



Barnes Hospital
London, Barnes, SW14 8SU

Design & Access Statement - Outline Planning Application

The London Borough of Richmond

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	19.10.18	Design Development	RLE	GH
A	26.10.18	D&A Statement - OPA Draft	RLE	GH
B	31.10.18	D&A Statement - OPA	RLE	GH
C	01.11.18	Final D&A - OPA	RLE	GH
D	08.11.18	Illustrative Imagery Updated	SSI	GH
E	19.11.18	Design Codes & SEN Update	SSI	GH
F	23.11.18	Design Codes & Landscape Update	SSI	RB

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1.0 Introduction

1.1 Executive Summary

Squire and Partners have been appointed by South West London and St George's Mental Health NHS Trust to develop proposals of the highest architectural quality for a mixed used scheme comprising of a Health Hub [use class D1], a Special Educational Needs [SEN] school [use class D1] and residential accommodation [use class C3], in addition to extensive landscaping.

1.2 Team

This application for outline planning permission is accompanied with input from a team of specialist consultants who have also prepared material in support of the application. The core project team and their roles include:

- Montagu Evans - Planning Consultant
- Squire and Partners - Architects
- Savills - Viability Consultant
- Motion - Highways Consultant
- Cascade - Public Relations/Community Engagement Consultant
- Arup - Sustainability Consultant
- RPSS - Noise Assessment & Air Quality Consultant
- Aspect Ecology - Biodiversity/Ecology Consultant
- AOC - Archaeology Consultant
- Landmark Trees - Arboricultural Consultant
- XCO2 - Sunlight/Daylight Consultant



Barnes Hospital Site in Red, Queen's Road Mortlake Conservation Area in Yellow



General view of site



Aerial View with Barnes Hospital [red field]



View of houses fronting North Worple Way



Old Mortlake Burial Ground with Barnes Hospital beyond

1.3 Synopsis

1.3.1 This Design and Access Statement is submitted in support of an Outline Planning Application, for the Barnes Hospital site.

1.3.2 The Outline Planning Application comprises two 'control' documents titled the 'Parameter Plans' and the 'Design Guidelines'. which have been tested through an 'Illustrative scheme'. The purpose of these documents is as follows:

- The 'Parameter Plans' define the extent of the buildings using maximum dimensions.
- The 'Design Codes' set out the rules, requirements and guidelines that any future 'reserved matters' applications for the development of the building defined in the 'Parameter Plans' would need to comply with.

1.3.3 In addition to the above, this 'Design & Access Statement' is a supporting document to the application and explains the site context and design evolution of the volumes of the Maximum Development Zones above and below ground.

1.4 Site Location

The site lies approximately 350 metres south of the river Thames, in a residential area between Richmond Park and Barnes Common. The site is located to the west of Mortlake, to the south of the Richmond line on South Worple Way. It lies adjacent to Old Mortlake Burial Ground [image, left], which forms its western boundary. To the east is South Worple Avenue, and to the south the site is bounded by the gardens to the rear of residential properties along Grosvenor Avenue.

The site comprises a hospital grounds, containing several buildings, access roads, car parks and landscaped areas. The site covers circa 3.5 acres and is approximately flat with no abrupt level changes.

1.5 Broader Site Context

The houses surrounding the site are characteristic of late nineteenth and early twentieth century domestic suburban development in London. These houses have a certain picturesque value when taken together, whilst not making particular contributions to the significance of the Conservation Area as individual buildings.

Mortlake Old Burial Ground has lost its setting as a semi-rural landscape and has been surrounded on all four sides by residential and hospital development for in excess of 100 years. Therefore, its setting is decidedly semi-urban in character.



View of houses backing onto South Worple Avenue



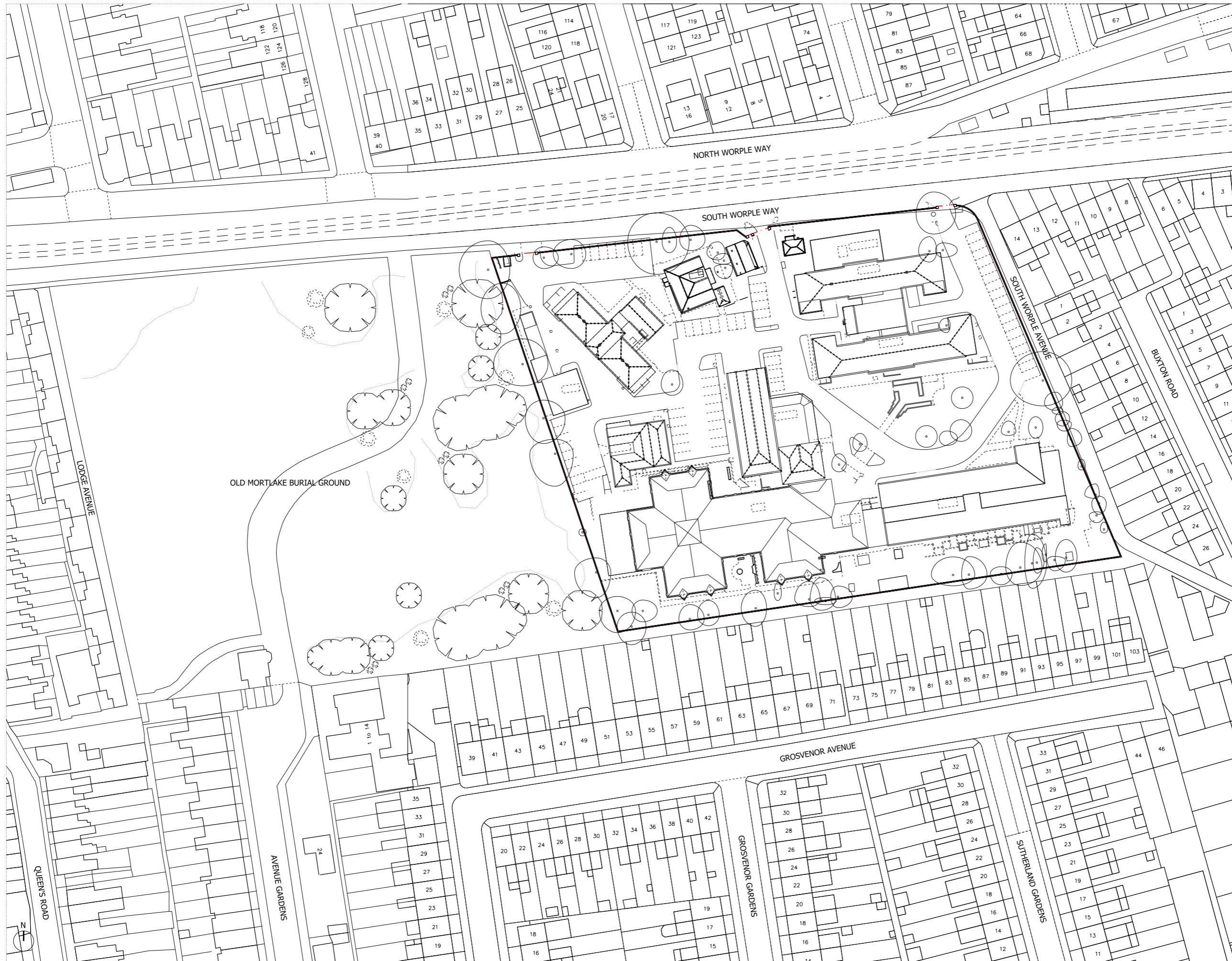
View of houses on South Worple Way facing East



View of houses fronting Grosvenor Avenue



View of houses on South Worple Way facing North



NOTES:
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--- SITE BOUNDARY

Revision	description	Date	Check	Rev

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Project
Barnes Hospital
 South Worples Way
 Barnes, SW14 8SU

Drawing
Site Plan
 Existing

Drawn	Date	Scale
SSI	31/10/2018	1:500@A1 1:1000@A3
Job number	Drawing number	Revision
18002	G100_P_00_001	-

2.0 Site Analysis

The site comprises a number of red-brick buildings ranging in date from 1889-1999, some of which are identified as Buildings of Townscape Merit by the London Borough of Richmond. The character of the BTMs is described in section 3.0; the more recent buildings on the site are of no architectural merit.



