

FLOWER MICHELIN

DESIGN & ACCESS STATEMENT

MAY 2017

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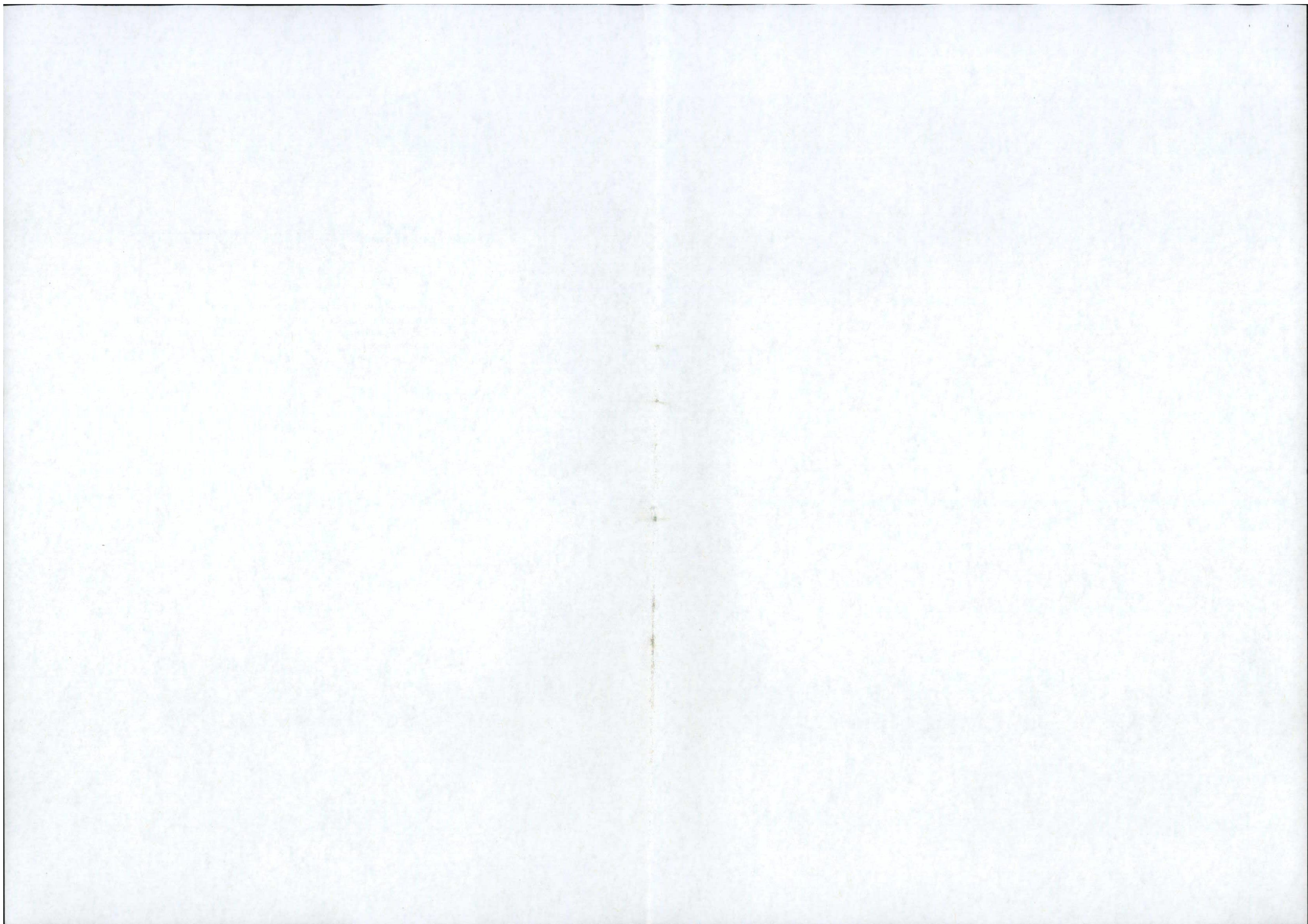
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CONTENTS

- 1.0 Introduction
- 2.0 Site and Surroundings
- 3.0 Access
- 4.0 Design
- 5.0 Materials

1.0 INTRODUCTION

This statement has been prepared to support a Planning Application at the aforementioned property. It may not be used or relied upon by any third parties without the specific written authorisation of Flower Michelin Architects LLP. This report is to be read in conjunction with associated existing and proposed drawings.



