



Angled Bay Windows, Bedford Park



Hanging Tiles, Bedford Park



Herringbone Gable



Complex Pitched Roof-Forms, Glendower Road Mortlake



Gauged Brickwork, on site

## 6.10 Materials and Detailing

We have drawn from features of domestic architecture in the vicinity;

- The complex roof forms found on Glendower Road, a hundred or so metres from the site, are an excellent means for breaking down mass and adding variety [see image bottom left]

- The red brickwork, particularly the gauged brickwork, found on the BTMs on site is also a compelling precedent

- We have also borrowed from fractionally further afield [although examples can be found very near to the site, as highlighted in 6.7], developing the hanging tiles and bay-windows found in Bedford Park [refer to section 6.11]

- We have also taken very traditional details, like the herringbone gables, and deployed these to lend a crisp and contemporary feel to our proposals



## 6.11 Bedford Park

The Garden Suburb provides a rich library of domestic architectural elements that can be given a contemporary architectural gloss. Bedford Park, a suburb in west London which forms as part of the conservation area of the Borough of Ealing, is an early and distinguished example of a garden suburb, with a myriad of exemplars to choose from.

Local authority planning officers also advised that the residential architecture of Bedford Park provides a suitable architectural inspiration for our proposals.

The adjacent images highlight examples of techniques that exemplify the distinct characteristics of traditional, suburban architecture, some of which we are carrying through into our proposal, such as;

- Decorative gable-ends
- Off-set window alignment
- Use of bay-windows
- Use of contrasting materials for effect
- Variation of surface texture for richness
- Use of hanging tiles
- Asymmetrical composition



Domestic Architecture in Bedford Park, W4, R. Norman Shaw [1831-1912] et al.





6.12 Kingwood, Hans Place, SW1X  
Squire and Partners, completed 2017

Kingwood, a residential development addressing the corner of Hans Place and Herbert Crescent behind Sloane Street, was inspired by the richly detailed rose red brick facades which form the character of the Conservation Area.

Designs are a respectful and crafted response to the setting, retaining historic elements of the existing facades and integrating them with contemporary insertions to provide ten apartments with various ancillary functions.

We identified areas of the façade in which a bespoke brick could be accommodated – typically above and below window lintels/spandrels, and on the flank wall of a prominent chimney which rises at the corner of Hans Place and Herbert Crescent – creating an element of bespoke contemporary craft which responds to the historic urban grain, fusing traditional craftsmanship and modern digital fabrication to establish a new modern vernacular.

As with Hans Place, we have sought to distil and simplify traditional architectural elements, like gable-ends and decorative panels in our proposals for the Barnes Hospital site.





## 7.0 Design Strategy



### 7.1 Use Plot Allocation

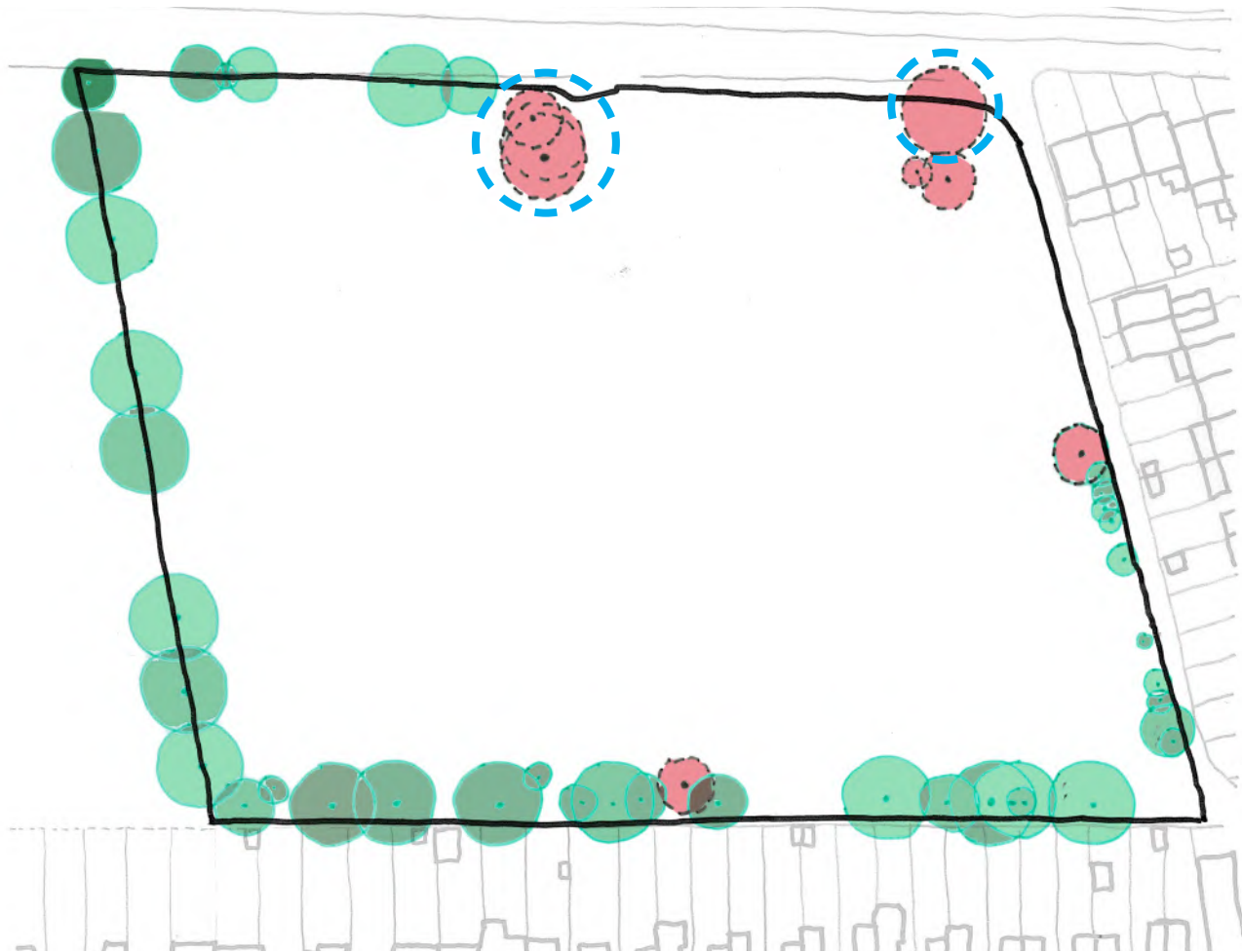
- The Site is considered as three development parcels consisting of a Health Care Hub [3000 sq.m/ 0.3 ha], SEN school [3285sqm/ 0.3 ha] and Residential/ Amenity Space [8060sqm/ 0.3 ha approx]