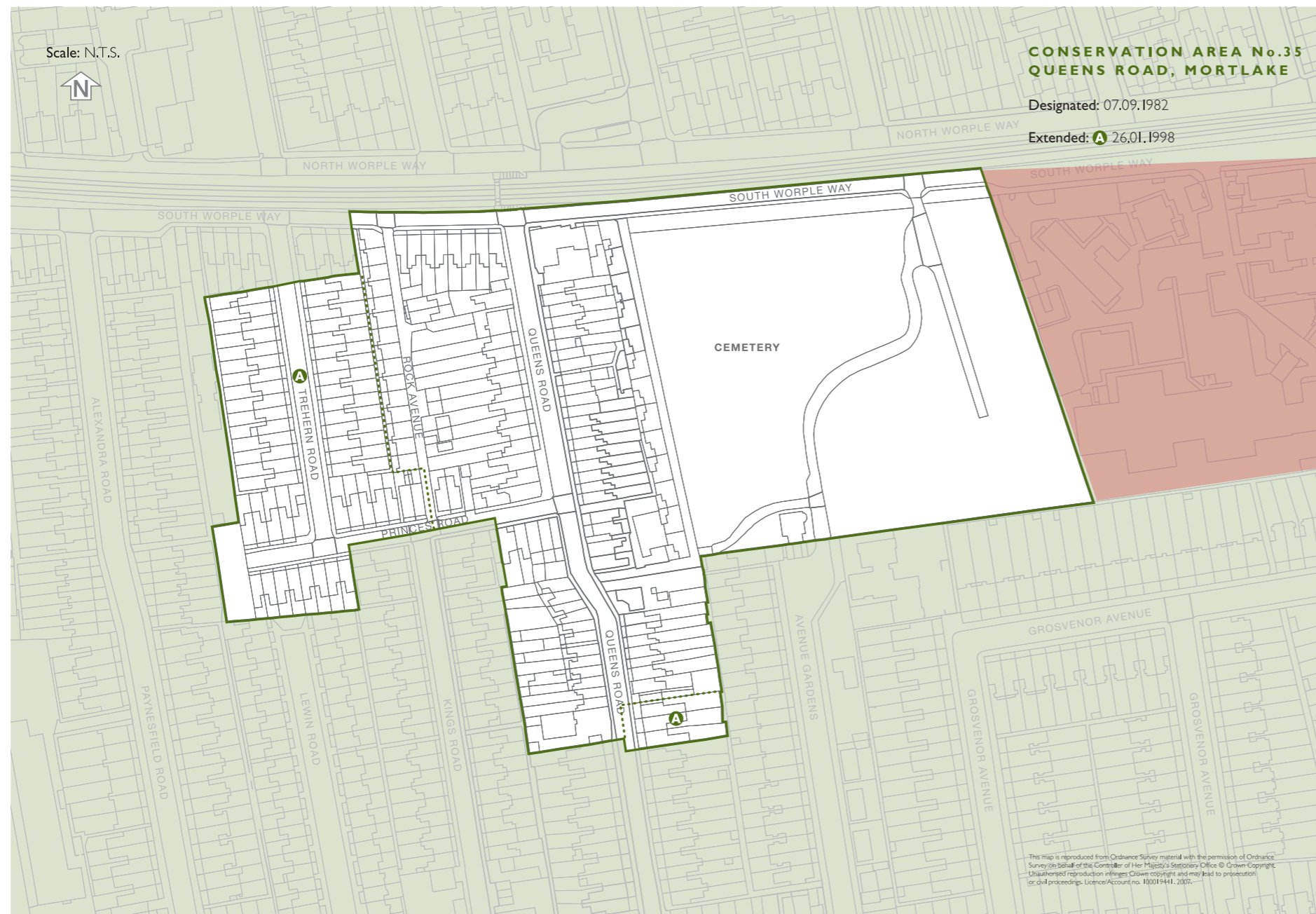
Panorama of buildings on site, south-east



Building in the south-west corner of the site



Panorama of buildings on site, north



Queen's Road, Mortlake Conservation Area Map

Site

2.1 Site Constraints

2.2 Conservation Area

The site is not located within a Conservation Area. It lies adjacent to the Queen's Road, Mortlake Conservation Area which was designated in 1982 and subsequently extended in 1998. The east boundary of the conservation area, which follows the line of the cemetery wall, forms the western boundary of the site.

The following is taken from the Conservation Area description:

Mortlake is a good example of a Victorian cemetery with some fine mature trees. The adjoining terraces of small Victorian cottages, some of which face onto narrow alleyways and have unusual embellishments, possess a charming sense of space. The character of the area is determined by its long streets of terraced cottages, (with corner pubs forming intermittent foci) contrasted with the secluded greenery of the cemetery with Lodge Avenue as its western boundary.

No local views are identified within the Conservation Area Guide. However, views from and across the cemetery that is adjacent to the Site are likely to be affected by the proposed development, which have been taken into consideration.

There are no statutorily listed buildings on the site, or within 250m of the site boundary. The nearest locally listed buildings to the site are those on Lodge Avenue to the west [Nos. 1-13] and Nos. 3-24 on North Worple Way to the north of the site.

2.3 Buildings of Townscape Merit

The Scheme seeks to preserve and enhance the significance and character of the site and surrounding area.

The London Borough of Richmond upon Thames maintains a local list in the form of 'Buildings of Townscape Merit'. The site currently has eight buildings on this list; the Entrance Lodge; Gatehouse; Fleming Lodge; Beatrice Lodge; Recreation Hall; Reception; Laundry; and Elizabeth Lodge.

Previous discussions with the Borough of Richmond have identified that some of these BTMs are more worthy of retention than others.

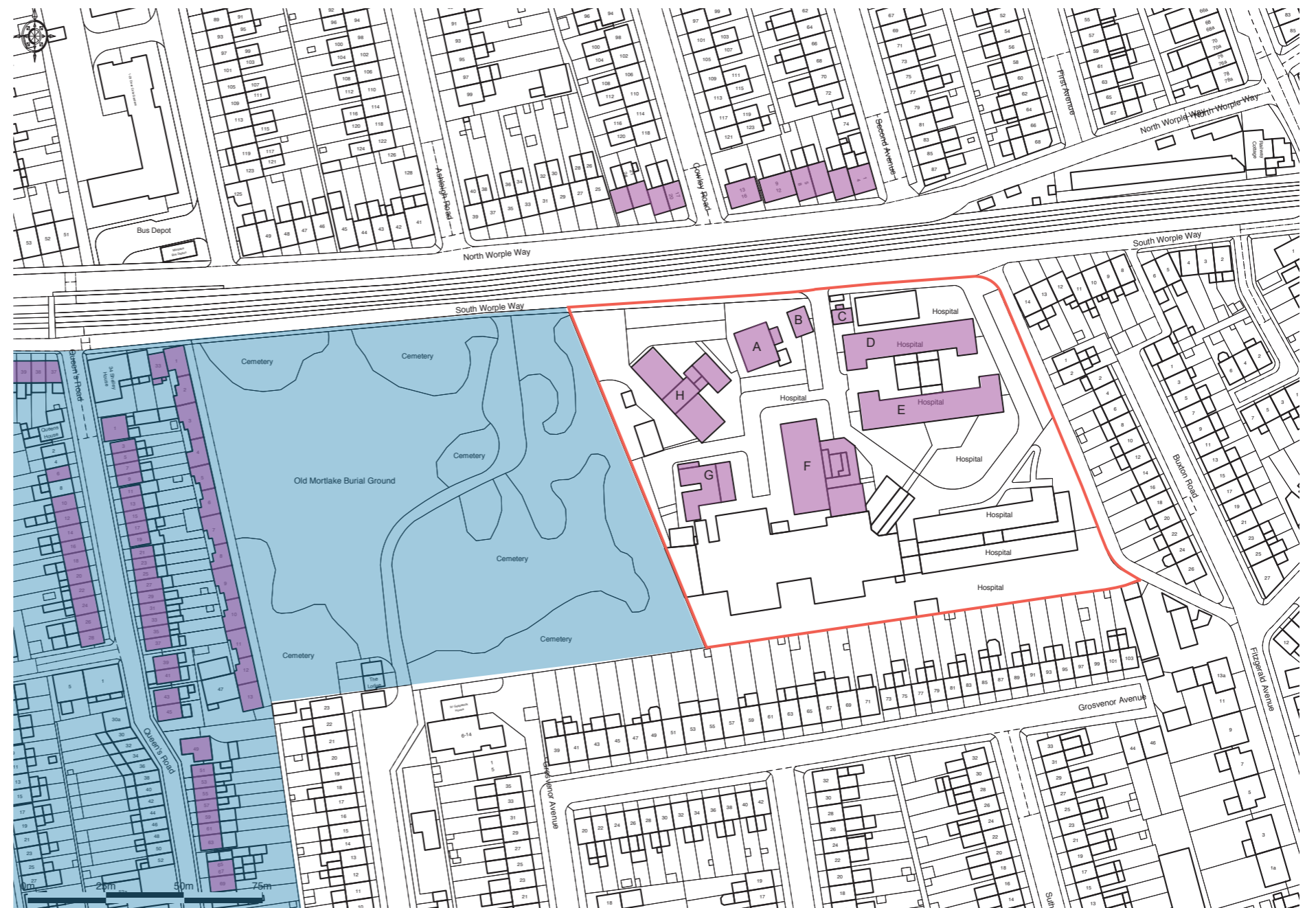
The screening provided by the sites perimeter walls, existing trees and the three proposed buildings to be retained [A,B & C] ensure that visual penetration across and through the site is limited.