2.0 SITE AND SURROUNDINGS

The existing property comprises a two storey residential house which has been vacant for some time and has fallen into a state of disrepair. As can be seen in Image 1 (left), the surrounding gardens have been left unattended, causing issues for access and resulting in an unattractive frontage onto Church Grove.

The property is situated within the Hampton Wick Conservation Area. It is also located opposite to Bushy Park, which is a Grade I Listed park, adjacent to a pre-school which is a Building of Townscape Merit (BTM).

The neighbour adjacent to the North-West of the site is a contemporary 5-storey block of flats named Heron House. To the north are a variety of detached and semi-detached residential dwellings on Saddlers Mews. The general character of the area is therefore very varied.



Image 1: Existing Property

3.0 ACCESS

Access to the site is approached via Church Grove B358 and is accessible by car, bicycle, public transport or foot.

The main entrance door to the proposal is to have a level threshold.

Adequate car parking is provided at basement level in order to remove cars from the frontage as indicated in the previously approved application. The front forecourt is to be pleasantly landscaped, vastly improving the existing frontage. Further to this, as requested by the Case Officer during Pre-Application discussions, it is proposed to replace the unattractive boundary wall with black metal railings to allow visibility through. Refuse and cycle parking is to be located along the side boundary so as to create a feeling of openness to the front forecourt.

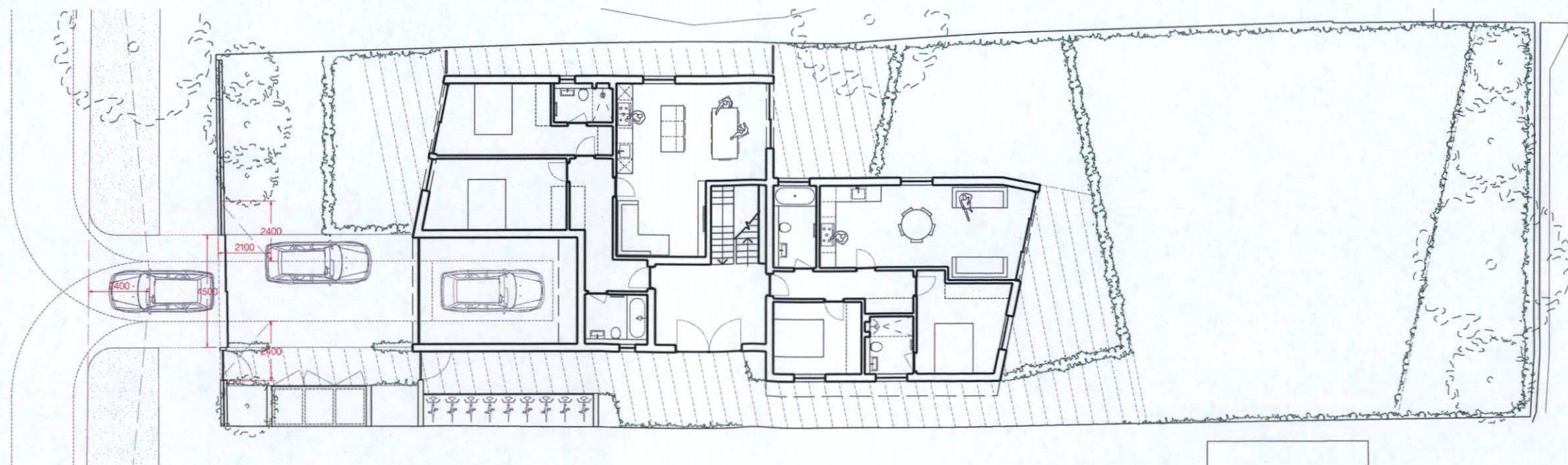


Image 2: Site Plan

4.0 DESIGN

The proposed massing has been designed to sit lower than the height of the neighbouring Heron House and the previously approved scheme. Further to this, the top floor is set back in order to reduce the visual impact on the street.