### 7.2 Existing Buildings to be Retained

- The three 'Buildings Of Townscape Merit' give townscape character to the north fring of the site and will therefore be retained and refurbished. The remaining buildings constrain an efficient use of the site and frustrate the provision of a generous quantum of landscaped space; as such demolition is proposed. Buildings A and B are to be used as residential units, while Building C will form part of the Health Hub facility





7.3 Initial Tree Strategy

Initially, the strategy was to retain the majority of the perimeter trees only removing those with major defects and those impeding site entrances.

Existing Perimeter Trees to be retained are shown in green, whilst ones highlighted in red are peripheral trees to be considered for removal.

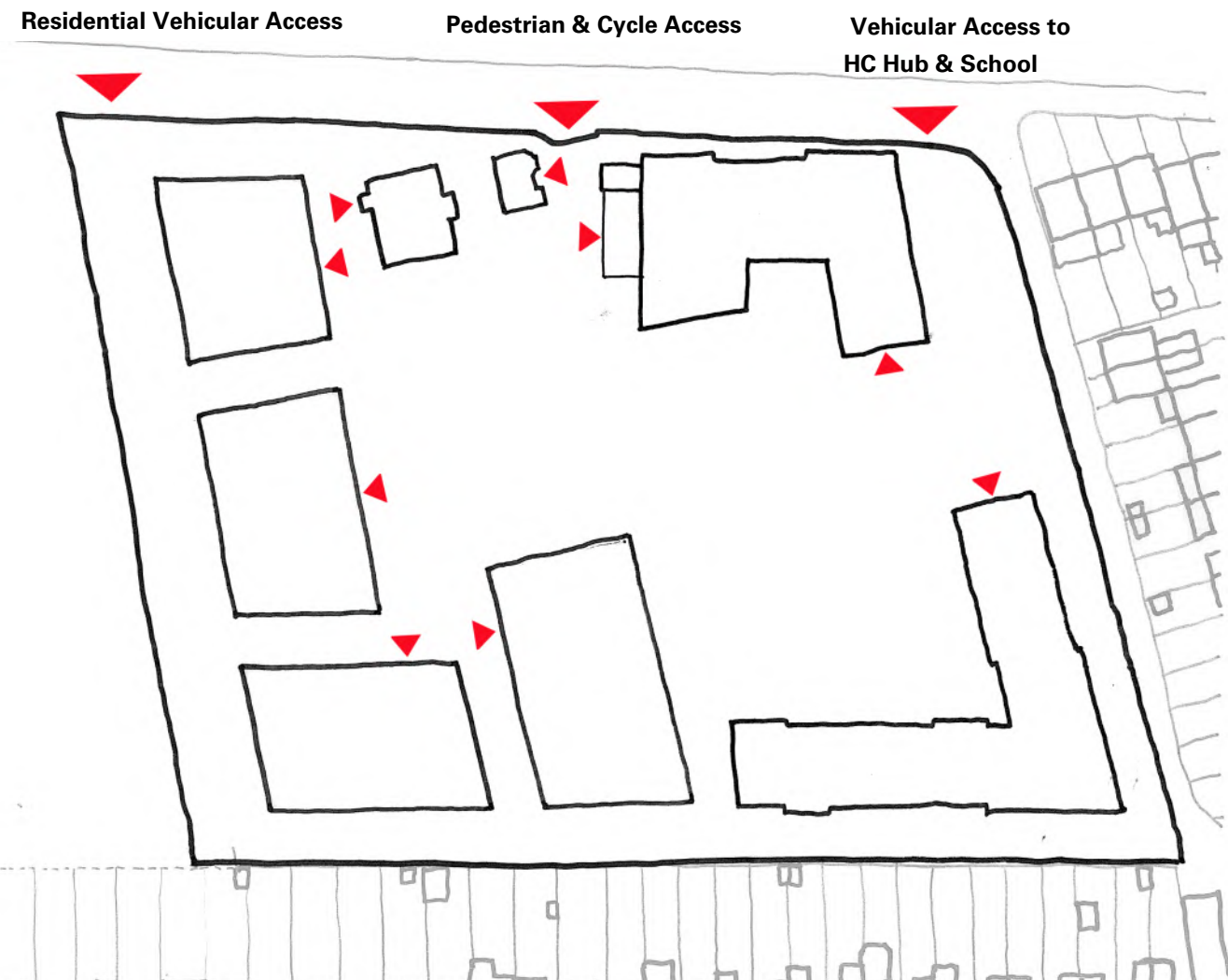
Following the Public Consultation on September 27th and 29th 2018 the team amended proposals to allow for the retention of the trees circled in blue above that had previously been proposed for removal.