Therefore the BTMs located further back on the site have little residual impact on the townscape.

These buildings were also designed for highly specified uses, thus have been substantially altered in their working lives. This has diminished their architectural significance.

The massing and orientation of BTMs D through to H significantly constrains any coherent architectural proposal to maximise the potential of the site and deliver a quality open green space thus preventing a coherent masterplan which could respond to the grain of the surrounding residential streets.

- Key
- A Recreation Hall
 - B Entrance Lodge
 - C Gatehouse
 - D Fleming Ward
 - E Beatrice Ward
 - F Administration Building
 - G Laundry
 - H Elizabeth Lodge
- Queen's Road [Mortlake] Conservation Area 35
 - Site



Buildings of Townscape Merit

- Class 1 Trees Trees in good condition
- Class 2 Trees Trees in with minor defects
- Class 3 Trees Trees with significant defects
- Class 4 Trees Trees with major defects

2.4 Existing Trees

In total there are sixty six trees of various species and ages. The most common species are pine and horse chestnut. The trees are predominantly concentrated around the perimeter of the site along the western and southern edges, where they provide mature and effective screening across the boundary. This provide a degree of privacy to the Old Mortlake Burial ground and private residential houses. Class 1 to Class 3 trees along the perimeter of the site are to be preserved wherever possible.



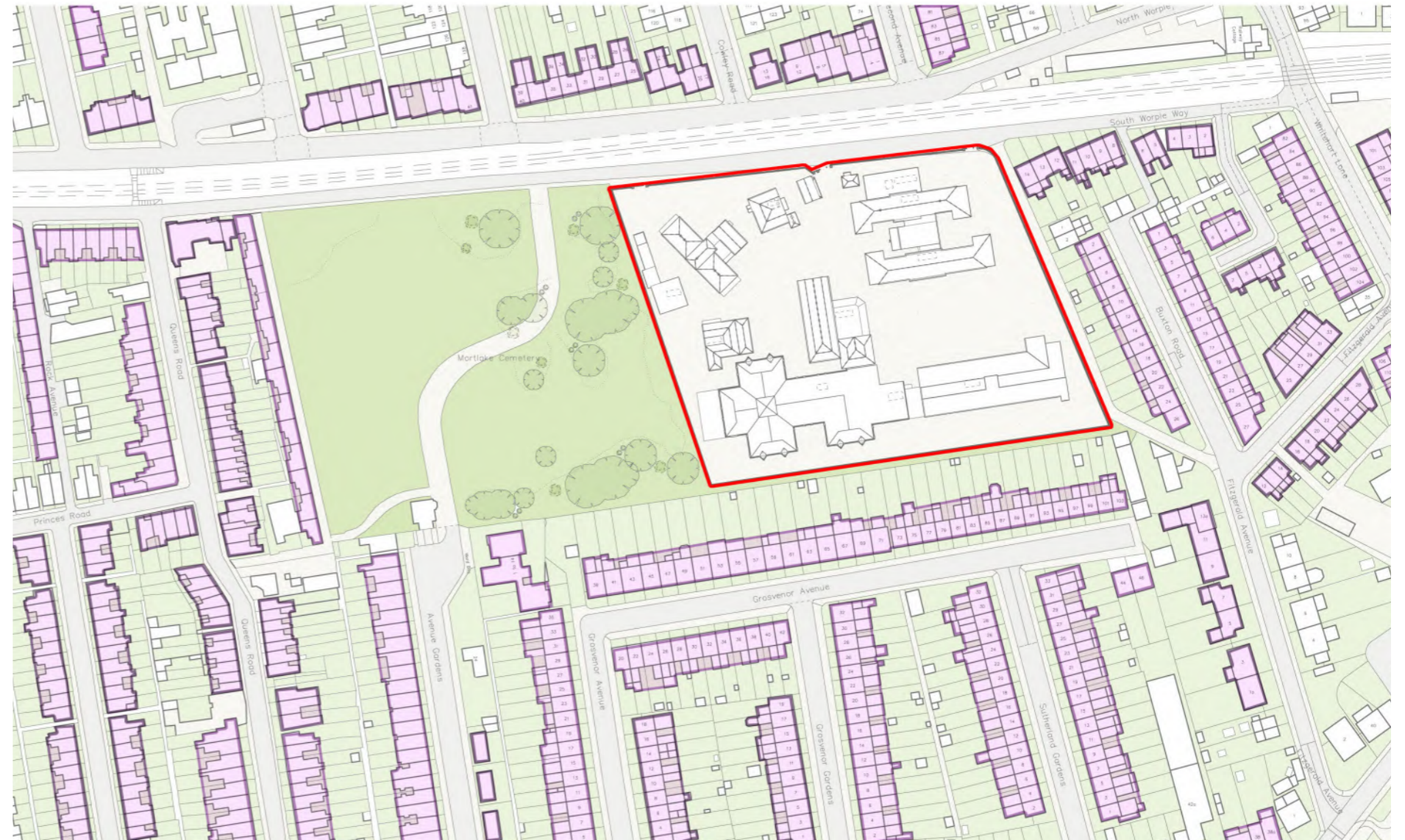
BTMs & Existing Trees

2.5 Local Residential Neighbourhood

The surrounding conservation area is primarily composed of long linear terrace blocks, interrupted by narrow passageways.


