5th October 2016
Time: 3:30pm - 7:30pm



Basinghall Estate Company Limited welcomes your views, so that the proposals have considered as much local input as possible.

We look forward to seeing you there.

Yours faithfully,

Turnberry Planning

Name	Ward	Party	Role	Street Name	House No	Postcode	Email address
Barclay Investments Ltd				Bracken Gardens	1	SW13 9HW	
Eurocap Asset Management LLP				Bracken Gardens	1	SW13 9HW	
				Bracken Gardens	1	SW13 9HW	
				Bracken Gardens	2	SW13 9HW	
				Bracken Gardens	3	SW13 9HW	
				Bracken Gardens	4	SW13 9HW	
				Bracken Gardens	5	SW13 9HW	
				Bracken Gardens	6	SW13 9HW	
				Bracken Gardens	7	SW13 9HW	
				Bracken Gardens	8	SW13 9HW	
				Bracken Gardens	9	SW13 9HW	
				Bracken Gardens	10	SW13 9HW	
				Bracken Gardens	11	SW13 9HW	
				Bracken Gardens	12	SW13 9HW	
				Bracken Gardens	12A	SW13 9HW	
				Bracken Gardens	14	SW13 9HW	
				Bracken Gardens	15	SW13 9HW	
				Bracken Gardens	16	SW13 9HW	
				Bracken Gardens	17	SW13 9HW	
				Bracken Gardens	18	SW13 9HW	
				Bracken Gardens	19	SW13 9HW	
				Bracken Gardens	20	SW13 9HW	
				Bracken Gardens	33	SW13 9HW	
				Bracken Gardens	34	SW13 9HW	
				Church Road	44	SW13 9HN	
				Church Road	43	SW13 9HN	
				Church Road	102	SW13 ODQ	
Flat 1				Church Road	102A	SW13 ODQ	
Flat 2				Church Road	102A	SW13 ODQ	
Shoenique				Church Road	100	SW13 ODQ	
Luma				Church Road	98	SW13 ODQ	
				Church Road	98A	SW13 ODQ	
				Church Road	98B	SW13 ODQ	
Martin's				Church Road	96	SW13 ODQ	
Post Office				Church Road	96	SW13 ODQ	
Sonny's Restaurant				Church Road	92-94	SW13 ODQ	
Sonny's Foodshop				Church Road	92	SW13 ODQ	
				Church Road	92A	SW13 ODQ	
				Church Road	90	SW13 ODQ	
Forward Pharmacy				Church Road	90	SW13 ODQ	
				Church Road	90A	SW13 ODQ	
Monzil Indian Restaurant				Church Road	88	SW13 ODQ	
Question Air				Church Road	86	SW13 ODQ	
				Church Road	86A	SW13 ODQ	
				Church Road	86B	SW13 ODQ	
Royal Dry Cleaners				Church Road	84	SW13 ODQ	
				Church Road	84A	SW13 ODQ	
First Floor Flat				Church Road	84A	SW13 ODQ	
Second Floor Flat				Church Road	84A	SW13 ODQ	
				Church Road	82	SW13 ODQ	
				Church Road	82A	SW13 ODQ	
First Floor Flat				Church Road	82A	SW13 ODQ	
Second Floor Flat				Church Road	82A	SW13 ODQ	
V&G Berbers				Church Road	80	SW13 ODQ	
First Floor Flat				Church Road	78-80	SW13 ODQ	
Second Floor Flat				Church Road	78-80	SW13 ODQ	
Nordic Style Sweden				Church Road	78	SW13 ODQ	
MediVet				Church Road	76	SW13 ODQ	
				Church Road	74	SW13 ODQ	
First Floor Flat				Church Road	74	SW13 ODQ	
Karavan				Church Road	Rear of 74	SW13 ODQ	
The Shoe Room				Church Road	72	SW13 ODQ	
Focal Point				Church Road	70	SW13 ODQ	
Flat A				Church Road	70	SW13 ODQ	
Awesome Thai				Church Road	68	SW13 ODQ	
Mike Bayon Garden Design				Church Road	66	SW13 ODQ	
				Church Road	66A	SW13 ODQ	
Mary's Living & Giving Shop				Church Road	64	SW13 ODQ	
Flat A				Church Road	64	SW13 ODQ	
Flat B				Church Road	64	SW13 ODQ	
Flat C				Church Road	64	SW13 ODQ	
The Peach Tree Beauty				Church Road	62	SW13 ODQ	
Flat A				Church Road	62	SW13 ODQ	
Spirited Wines				Church Road			
Barnes Bookshop				Church Road	60	SW13 ODQ	
Flat A				Church Road	60	SW13 ODQ	
Flat B				Church Road	60	SW13 ODQ	
Flat C				Church Road	60	SW13 ODQ	
Arte Chef				Church Road	58	SW13 ODQ	
				Church Road	58A	SW13 ODQ	
Fired Earth				Church Road	56	SW13 ODQ	
				Church Road	56A	SW13 ODQ	
Making Waves				Church Road	54	SW13 ODQ	
				Church Road	54	SW13 ODQ	
				Church Road	54A	SW13 ODQ	
				Church Road	54B	SW13 ODQ	
Copper Stained Glass				Church Road	50	SW13 ODQ	
Suite 1, Danillo Copper Bookbinding				Church Road	46-52	SW13 ODQ	
Suite 2, Crockram Books				Church Road	46-52	SW13 ODQ	
Suite 3				Church Road	46-52	SW13 ODQ	
Suite 4				Church Road	46-52	SW13 ODQ	
Suite 5				Church Road	46-52	SW13 ODQ	
Suite 6				Church Road	46-52	SW13 ODQ	