7.4 Initial Proposed Block Massing

The removal of some existing buildings would enable the opportunity to arrange new buildings around the perimeter of the site, creating a central garden square open to both the occupants and also the general public on a managed basis. This new public space would act as the heart of the development. Smaller, more intimate, landscaped spaces would adjoin the central square.





7.5 Initial Proposed Block Massing & Access

- The massing would step back to form three key entrances along South Worple Way. A vehicular entrance serves the residential accommodation, with the central entrance serving as the primary pedestrian and cycle access to the site and a vehicular entrance to the east of the site at the junction to South Worple Avenue serving the Health Hub and School.



7.6 initial Proposed Car Parking - Basement Car Park

- At the western vehicular entrance a ramp which provides access to a basement for the residential car parking.





7.7 Initial Outline Massing

- In the initial proposal the majority of the buildings on the site would have comprised of 3 storeys - ground plus two upper floors.



## 8.0 Pre-Application Squire and Partner Scheme Development

[Pre-Application Meeting, May 2018]

Squire and Partners presented a pre-planning application for the site in May 2018. The scheme proposed the provision of:

- a commercially operated assisted residential accommodation [use class C2] of approx. 9,680sq.m, with a mix of 1 and 2 bedroom units distributed throughout 6 pavillions;
- basement parking for the residential accommodation
- a Health Hub [use class D1] of approx. 2,430 sq.m
- and other functions ancillary to the C2 use of approx. 1,438 sq.m, including cafe and restaurant space and extensive landscaping.

Following this initial proposal planning officers specified that a Special Educational Needs [SEN] School would be desirable for the Barnes site.

In response, we provided an alternative proposal [image top right] which included an indicative land intake for an SEN School accommodating approximately 50 students, whilst maintaining the Health Hub and 4 pavillions of C2 assisted residential accommodation.

Feedback from LBR Officers on this amended proposal indicated a firm preference for residential [C3 Use] over an assisted living use.

In the wake of further liaison with the LBR we have developed an proposal which increased the SEN School to accommodate up to 90 no. ambulant pupils, also retaining the Health Hub and 4 pavillions of C3 residential accommodation.



Ground Floor Site Illustrative Plan Presented at Pre Application 2 Meeting



Ground Floor Site Illustrative Plan Presented at Pre Application 1 Meeting





Illustrative View of Initial C3 Scheme



Proposed Massing of Initial C3 Scheme, Aerial View, South-East

## 8.1 Key changes since the CPMG Scheme

[Refer to section 4.0 for a description of the CPMG Architects' scheme]

- An increase in plot provision for the health Hub from 0.23 Ha to 0.3 Ha
- A reduction of the proposed land take for the school site
- Incorporation of the outline plans for the SEN School to present integrated proposals for the whole site
- Retention of three prominent Buildings of Townscape Merit
- Reduction in proposed building massing from four storeys to a maximum of three
- Relocation of all proposed residential parking from ground level to a basement car park, in order to provide publicly accessible amenity space
- Retention of the majority of existing trees around the site boundary
- Replacement of unrelieved extents of hard-standing with soft landscaping and green space
- Introduction of a new design approach, informed by the Garden Square
- A proposed massing sensitive to the local vernacular which incorporates key features such as decorative gable-ends, dormer and bay windows, brick banding and variations of texture and relief
- A palette of materials which draw inspiration from the local vernacular
- Provision of three designated entrance points along South Worple Way
- An increase in the provision of parking for the Health Hub [previously proposed 23 no.]
- A reduction in the number of predicted vehicular movements, as a result of the proposed SEN School.
- A SEN School mini-bus drop off located on-site to alleviate congestion to South Worple Way



8.2 Public Consultation Comments [September 2018]

The exhibition was attended by 90 local people, with the overwhelming number of attendees acknowledging that the revised proposals were a substantial improvement on the CPMG scheme.