A number of characteristic variations can be found within the wider area such as;

- Stepping and chamfered corner blocks
- L- shaped blocks
- Rhythm and stepped articulation
- Symmetrical pairings of semi-detached houses



Composition of Terraces

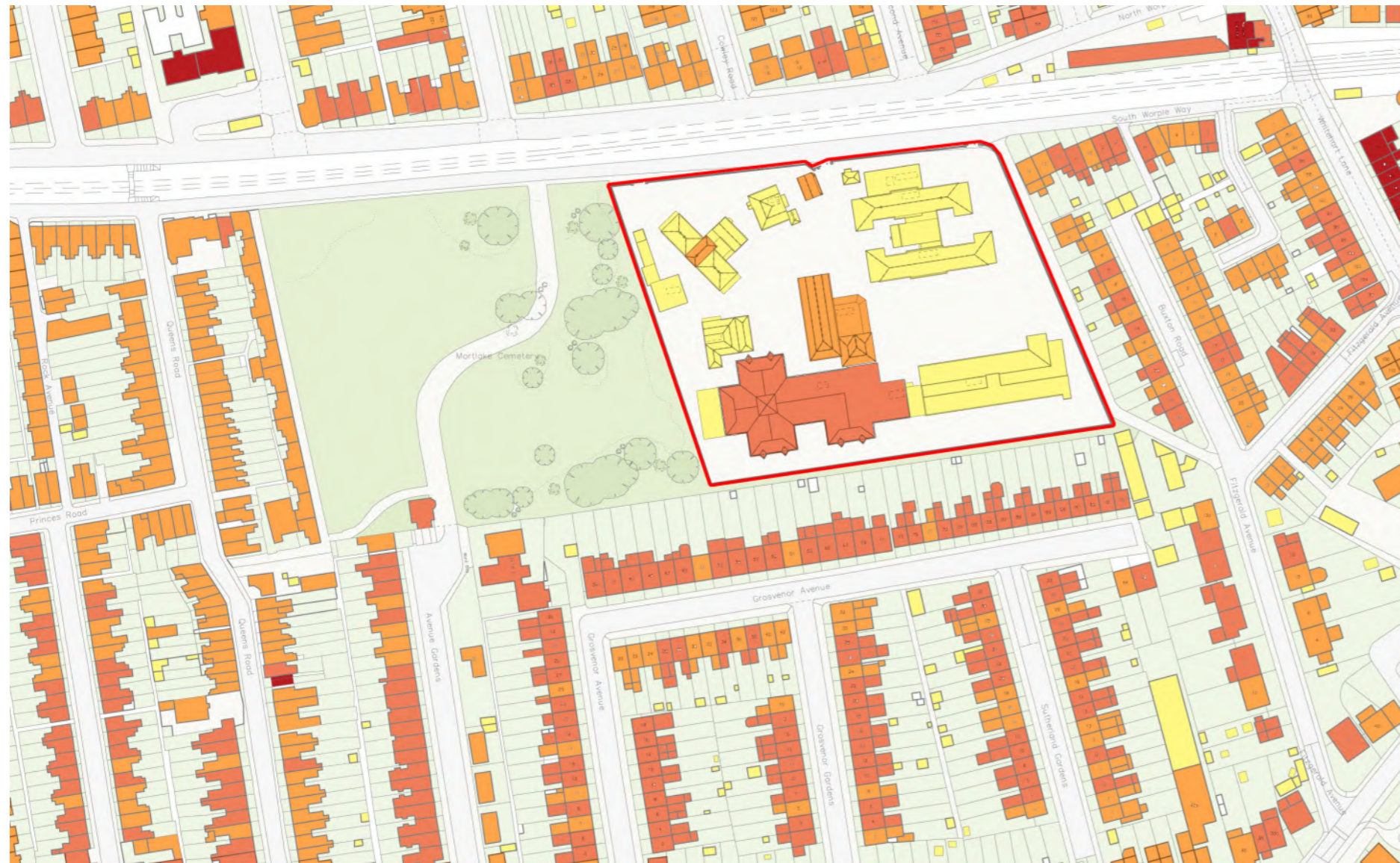
Key

-  Blocks of Terraced Buildings

2.5.1 Neighbourhood Building Heights

The proposed massing takes into consideration how it relates to the existing context and remain respectful of the current building lines.

The Mortlake general datum operates within the 2-3 storey range. The proposal sits within these parameters knitting into the urban grain.



Heights of Buildings Key

- 1 Storey
- 2 Storey
- 2.5 / 3 Storey
- 3 / 3.5 Storey

Existing Building Heights

3.0 Heritage

3.1 Proposed BTMs to be Retained

As per the feedback received from the London Borough of Richmond, in response to previously tabled proposals for the site [November, 2017] the Recreation Hall [A], Entrance Lodge [B], and Gatehouse [C] will all be retained.

Our masterplan incorporates these BTMs as part of the regeneration of the site. The intention is to renovate and re-purpose these buildings, utilising their prominence within the public realm to frame the main pedestrian and cycle entrance, reinstating the sites historic entrance.

These three buildings all date from 1903 - 04 and exhibit high quality materials, including red brick, gauged and special decorative brickwork, slate tiles and timber cornices. We have carried through the material palette established in these buildings through to our proposals.

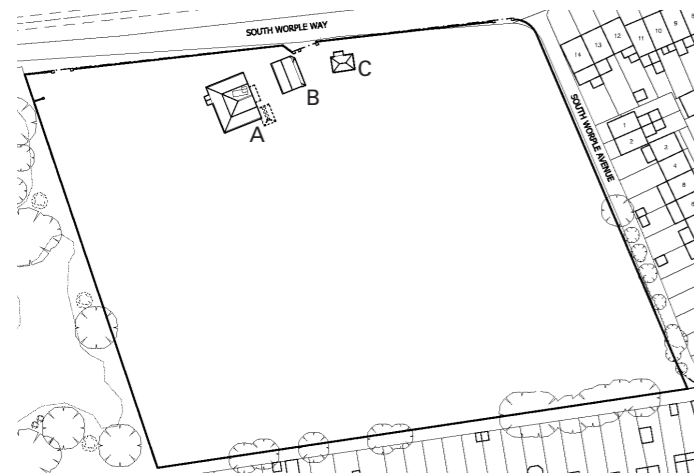
The retention of these three BTMs preserves the townscape along South Worple Way and leaves the remainder of the site free for a coherent masterplan without the constraint of having to arbitrarily accommodate a building for its own sake and to the detriment of a convincing overall narrative.



The Recreation Hall [A]



The Entrance Lodge [B]



Entrance Lodge, left, Gatehouse, right



The Gatehouse [C]

3.2 Proposed Buildings to be Demolished

The following BTMs have been proposed for demolition: Fleming Lodge; Beatrice Lodge; Reception; Laundry; and Elizabeth Lodge

It has been stated in advice given by London Borough of Richmond [Feedback Document, November, 2017] that well considered proposals exhibiting a high quality of design could justify the loss of some of these BTMs. The revised scheme adheres to this required level of design quality and an addendum of a Heritage Statement has also been included. Further justification for the loss of these buildings is outlined below;

The NHS has deemed these buildings to be no longer fit for purpose as health care facilities and with the exception of the Fleming and Beatrice lodge have been derelict for many years.

The majority of these buildings are single storey with steeply pitched stepped roof forms which restricts the potential for roof extensions and severely limits the area of usable floor space should a mezzanine level be introduced.

As a result of their awkward volumes and nature of their previous uses, the adaption and re-use of these BTMs is not considered to be a viable option.



Southern elevation of Beatrice Ward, constructed in the 1920



Elizabeth Lodge, 1903-4, east elevation, showing alterations to the access to the central bay



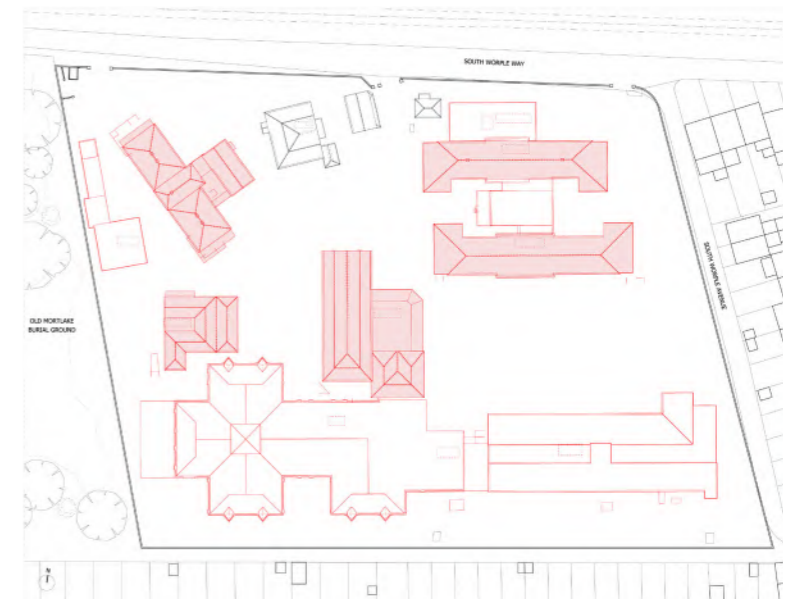
The Laundry, one of the original 19th century buildings on the site



Elizabeth Lodge, 1903, West elevation



Administration Building, originally part of the 19th century hospital site but significantly altered in 1903-1904, 1920, 1977 and 1999.