Surrounding Residents

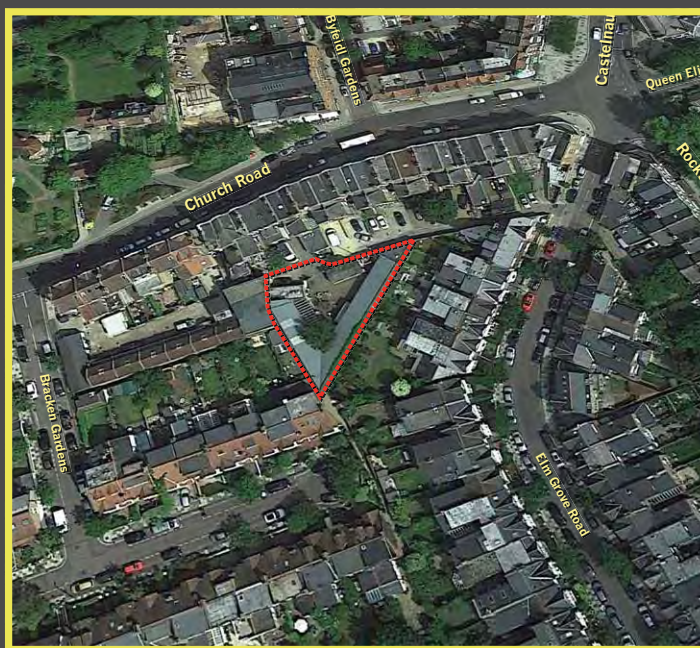
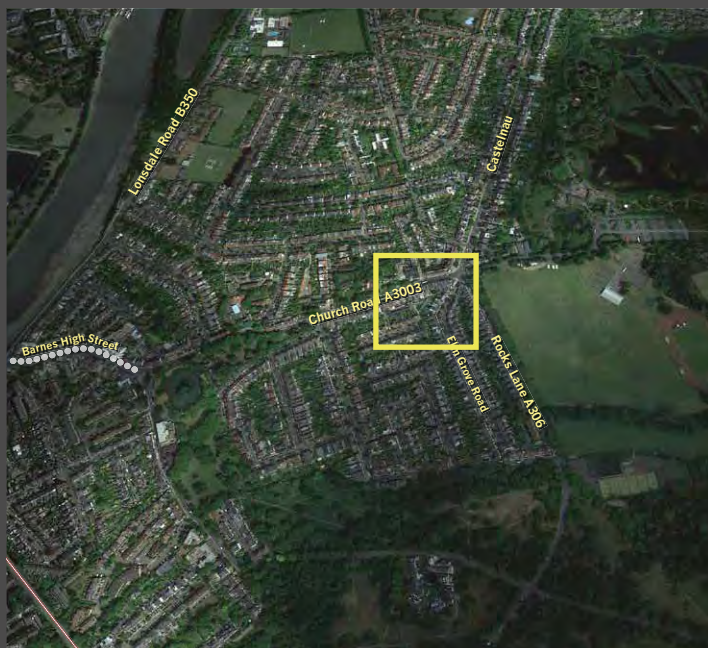
M Cochram Ltd				Church Road	46-52	SW13 0DQ	
Sacha Bowles Design Workshop 1				Church Road	46-52	SW13 0DQ	
Studio 4, Sorchlight Tuitiion				Church Road	46-52	SW13 0DQ	
Studio 7A				Church Road	46-52	SW13 0DQ	
Studio 7B, Jerry Summers Jewellery Design				Church Road	46-52	SW13 0DQ	
Workshop 1				Church Road	46-52	SW13 0DQ	
Workshop 2				Church Road	46-52	SW13 0DQ	
Workshop 3				Church Road	46-52	SW13 0DQ	
				Elm Grove Road	2	SW13 0BT	
				Elm Grove Road	4	SW13 0BT	
				Elm Grove Road	6	SW13 0BT	
				Elm Grove Road	8	SW13 0BT	
				Elm Grove Road	10	SW13 0BT	
				Elm Grove Road	12	SW13 0BT	
				Elm Grove Road	14	SW13 0BT	
				Elm Grove Road	16	SW13 0BT	
				Elm Grove Road	18	SW13 0BT	
				Elm Grove Road	20	SW13 0BT	
				Elm Grove Road	22	SW13 0BT	
				Elm Grove Road	24	SW13 0BT	
				Elm Grove Road	26	SW13 0BT	
				Elm Grove Road	28	SW13 0BT	
				Elm Grove Road	30	SW13 0BT	
				Elm Grove Road	32	SW13 0BT	
				Elm Grove Road	34	SW13 0BT	
				Elm Grove Road	36	SW13 0BT	
				Elm Grove Road	38	SW13 0BT	
				Elm Grove Road	40	SW13 0BT	
Local Councillors							
Councillor Paul Hodgins	Barnes	Conservative					Clr.PHodgins@richmond.gov.uk