There was particular support for the incorporation of the SEN School, with residents recognising the need for one.

The majority of written and verbal comments reflected concern over the potential impact on local transport, as well as the safeguarding of existing trees around the perimeter of the site.

A summary of key points raised;

- Supportive of the key BTMs retained
- Supportive of the proposals for a SEN school and the retention of mental health care facilities
- Supportive of the provision of new homes
- Supportive of the reduction to building massing from 4 storeys to 3 storeys
- Supportive of the Garden Square concept
- Supportive of proposed material palette and character of the proposed residential blocks
- Concern regarding the removal of the Plane tree at the North East Entrance to the site [TPO No. 566]
- Perception of a low provision of car parking for the SEN school
- Comments that the Health Hub garden should to be more secure and enclosed – but glad to see this garden re-provided
- Potential impact on the local transport system and the access routes to the site was raised
- The need for a robust Construction Traffic Report was raised



Public Consultation at Barnes Hospital [September 2018]

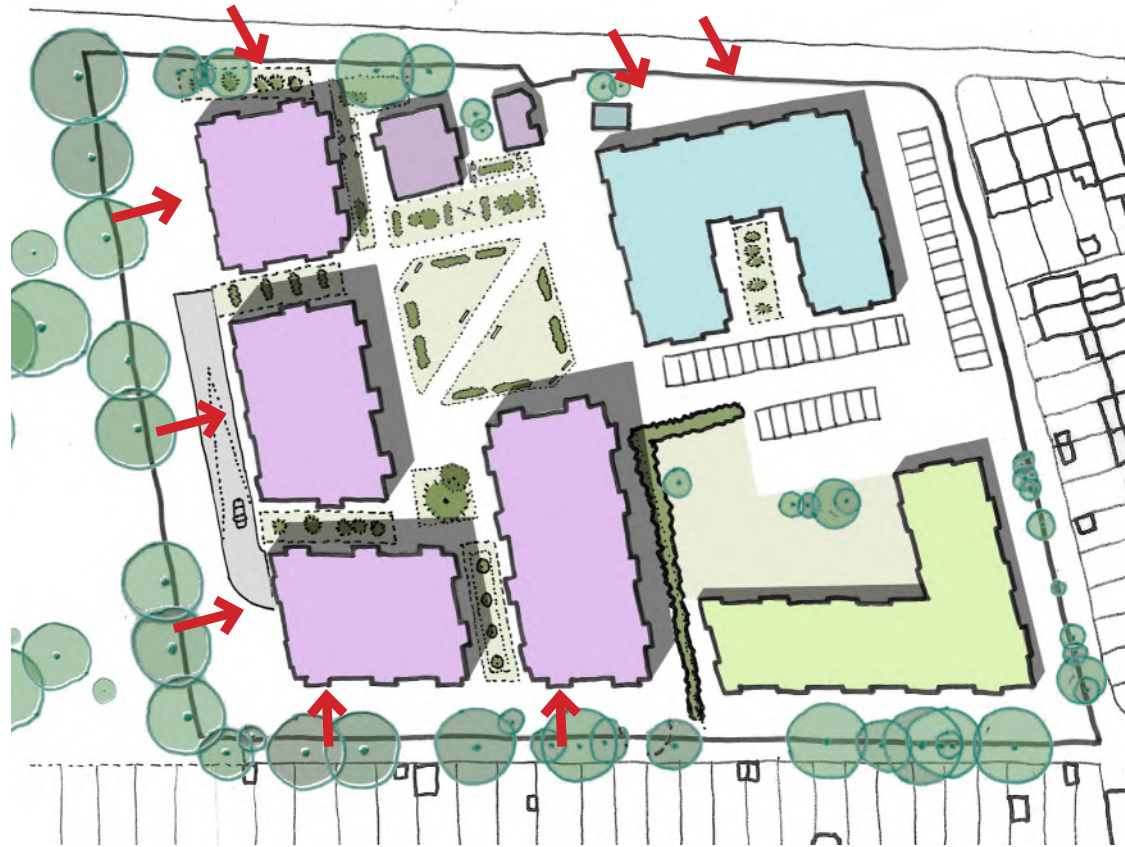


Design Strategy Diagrams Proposed to Attendees

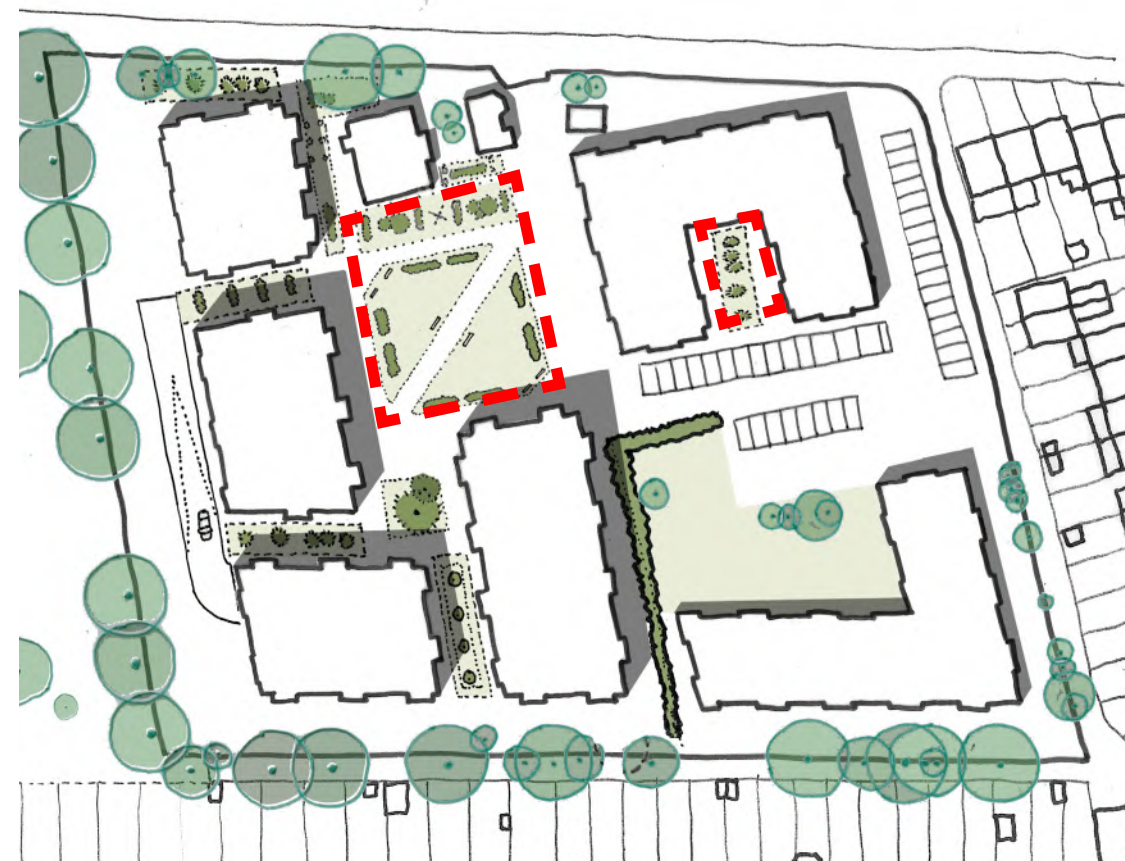


### 8.3 Amendments in Response to Public Consultation Comments

- Building massing has been further reduced from the proposed 3 storeys across the site to a variation of 2/2.5/3 storeys
- In response to concern over the health of existing trees massing immediately adjacent to existing trees has been set back
- The tree at the northeast entrance previously proposed to be removed, will now be retained as a result of re-configuration of the health hub massing and widening of the site entrance
- Provision for car parking to the SEN school increased
- The basement ramp has been set back in order to accommodate a residential refuse collection point located on-site to alleviate congestion to South Worple Way