The building steps down in height towards the rear of the property in order to respect the neighbouring mews houses on Saddlers Mews and to the rear of Heron House.

At the front of the property the forecourt is pleasantly landscaped with refuse and cycle storage placed in a discreet but accessible area. To the rear, a landscaped communal garden is proposed - all flats will also have a minimum of 5 sq metres of private external space in accordance with Richmond Residential Development Standards.

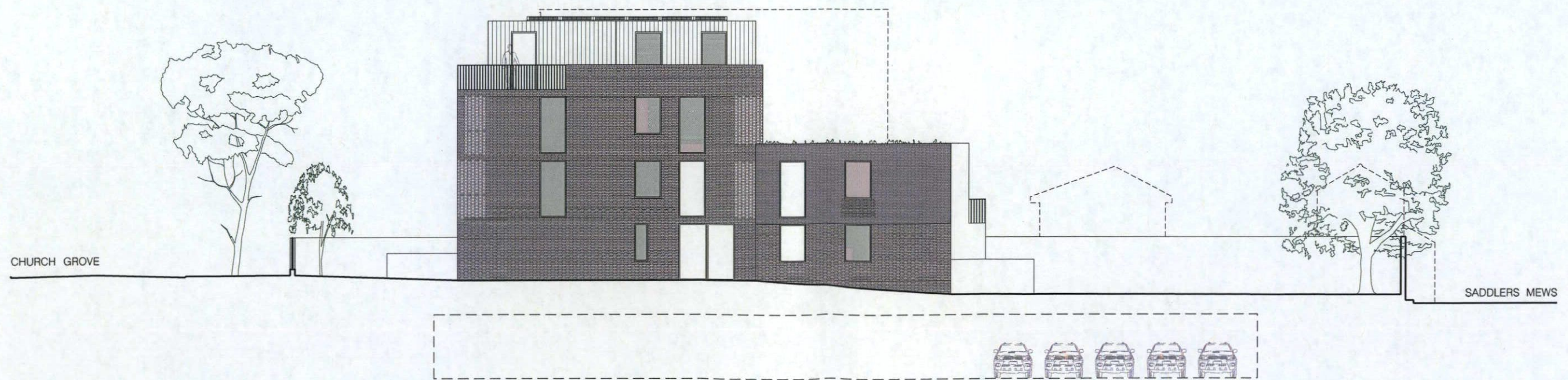
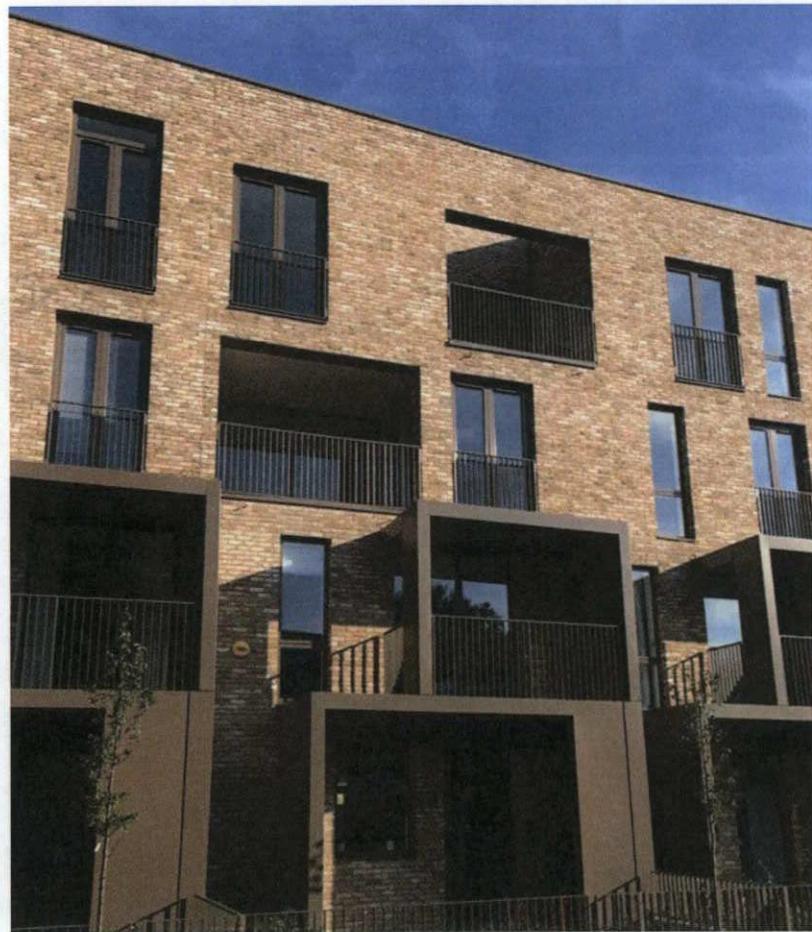