Councillor Rita Palmer	Barnes	Conservative	Committee Member				Clr.RitaPalmer@richmond.gov.uk
Councillor Christine Percival	Barnes	Conservative	Committee Member				Clr.CPercival@richmond.gov.uk
Councillor Paul Avon	Mortlake and Barnes Common	Conservative					Clr.PAvon@richmond.gov.uk
Councillor Gemma Curran	Mortlake and Barnes Common	Conservative	Committee Chairwoman				Clr.GCurran@richmond.gov.uk
Councillor Richard Martin	Mortlake and Barnes Common	Conservative	Committee Member				Clr.RMartin@richmond.gov.uk
Local Interest Groups							
Barnes Community Association (BCA)				Barnes High Street (Rose House)	70	SW13 9LD	
Barnes Community Association (BCA) - Environment Group				Barnes High Street (Rose House)	70	SW13 9LD	
Ms Emma Robinson (Town Centre Manager), BCA				Barnes High Street (Rose House)	70	SW13 9LD	emma@barnes-ca.org

Appendix 5

Public Exhibition Information Boards

WELCOME

Thank you for coming to this exhibition and taking the time to review our emerging plans for a new residential and commercial mixed-use development at land to the rear of No. 74 Church Road, Barnes, SW13 0DQ. The proposals are being developed by Anne Machin Architects on behalf of Basinghall Estate Company Limited.