Building line adjustments

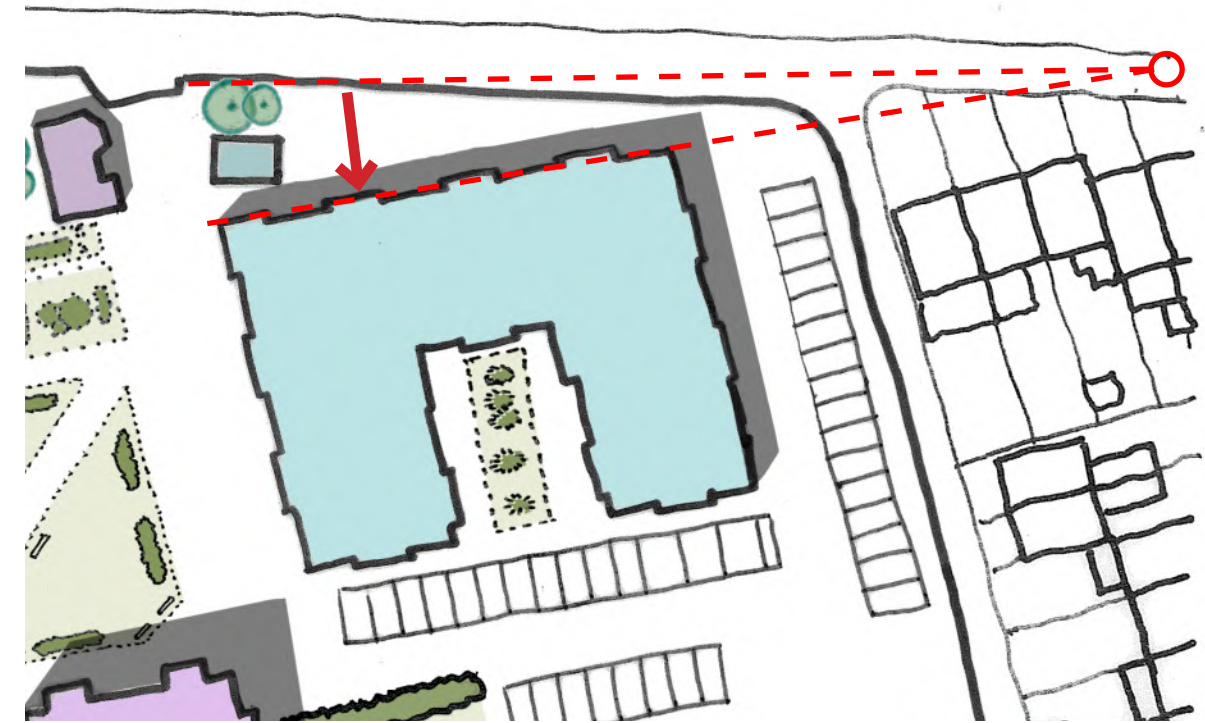


Relocation of the 'Secondary' Garden Square

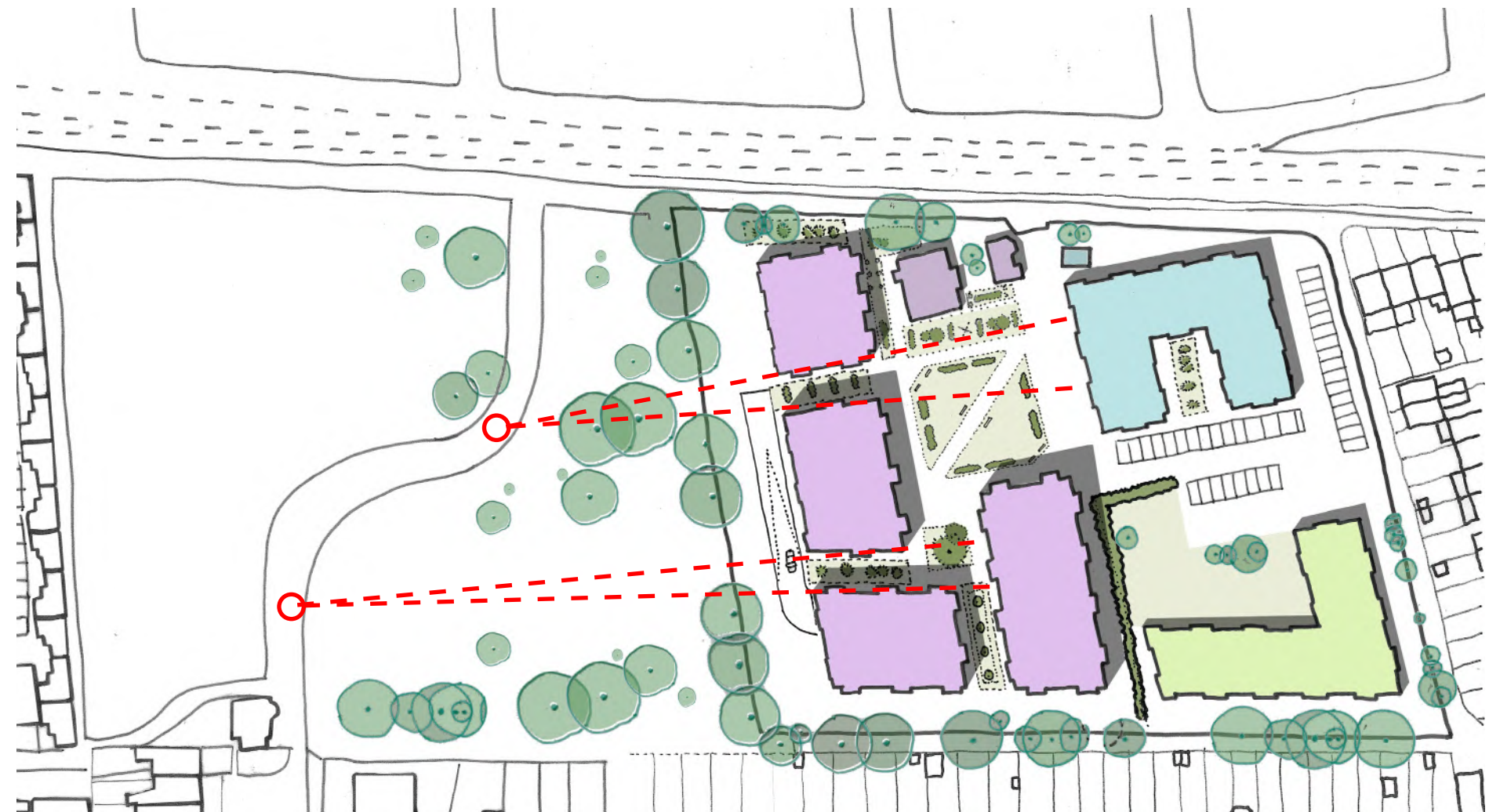


8.4 LBR Pre-Application Meeting 1 [18 September 2018]  
Site Wide Comments

- Officers appreciated the design direction inspired by existing neighbouring buildings in and around the conservation area – and would like to see the design picking up on brick colour and detailing of the BTMs
- Officers asked for consideration to be given to the reduction of massing across the more prominent parts of the site, especially the northern edge, visible from South Worple Way. Refining the massing to give prominence to the retained BTMs
- A height of 2.5 storeys across the site was considered appropriate by Officers. It was noted that a built form with the third storey combined with the roof storey, similar to examples in Bedford Park, could be a fruitful design approach
- Officers would like to see a variation in building height and elevation treatment