Key

- Proposed BTMs to be demolished
- Existing Building to be demolished

4.0 Planning

4.1 Previous Scheme Proposed by CPMG Architects

CPMG Architects submitted a pre-planning application proposal in November 2017. The proposal provided a replacement health centre [Use Class D1] of approx. 2,835 sqm and 76 residential units - mix of 1, 2, 3 and 4 bed units, with an outlined area for a school use.

4.2 Previous Scheme Public Consultation Comments

Key comments received from the previous public consultation of CPMG's scheme:

- Support for the retention of mental healthcare facilities at Barnes Hospital
- Further information requested regarding the nature of the proposed school on the site
- Additional information requested regarding the retention of existing trees on the site
- Green space within site for community use was requested
- Four storey development was noted by some residents as being out of keeping with the local area.
- Quality of architecture was noted as being unsuited to the area.
- Comments regarding construction traffic management and the need to minimise disruption and vehicle trip numbers.
- Comments relating to the capacity of local public transport links.



Application Site boundary Line 9070 sqm
Neighbouring site under client ownership 5397 sqm



Previous Proposal - CPMG Architects

INDICATIVE AREAL VIEW FROM NORTH - EAST

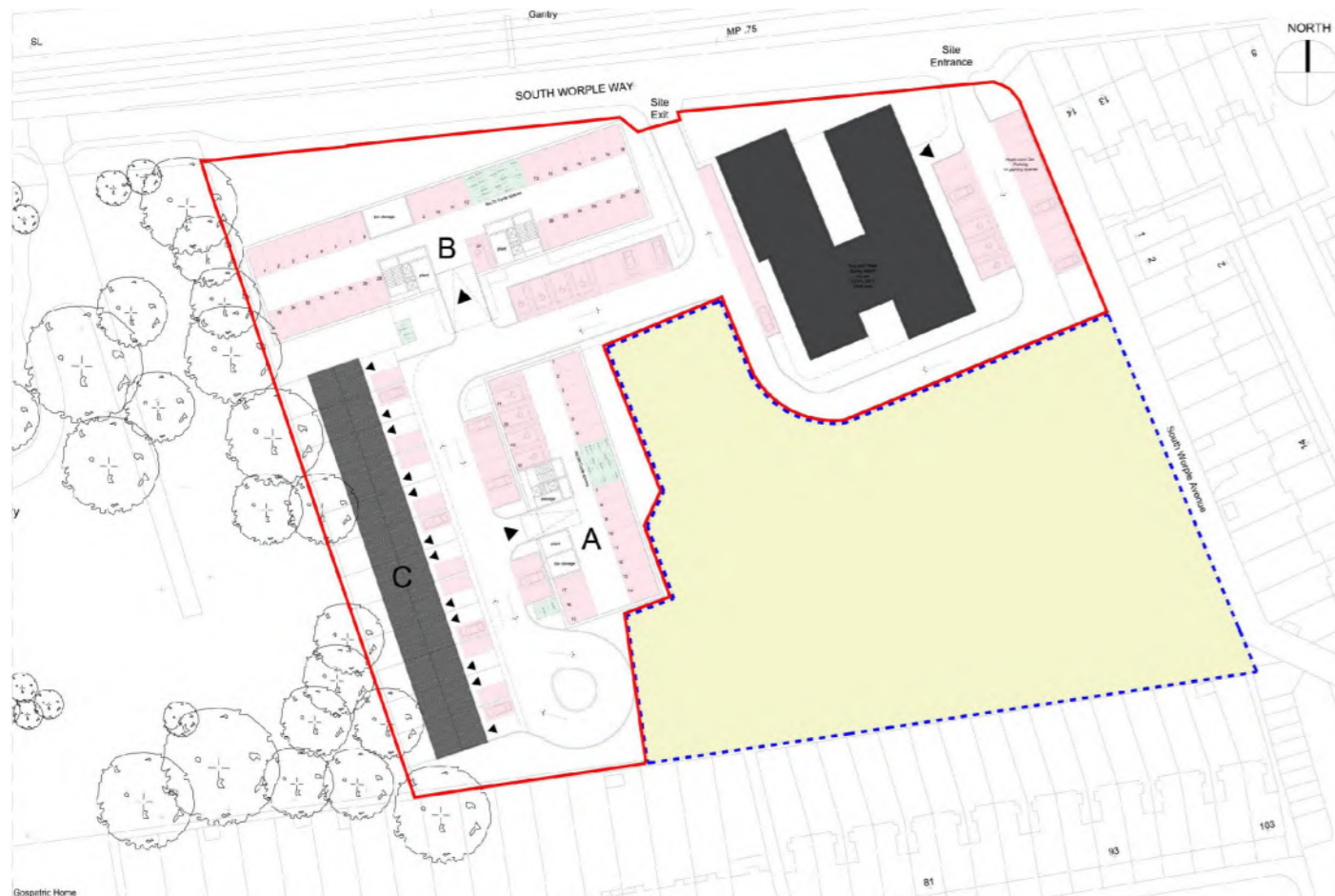


4.3 Previous Scheme LBR Comments

The proposed scheme was not supported by the planning officer on the grounds of:

- Impact on the Other Open Land of Townscape Importance
- Siting and scale of the proposal development
- Loss of all the BTMs with no justification/ structural evidence
- Lack of information regarding trees, ecology, flooding, sustainability, transport and servicing
- Unacceptable housing standards and consequential mix
- Under-provision of parking
- Lack of affordable housing and associated viability information

These proposals also included a 'land-take' area [see blue lined are in image opposite] for a school as a planning benefit to be weighed in the assessment of a residential-led development.



Previous Proposal - CPMG Architects

5.0 Brief

5.1 Land Use

- Site Area: approx. 14,350 sq. m / 1.4 ha / 3.5 acres
- Proposed Use: A mixed use scheme consisting of;
 - Health Hub [Use Class D1]
Site area: 0.3 ha
 - SEN School [Use Class D1]
Site area: 0.3 ha
 - Residential Accommodation [Use Class C3]
Site area: 0.8 ha

5.2 Health Hub

Total GIA: up to 2,500 sqm
 Car parking: up to 26 no. bays [inc. 4 no. Accessible]
 Cycle bays: up to 27 no. [inc. 17 Short Stay]

5.3 SEN School

Total GIA: up to 2,402 sqm
 Car Parking: up to 11 no. bays
 Cycle bays: up to 26 no. bays [inc. 18 no. short stay]