The Site

The proposed development will help to meet the Borough's housing need, while bringing vital small-scale employment units to Barnes Local Centre.

At this exhibition, we will share with you the background to this project and design proposals. In turn, we would welcome your thoughts on the issues to be addressed and the opportunities presented by the site.

About Basinghall Estate Company Limited

Basinghall Estate Company Limited is a long established property company that has been investing in and managing mixed-use properties within Barnes for over 50 years.

The Directors of the Company treat their real estate with responsibility, especially towards its occupiers. They want all

occupiers (whether these be individuals or businesses) to flourish. The Company believes in long term stewardship and rarely sells its landholdings, preferring to take a more sustainable approach in regenerating and growing its property assets for the long-run.

The proposed courtyard-style redevelopment on the subject site in Barnes is a good example of this approach. Here, the Company wishes to increase housing provision alongside economic development by providing employment space for local businesses to thrive. This approach will allow sustainable living and working within Barnes.

The implementation of legislation permitting conversion of office units to residential have resulted in the loss of such units which provided essential employment space throughout Richmond. The present proposal seeks to counteract this trend, in order to maintain a vibrant and sustainable community.

This exhibition is intended to provide an opportunity for you to:

Learn more about the background to the project;

View the design concept and draft proposals;

Understand key environmental considerations relevant to the scheme; and

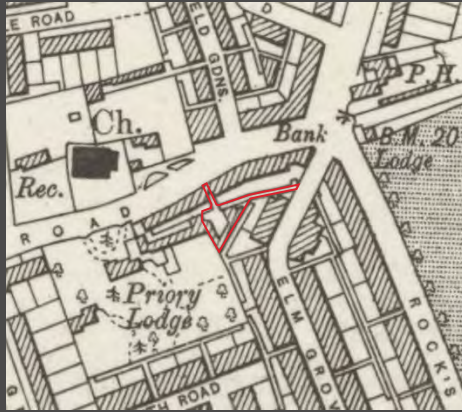
Review the proposed next steps and the project programme.

THE SITE

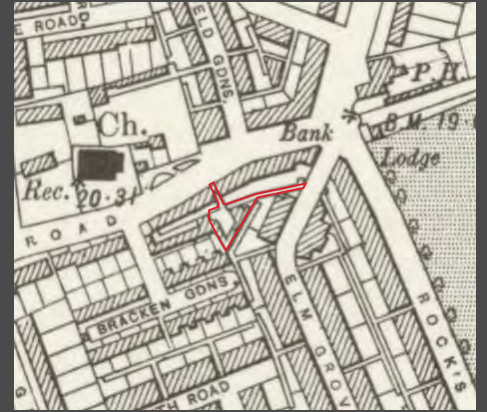
The existing site is a triangular-shaped 'back-land' complex to the south of Church Road. Historically an industrial site, it is now occupied by Karavan Interiors and Cafe. The site is bordered by the garden, garages and workshops of Elm Grove Road and Bracken Gardens.



OS Map showing Elm Grove House and Grounds, 1895



OS Map showing mews development, 1920



OS Map showing Bracken Gardens, 1936

Site History

The site was originally developed at the beginning of the 20th Century to serve Church Road traders; the rates returns for 1911 refer to "coach house and stabling". Access to the site was specifically provided between nos. 74 and 76 Church Road.

With the decline of horse power, the site was used for battery servicing, printing and boot repairs.

Of the original structure, only the perimeter wall to the south east and

south west remain, rising to a height of 4.5m, with window openings traditionally used for ventilation. The wall was built in red brick rather than the ubiquitous London stock used for back façades and extensions to the Church Road buildings.