- LBR requested that Squire and Partners review a massing option which provided greater views through the site from Old Mortlake burial ground and South Worple Way



Set back of Health Hub to the Gatehouse



Sight lines from Old Mortlake Burial Ground through the Site



8.5 Design Response In response to Pre-App Meeting 1 [18th September]

Building Line

- As advised by the LBR, the building line was pulled back from the existing wall and the existing trees

Buildings of Townscape Merit

- The Health Hub building line was pulled back from the Gatehouse at front of the site to allow it to remain as a stand-alone building

Views through the Site

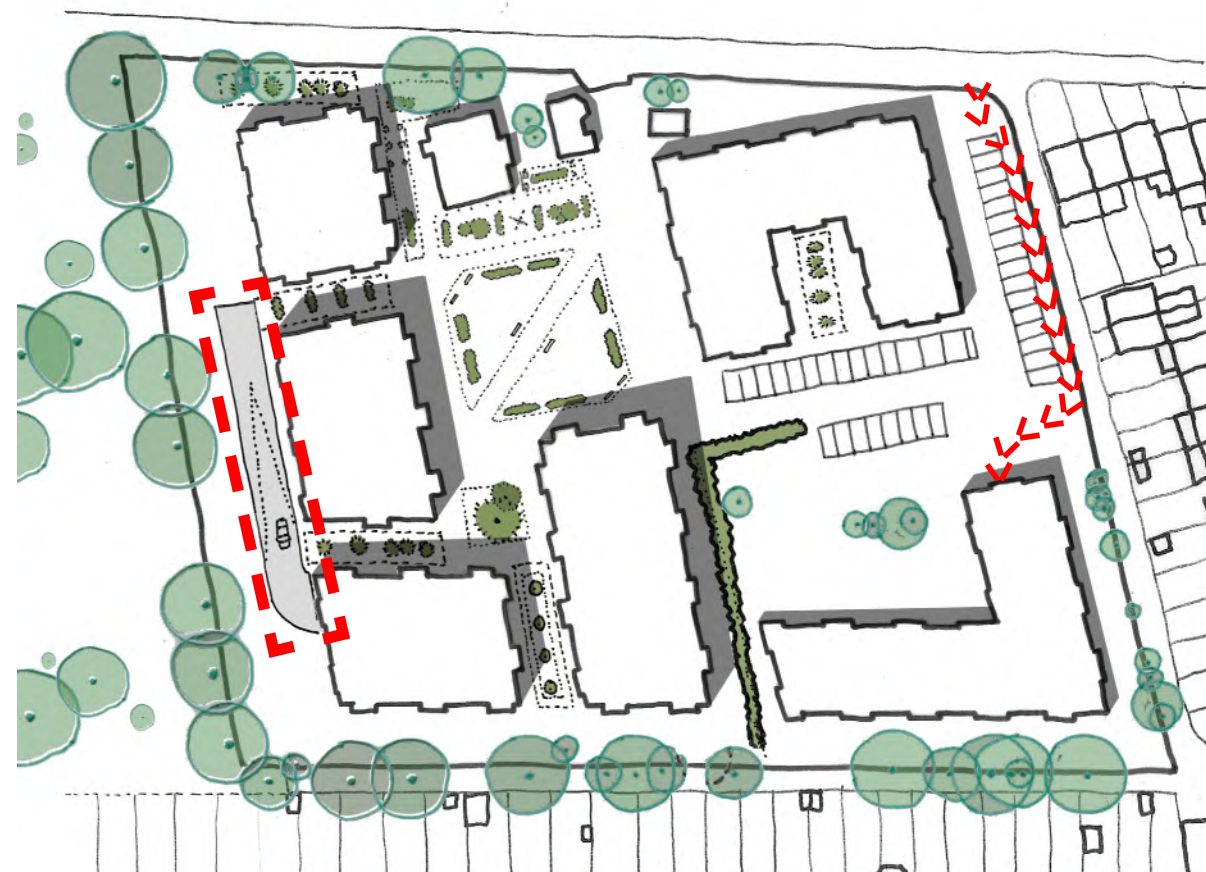
- LBR requested a greater degree of visual permeability from Old Mortlake burial ground
- Where the distances between the residential blocks were tightest [8m] the projecting bays have been staggered to allow a greater degree of permeability into the site from the burial ground