5.4 Residential Accommodation

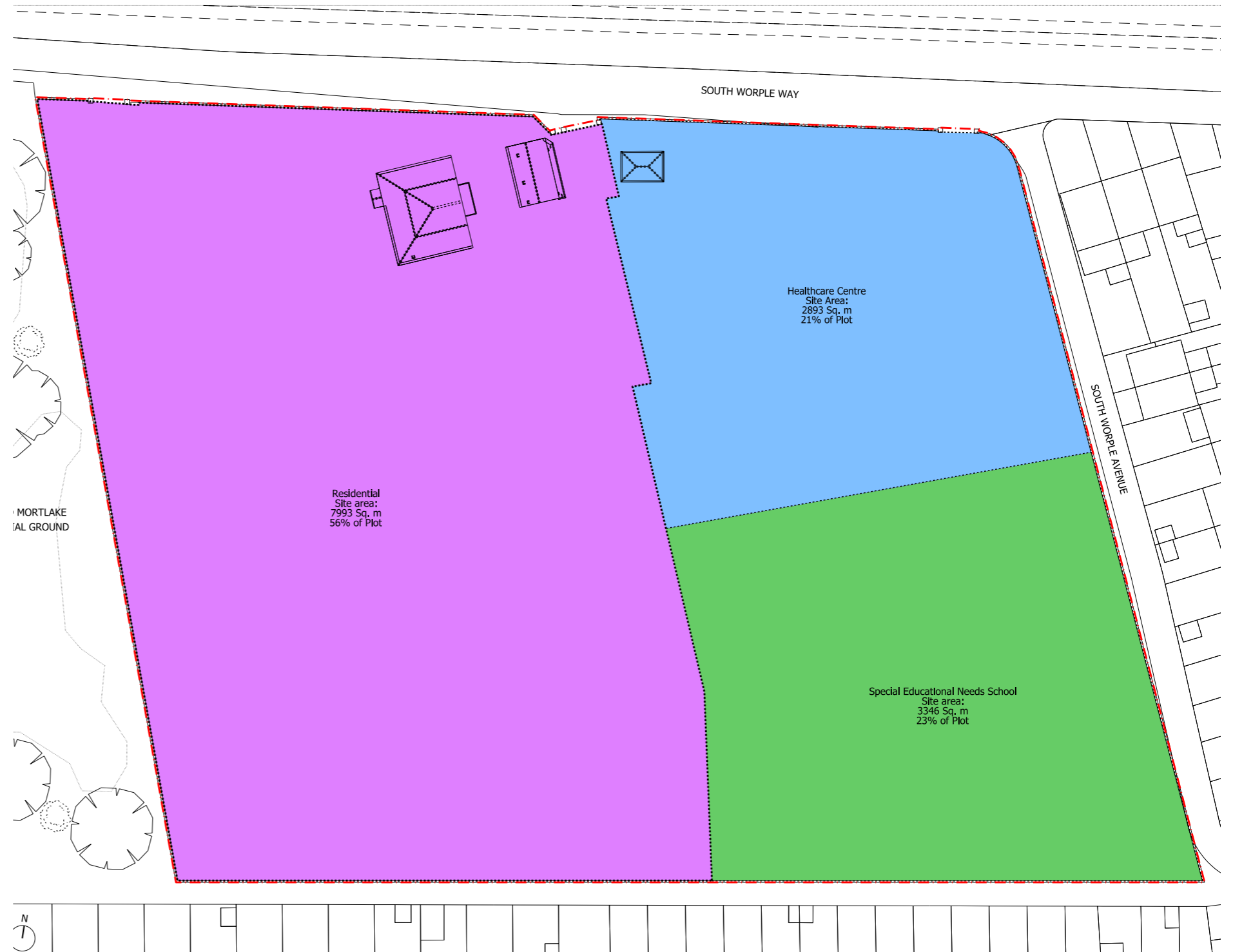
Total NIA: up to 5,570 sqm 59,955 sq.ft
 Total GIA: up to 6,918 sqm 74,465 sq.ft
 No. of Blocks: up to 3 no.
 Approx. No. Flats: up to 80 no. [10% Accessible units]
 [excluding BTMs]

Proposed Unit Mix:

Unit Type	% Mix	Approx. Unit no.
1B2P	37%	30no.
2B3P	5%	4no.
2B4P	40%	32no.
3B5P	13%	10no.
3B6P	5%	4no.
Total	100%	80no.

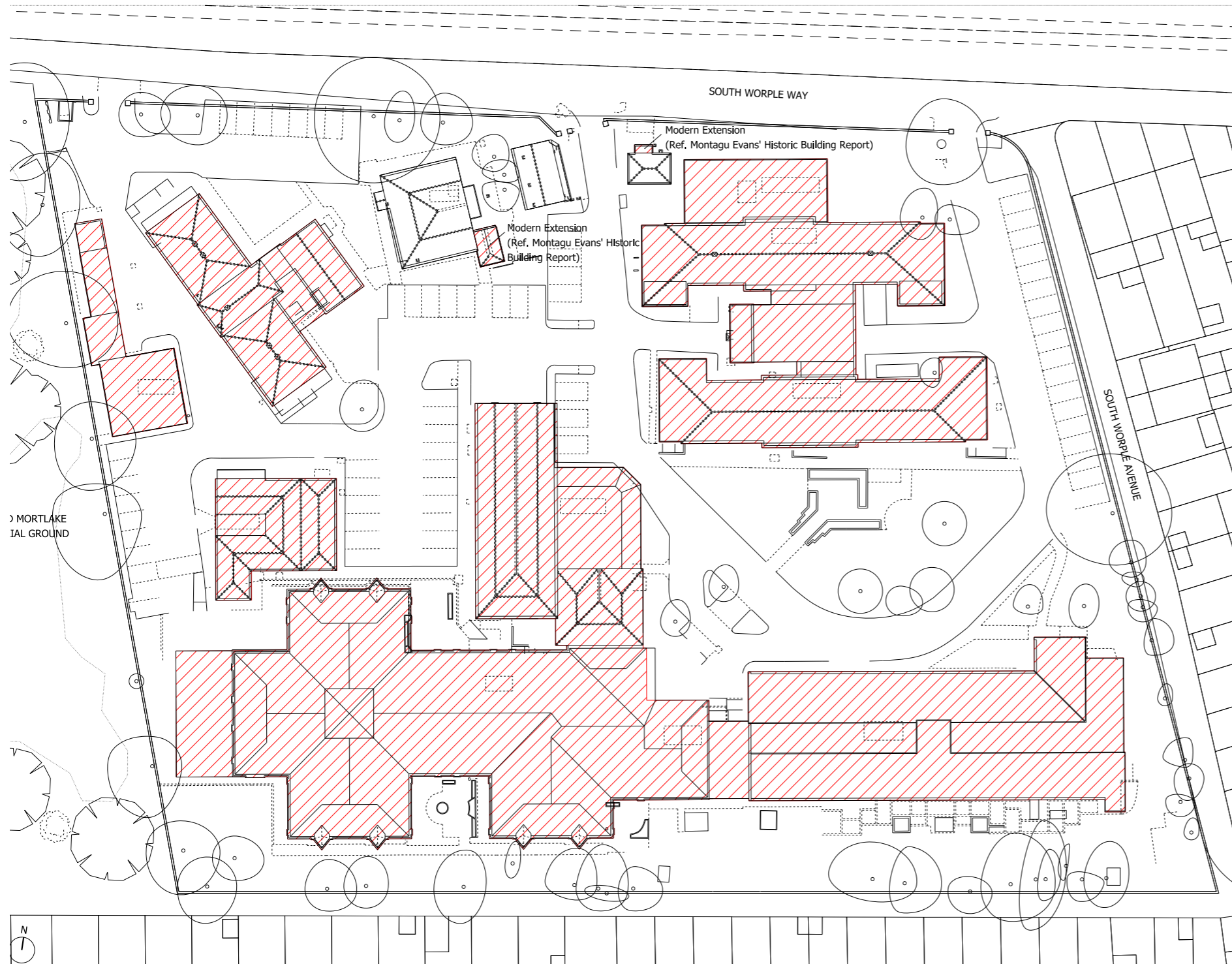
Car parking: up to 44 no. bays
 [Ratio of 0.53 per unit, inc. 10% accessible]

Cycle Storage: up to 153 no.
 [inc. 2 no. short-stay provision at ground level]



Proposed Plot Use

- - - - Site Boundary
- Residential
- Health Care Hub
- Sen School



Proposed BTMs Retained

5.5 Refurbished BTMs

The proposal retains three of the Buildings Of Townscape Merit [BTM], preserving the street scene from South Worple Way and allowing the development of a masterplan with generous landscaped areas.

- **Recreation Hall**
GIA: 138 sq.m
Proposed Use - Residential Use
Maximum No. of Units: 2 no.
- **Entrance Lodge**
GIA: 82 sq.m
Proposed Use - Residential Use
Maximum No. of Units: 1 no.
- **Gatehouse**
GIA: 18 sq.m
Proposed Use - Health Hub

5.6 Health Hub Brief

Within the specified land-take of 3,000sqm/ 0.3 ha, the scheme provides the following areas for the Health Hub:

- **Mental Health Care Centre**
Minimum GIA: 1500 sq.m
Total No. of Consulting Rooms: 28 no.
- **GP Clinic**
Minimum GIA: 1,000 sq.m
Total No. of Consulting Rooms: 7 no.
- All consulting rooms must have windows which may be obscurely glazed if required.