Image 3: Site Elevation

4.0 DESIGN

The building has been designed to create high quality residential spaces, with all proposed flats featuring dual aspect living. Each flat has been designed to either have a view of Hampton Wick or the communal gardens to the rear.

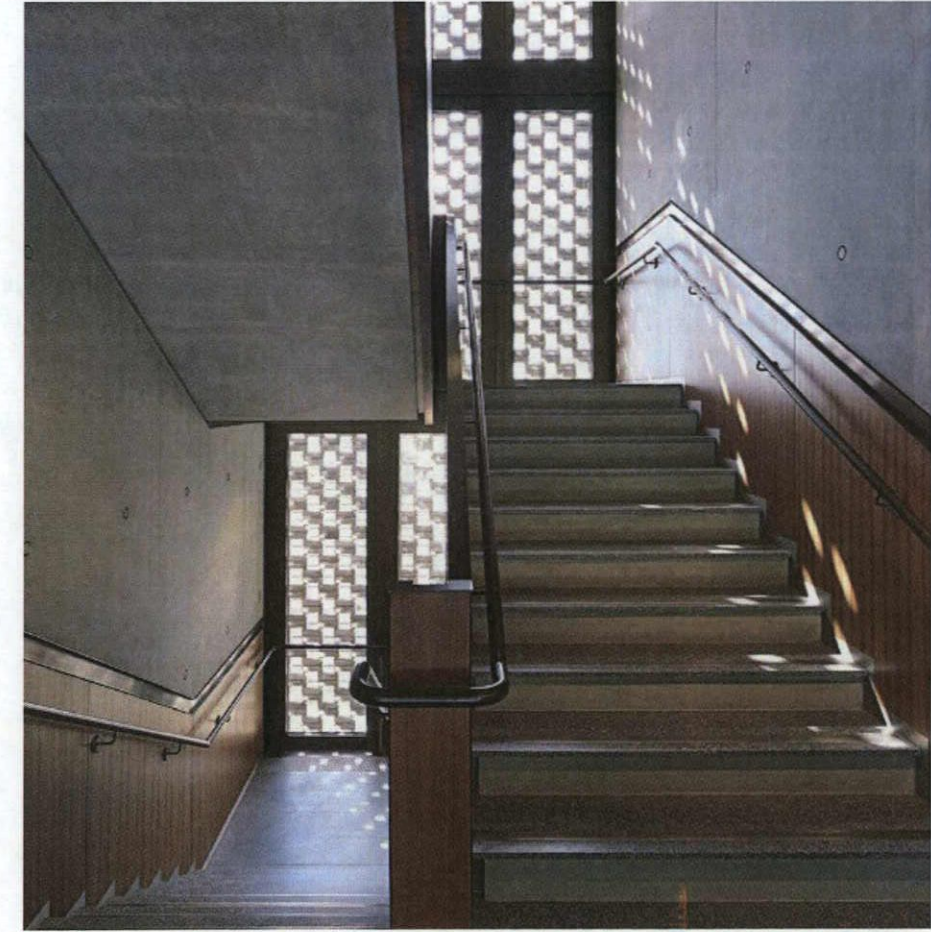
The proposals seek to use high quality design details in order to create a positive design contribution to the conservation area. Precedent studies of brick detailing (as shown below) have been undertaken, using traditional lattice brick detail to create visual interest on the elevations whilst retaining privacy for the residents.