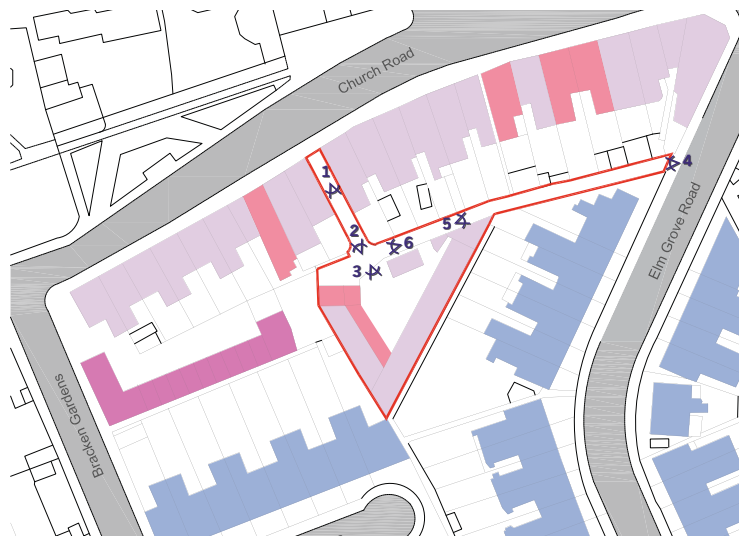
1



2



3



■ A1 Retail
■ A3 Cafe

■ B1 Businesses/ Workshops
■ C3 Dwellings



4



5



6

DESIGN CONCEPT

Mews development

The design of the new building evolved from an appreciation of the traditional mews, including that to the west of the site, at Bracken Gardens, where the first floor accommodation is accessed off an open gallery. The design team have adopted this approach whilst giving it a more formal expression.



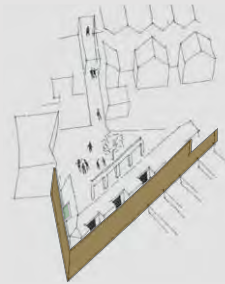
Victoria Mews Kensington



Mews of Bracken Gardens

Boundary wall

The original stable walls, defining the site to the south, are retained for historical continuity and to screen the development.



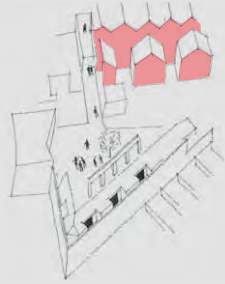
Boundary Wall facing Elm Grove Road



Rear of Elm Grove Road properties

Built Form

The proposal seeks to complement the existing built form of the rear of Church Road through its form and choice of materials.



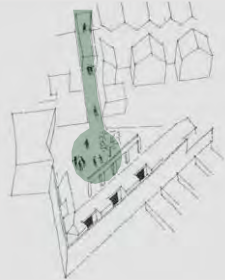
Rear of Church Road looking east



Study for east end

Public Realm

A sense of place via the archway is reinforced by the continuation of the paving pattern into a new plaza with the colonnade as a backdrop.



View to site from Church Road



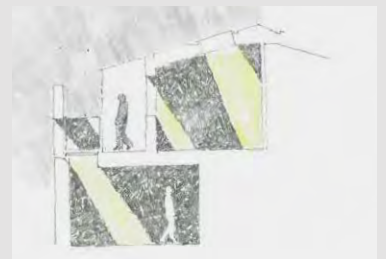
Proposed plaza with colonnade closing view

Inner light courts

The first floor flats are set back from the wall with inset courts, to ensure the impact on privacy of adjacent properties is minimised.