5.7 Special Educational Needs School Brief

After discussion with the Associate Director for School Planning for Kingston and Richmond, we were advised to propose an all-age school designated for up to 90 no. ambulant students.

Using 'Building Bulletin 104', we investigated the requirements needed for the school and produced an outline specification.

Our updated scheme for the SEN School maintains a land take of approx. 3,280 sq. m/ 0.3 ha and comprises the following parameters;

- a total GIA of approx. 2,400 sq. m which accommodates for the required pupil, teaching, staff and administration facilities based on the recommended space guidelines provided in BB104
- Basic teaching area of 735 sq.m inc. provision of 15 no. classrooms [6 pupils per class]
- Provision for Halls, PE, dining and social min. area of 204 sq. m
- Learning resources min. area of 96 sq.m
- Staff and admin min. area of 162 sq.m
- Minimum Storage provision of 129 sq.m
- A maximum of 3 storeys
- 935 sq. m of external amenity space [775 sq. m is the minimum external amenity space for 90 no. pupils not including 'float' of 450 - 810 sq. m]
- 720 sq. m secondary external amenity space
- The provision of a total of approx. 11 no. car parking spaces for permanent staff
- Cycle Provision [1 space per 8 staff + 1 space per 8 students]
- Provision for a minibus drop-off, entry and exit in forward gear



'L-Shaped' illustrative massing

5.8 Existing Trees to be Removed

Proposals would involve the removal of all Class 4 trees and those with major defects and those impeding site entrances. The intention is to incorporate as many existing, healthy trees in the proposed garden landscape.



Trees to be retained and removed

Proposed Trees to be removed

6.0 Design Evolution

6.1 Masterplan Typology

In cultivating an approach to the site, we considered various organisational typologies that could provide functional coherence, narrative legibility and aesthetic hierarchy.

This is a large site of some 1.4 hectares that requires a rigorous architectural approach if it is not to result in a disaggregated set of proposals. Any approach needs to integrate a number of Buildings of Townscape Merit without smothering them, or making them appear isolated.

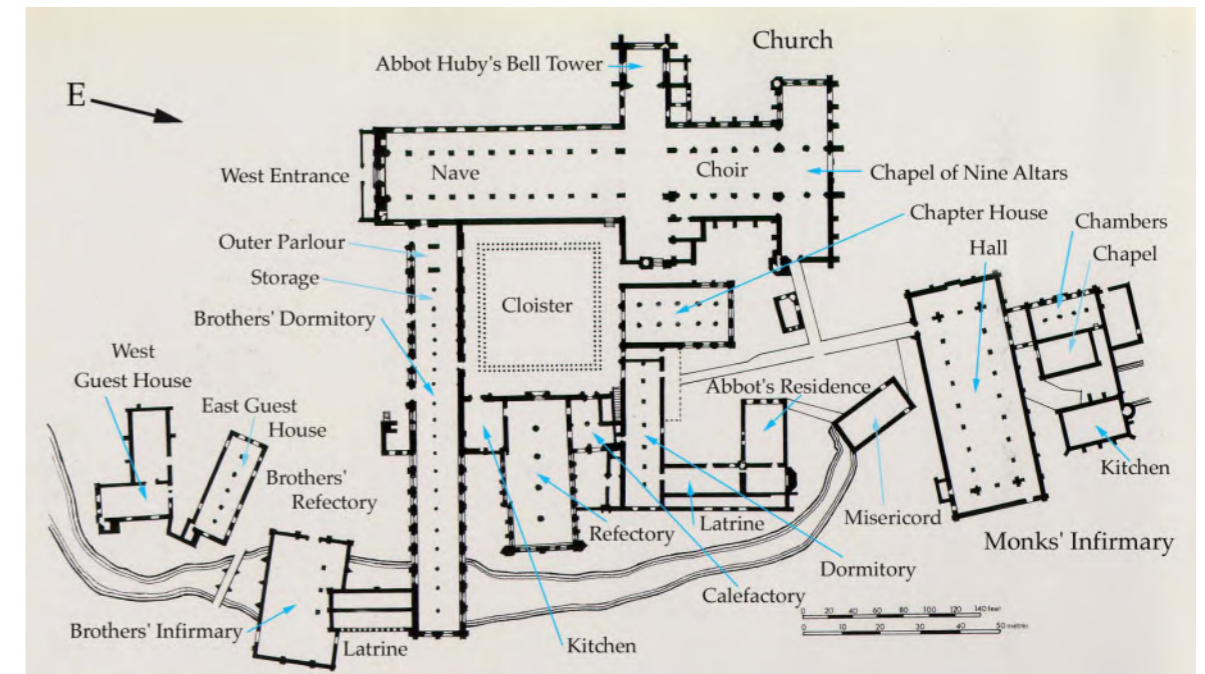
We developed four synchronic narratives, taking care to ensure that particular advantages identified in one could be carried over into our final approach.

6.2 The Monastic Layout

The cloister is the organising principle of the convent, not the church; it provides a sheltered method of sequencing spaces that alternate between communal/ functional uses, spiritual uses, residential accommodation and various other, ancillary uses. Translated to the Barnes site and C3 residential use, it would allow the physical connection of the preserved and enhanced BTMs on the northern perimeter of the site via a covered way connecting to residential blocks along the west and south boundaries of the site.

We concluded that the monumentality of the monastic type was unsuited to the smaller scale and suburban site. There was also no clear need for a covered connection between residential blocks.

However, we consider that a central, open and landscaped space at the heart of the site presents significant aesthetic, amenity and functional benefits to the site.



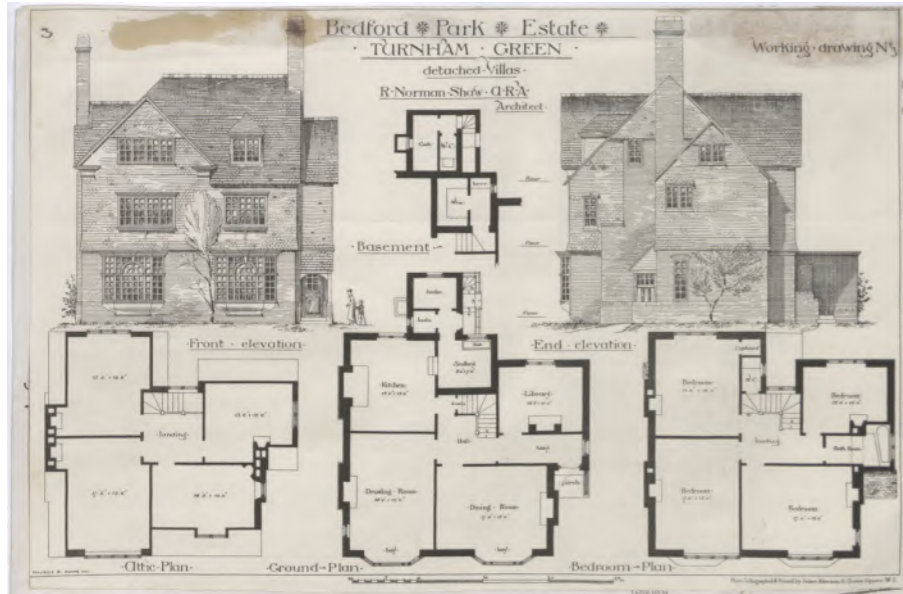
Fountains Abbey Plan



View of Rievaulx Abbey



Monastic Masterplan



6.3 The Garden Suburb

As noted, the area around the site is characterised by eclectic late Victorian and Edwardian domestic architecture, which, taken together with the burial ground, create a decidedly picturesque effect. Many decorative and formal elements in the surrounding domestic architecture have origins in prototypes developed in the first garden suburbs; Bedford Park, a few short miles away, is the first such example, the brainchild of the protean architect R. Norman Shaw.

