



Richmond College

Design & Access Statement
December 2018



CLARION
HOUSING GROUP



BPTW brings together specialisms in Architecture and Planning to transform not just physical spaces, but people's lives. Our work tells our story. We are bold. We are innovative. We care.

For 30 years we have worked with many of the UK's leading developers and housing providers to create desirable new homes and places. With over 120 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people's lives.

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// Together the architecture and landscape draws upon the unique heritage of the surrounding area, complimenting the existing neighbourhood whilst retaining some of the key historic features of the 1930's college buildings.//

BP
TW



1.1 Introduction

Clarion Housing Group have appointed BPTW to develop a reserved matters planning application for the residential portion of the redevelopment of Richmond College. The site is part of a wider masterplan which achieved outline planning consent in 2016

The scheme consists of 180 high quality affordable homes, a mix of homes for rent and shared ownership.



1.2 Design team



2.1 Site location

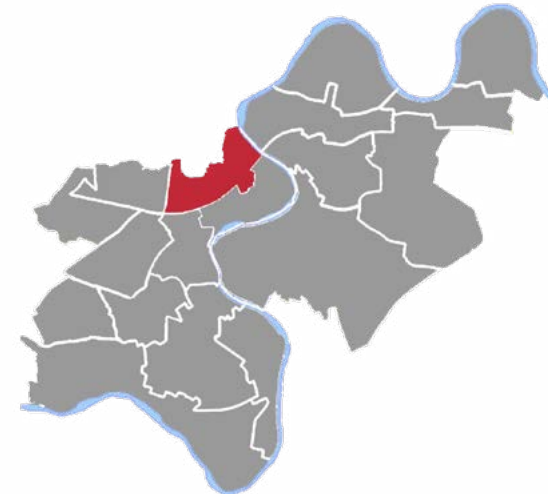
The site is located on the existing Richmond college site between Egerton Road and Marsh Farm Lane. It is bounded to the north by the new secondary school and future sports centre and to the south by existing residential building on Craneford Way. To the west is Marsh Farm Lane a pedestrian route that will see some regeneration as part of the wider outline scheme. To the east is Egerton Road.

The site currently is occupied by functioning college buildings which will be decanted from into newly constructed buildings elsewhere within the masterplan area.

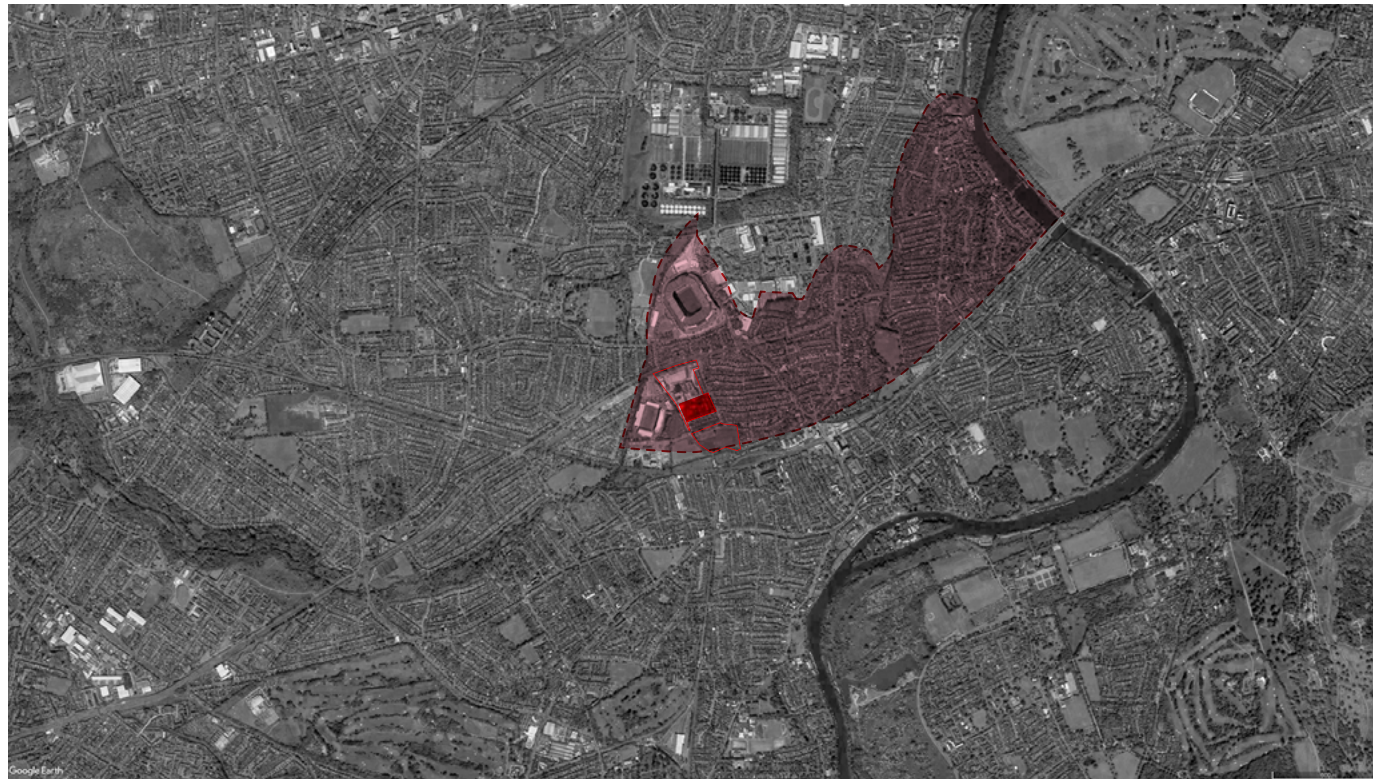
The site is a 10 min walk from Twickenham Station. A number of bus routes are within the same walking distance, and serve areas as far as Hammersmith, Hounslow, Hampton Wick and Tolworth. Bus routes consist of 110, 267, 281 and 681.



Location of LB Richmond within Greater London



Location of St. Margaret's and North Twickenham Ward within LB Richmond



Site location at macro scale



Site location at micro scale

2.2 Existing context

The surrounding area is primarily residential ranging from Victorian terraces to 1950's styles with the majority falling within the early part of the 21st century. The existing College building is a 1930's building and the largest building in the area with a tower that can be seen from several streets away.



Site aerial



01 Existing purpose built flats - Craneford Way



02 Surrounding vernacular - Egerton Road



03 Existing Richmond upon Thames College building



04 Existing Richmond upon Thames College building



05 Existing Marsh Farm Lane - to be upgraded



06 Existing amenity space - to be upgraded.



07 View north from the playing fields