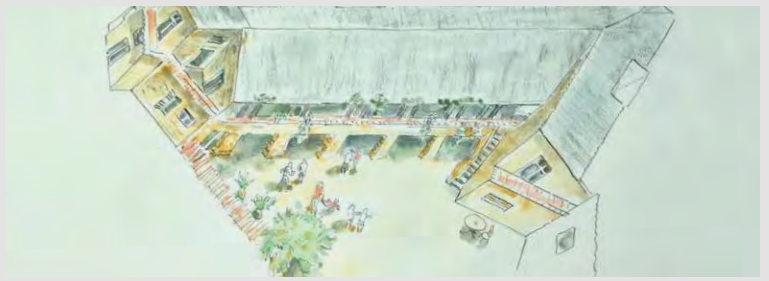
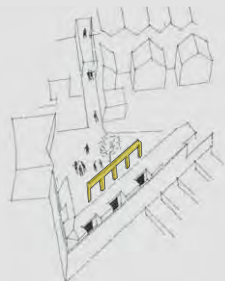
South facing first floor courtyards



Section through first floor courtyards

Arcades

The arcade and gallery access gives a more formal expression to the adopted mews pattern and provides a focus to the vista from Church Road.



THE PROPOSALS

The design proposals comprise of six residential units and five small commercial units.

Commercial over residential

Commercial Units

At the heart of the scheme are the five small commercial units of around 25sqm each, opening directly from the plaza via the colonnade.

They have been designed to be occupied individually but with the potential to amalgamate.

They will be fully glazed to the colonnade with natural daylight introduced to the back via roof lights.

Residential Units

Two 2 bed units bookend the scheme at ground floor. 2 bed flats and two 1 bed flats are accessed directly off the first floor gallery.

All have been generously planned, meeting the national space standards and appropriate criteria for disabled occupants and visitors.

Public Realm

The courtyard is an essential component of the project and continuity from Church Road via the archway is crucial.

Car parking will be provided for the flats, at a rate of one space per unit.

The building spans two storeys: the ground floor has a covered arcade in front of the commercial units at ground level, on top of which sits the gallery, surmounting a brick colonnade, accessed from a single external staircase.

The roofs are to be shallow pitches with the first floor ceilings reducing the eaves' height on the critical elevations.



Proposed Roof Plan



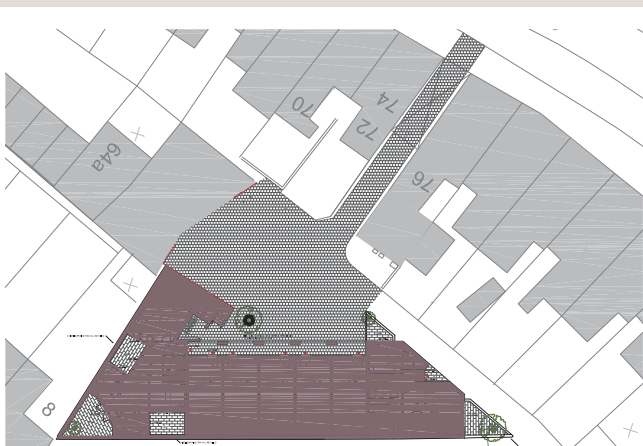
Proposed First Floor Plan



Proposed Ground Floor Plan



Potential Office Layouts



Public Realm

THE PROPOSALS

Materials

Brickwork

The existing surrounding walls are laid in London stock raised in Flemish bond. In order to create subtle variety and a more weathered effect in the new brickwork, we are proposing a mix of bricks. Struck flush joints in a matching pigmented mortar will be used so that the walls read as uninflected surfaces.

Roofing

To reduce bulk, the shallow pitches require sheet metal as a finish. Perimeter guttering is to be set into the eaves. Aluminum roofing would also allow for the integration of PV solar panels that can be set flush.