We examined whether the site was fitted for a number of multi-unit dwellings sitting in a rich, landscaped setting, image, below. We concluded that the loss of the central landscaped area, discovered through the monastic typology, was not compensated for by the more diffuse distribution of residential buildings.

However, we remain determined to employ a contemporary interpretation of garden suburb architectural forms, with a traditional palette of materials, to ensure a suitable contextual approach.



Bedford Park Garden Suburb



Garden Suburb Masterplan

6.4 The Contemporary College Quad

A coherent scheme should seamlessly integrate the proposed uses together whilst ensuring and enhancing the sense of community, and maintaining a balance between private and communal spaces.

We looked at recent examples of university collegiate architecture, which necessarily provides a similar programme.

The Garden Quadrangle at St John's College, Oxford, completed in 1993 by MJP Architects, provides solutions to both formal articulation in the provision of multiple aspects, as well as offering a successful relationship between residential, communal and ancillary uses, in particular through visual permeability between floors, achieved via cut-outs to floor plates.

Although the typology allows for generous landscaped areas around block, the intimacy implied by a quad means that the spaces partially enclosed by blocks on all four sides more naturally divide into a number rather than a singular central open landscaped area. We therefore discarded this typology.

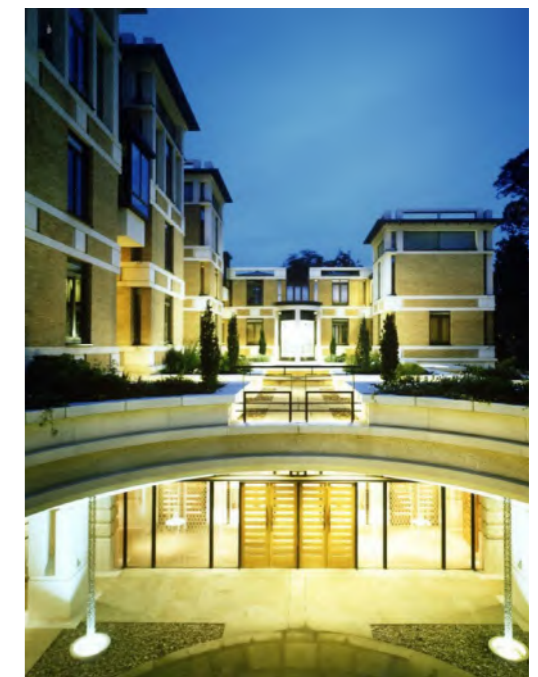
Nevertheless, we carry over an appreciation for the importance of articulating blocks to provide multiple aspects, which feature in our illustrative proposals.



St John's College, Oxford, The Garden Quadrangle, completed 1993



Collegiate Campus Quad Masterplan





6.5 The Garden Square

The garden square is arguably Britain's most particular contribution to European urbanism, providing green and often lushly planted spaces that both contribute to the public realm as well as allow control over access.

On the site in Barnes, we understood that there was a tremendous opportunity to be gained from opening up a central amenity space. By clearing away buildings, including some BTMs that occupy the site in a purely ad hoc way - as unjoined up physical emanations of particular needs at particular times - we could distribute buildings around the peripheries of the site, around the organising principle of the garden square. The retention of BTMs away from the northern edge of the site would prevent the significant public benefit of a central amenity space.

This organising principle provides for the best balance of residential, communal and ancillary accommodation as well as a very significant benefit in the form of a very generous external amenity space.

We have therefore developed proposals using the garden square type, but also consolidated with the strongest and most apt features of other types.

6.6 Design Inspirations

Alongside the search for a suitable organisational narrative for the site, we have carefully considered a range of design precedents which we consider enrich our proposals.

Several strands of thought have conditioned our research;

- We have studied the surrounding context of the site to draw out design cues that are responsive to the local character, particularly focusing on the neighbouring conservation area.

- The Garden Square is a touchstone that harmonizes with the original suburban idea and the eclectic architectural variety found in the surrounding area.

- Squire and Partners have a highly evolved and practiced contextual approach to architecture, which is an outcome of thoughtful engagement with the architecture of London in particular. We have built fine examples of residential architecture that exhibit a highly refined and crafted contemporary vernacular that are relevant to our proposals here.



Complex Roofscape - Buildings of different heights and massing compositions surrounding the site, ranging from 1-3 storeys in height.

6.7 Local Vernacular

Offering a varied domestic architectural language, the surrounding context demonstrates the use of a combination of different elements to produce a rich vernacular.

Although the majority of the buildings surrounding the site comprise two storeys, there still appears to be a variety of heights and massings, with several buildings of 3 storeys as well many of which have been extended upwards creating a complex roofscape.

The images on this page show examples of decorative elements and techniques which have been used throughout the conservation area to the west of the site.



Window Detailing, Conservation Area



Variety of Bay Window types, Conservation Area



Angled Windows and Decorative Gable Treatment

6.8 Facade Development - Form and Articulation

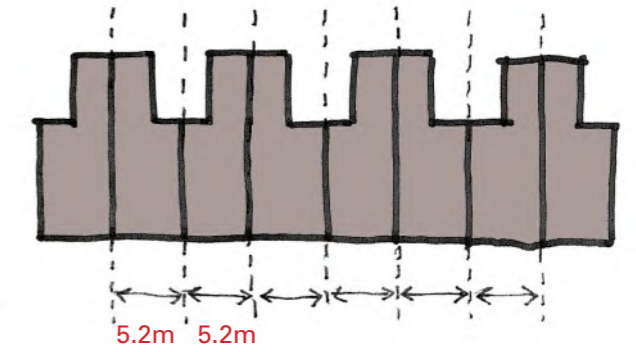
Having analysed the site, surrounding buildings and context, the proposed illustrative design aims to respond to the proportions, scale and articulations of the surrounding buildings.

The proportion of the mansion block facades has been developed to respond to the massing of local residential terraces.

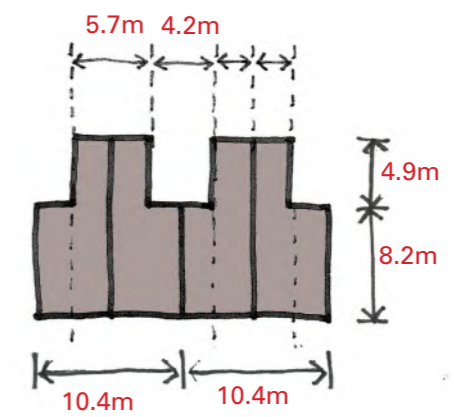


Composition of Terraces

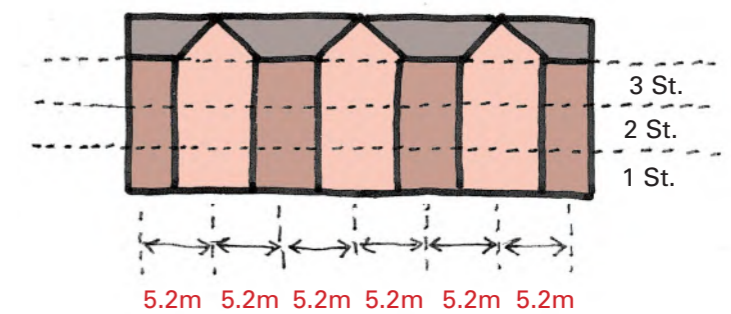
Typical Terrace Blocks



Typical Plan of Residential Block within the Conservation Area



Typical Plan Proportions - Depth and Stepping



Proportions applied in elevation to a typical mansion block

6.9 Local Residential Architecture

The existing buildings in the conservation area and along Fitzgerald Avenue provide the inspiration to experiment with the potential volume and form of the proposals. A selection of typical buildings have been reduced to their essential volumetric and formal qualities.

The studies below illustrate the typical architectural forms that help define the character of the area. The proposed design follows the volumetric principles identified in these studies in order to enhance the character of the conservation area.



Elevation Studies Analysing the Local Vernacular



Frontages in the Local Area