Ely Court by Alison Brooks Architects



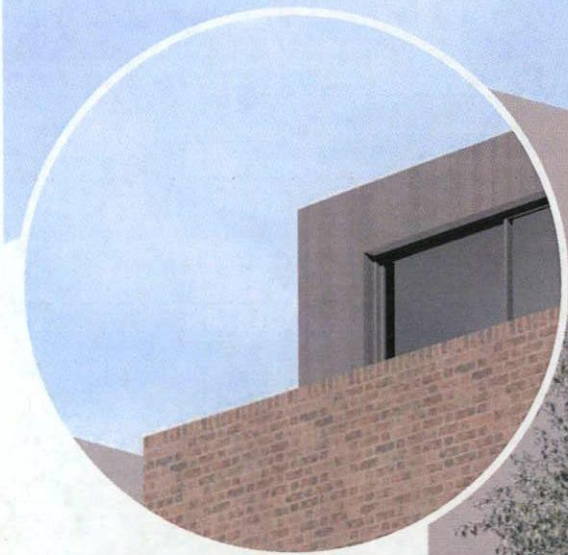
Ely Court by Alison Brooks Architects



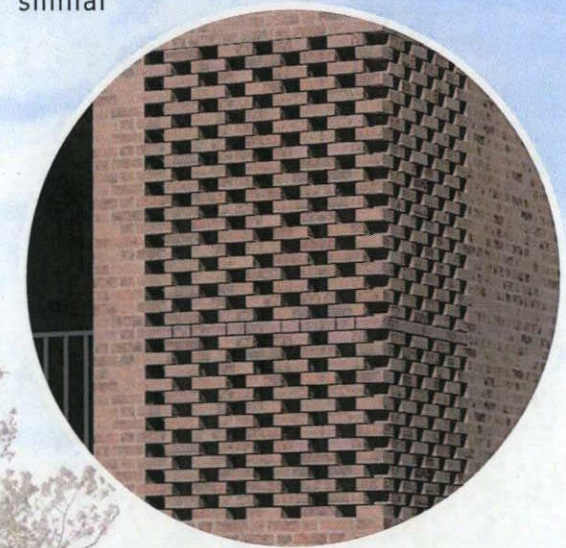
JW3 Jewish Community Centre by Lifschutz Davidson Sandilands

5.0 MATERIALS

Zinc mansard with PV panels above



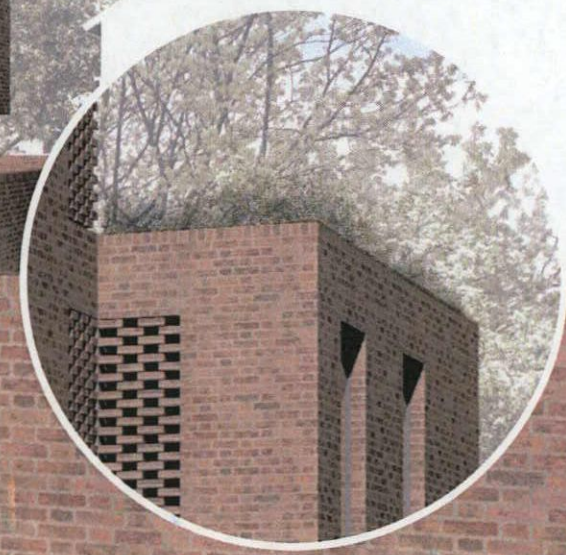
Weinerberger Kenilworth Antique brick or similar



Weinerberger Kenilworth Antique brick or similar at low level with black metal railings above



Sedum Roof



5.0 MATERIALS

The proposals feature brick chosen to compliment the variety of materials that can be found within the Conservation Area.

This has also been used at low level for the front wall, with black painted railings above to create a visual connection between the proposals and the streetscape.

The zinc mansard, stepped away from the street, has been chosen to reduce the visual impact of the frontage and reflect neighbouring lead finishes.

At the back of the proposals, the lower roof is finished in sedum to increase the sense of green space to the rear of the site.