Windows

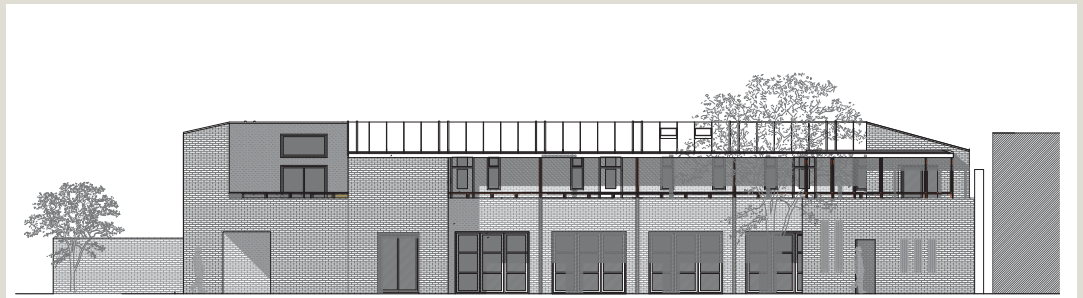
Frames are proposed to be aluminum, powder coated dark grey. The intention is that the windows should register as simple voids in the brickwork and frames are proposed to be recessed to demonstrate the thickness of the walling.

Paving

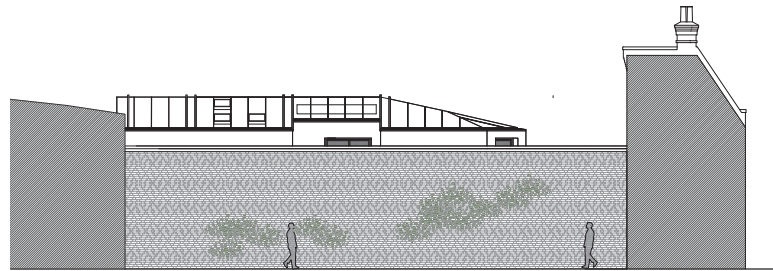
Extension to the granite setts will help to achieve a sense of continuity from Church Road. Block paving (Brett's Alpha Antique 'Hazel Grey' laid in random sizes) is proposed across the back access road from the bell mouth to the carriageway to Church Road.

Metalwork

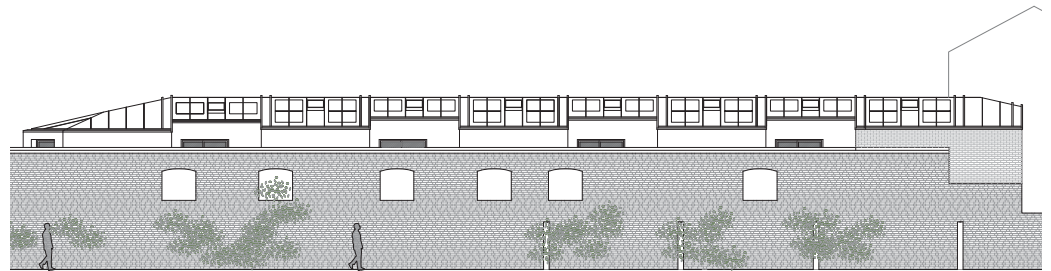
Railings, balustrades and roof parts are proposed and will be in Corten steel. The rust colour complements the brickwork and variable patination provides a more sympathetic finish.



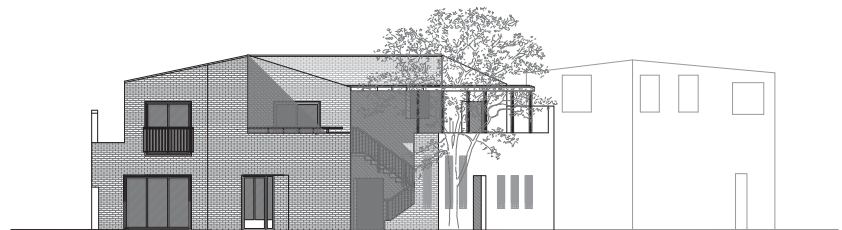
Proposed North Elevation



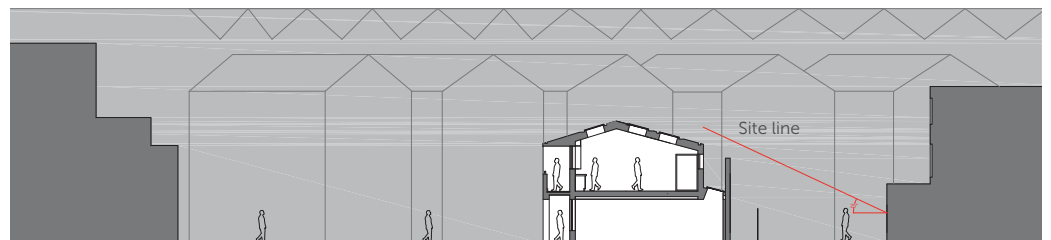
Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



72/74 Church Road

Retained Wall

Boundary

10 Elm Grove Road

Proposed Section NW/SW

ENVIRONMENTAL

Sustainability

The proposals have been drawn up in line with Richmond's Supplementary Planning Document on Sustainable Construction and will achieve an average reduction of 35.88% in emissions over Part L Building Regulations. The following measures will be implemented to ensure a high degree of energy efficiency including solar panels (providing 1.5kWp/dwelling), high efficiency boilers, highly air tight building fabric and high efficiency lighting.



Illustration of proposal



Access from Elm Grove Road



Access from Church Road

Site Access

The site is enclosed and currently accessed both via a covered passageway from Church Road as well as from Elm Grove Road. It is proposed that vehicular access remain as existing, with cars being permitted to access the site from either entry points. The repaving of both accesses will make them level and accessible by all.

Construction Traffic

HGV vehicles (of max 7.1m in length) will access the site between 09:30-16:00 to avoid peak hours, via Elm Grove Road and exit onto Church Road in forward gear, as modelled by a swept path analysis undertaken by the transport consultant.

No long-stay parking of any traffic associated with the development will be permitted on Church Road or on Elm Grove Road and a designated area on-site will be made available for construction, delivery and workforce vehicles.

Parking

Six car parking bays are provided on site, one per residential unit, one of which will be designated for blue badge holders. Cycle parking is also provided for the residential properties at one space per unit.

Flood Risk

The site falls within Flood Zone 3 but protected by the River Thames flood defenses and

located outside of the 'areas impacted by flooding if there were to be a breach in defenses'. The development proposals would not worsen the current situation or increase flooding elsewhere and its sustainability benefits outweigh flood risk as it will provide a key source of employment and will contribute to meeting the Borough's housing targets.

Trees

Due to the constrained nature of the development, three C category trees will need to be removed to accommodate the proposals. These will be replaced by a specimen mature species tree: wild service tree "sorbus torminalis".

SUMMARY & NEXT STEPS

Thank you for attending this exhibition. We welcome your comments on the emerging plans that have been presented.

Please feel free to complete a feedback form with your comments or email them to planning@turnberryuk.com by 19th October 2016.

Once this exhibition has concluded, we will review all feedback and seek to finalise the detailed designs ahead of submission of a planning application to the Council in November 2016.

Indicative Timeline

4-5 October 2016	November 2016	Q1 2017	Q2 of 2017	Q4 2018
Consultation	Submit Planning application	Decision	Works to Start on Site	Development Completion

Appendix 6

Sample Copy of Feedback Form

Barnes Public Consultation Event

4th and 5th October 2016

Thank you for attending this exhibition.

We welcome your views on the issues presented at the exhibition, and would invite you to share your thoughts and ask any questions by completing this form.

Are you in favour of or against this proposal?

In favour
of

Against

Please could you explain the reasoning behind your decision?

We would be delighted for any further comments that you may have regarding our upcoming submission of a planning application for residential/commercial mixed-use development.

Please hand your completed form to us at the Event, or, alternatively, send to the following address by **19 October 2016**. Thank you.