Access

- The updated scheme relocates the residential car park ramp in order to provide an loading bay for refuse collection
- A separate pedestrian access has been introduced from South Worple Way



Building Distances



Revised Site Access



Massing [In response to Pre-App Meeting 1 Comments]

- LBR would like to see a variation in building height. It was noted that the buildings to the south of the site could be three taller, but that these may need to be moved north to provide a greater distance between the buildings and the existing trees
- We have sought to break down the scale of the massing and provide a greater degree of variation across the site. Reducing the storey height wherever possible and introducing set-backs to upper levels

Health Hub

- Through increasing the building footprint the height of the Health Hub has been reduced from the previously proposed 3 storeys to 2

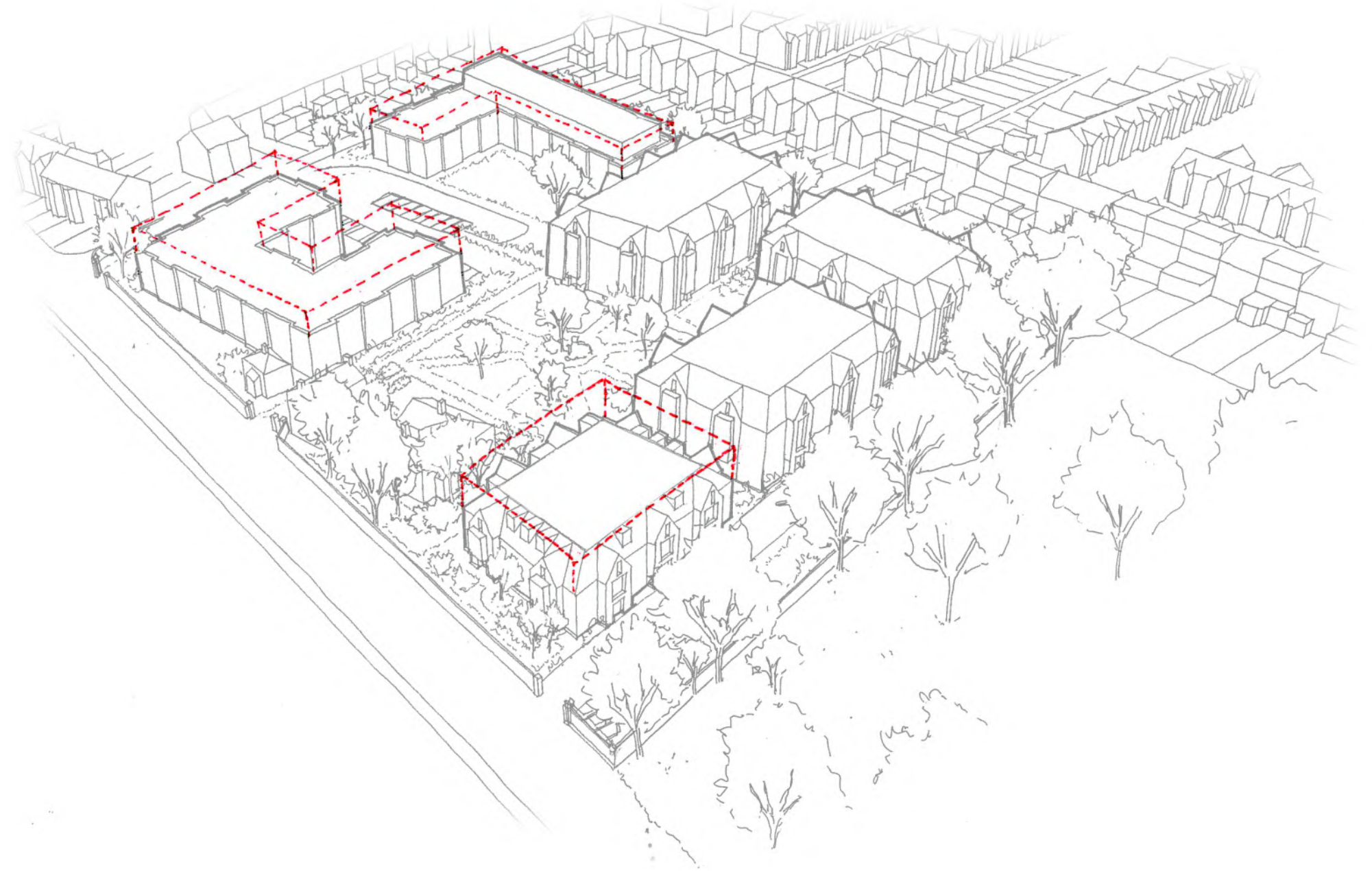
SEN School

- The majority of the massing has been reduced to 2 storeys, with a set-back 3 storey element to the south boundary

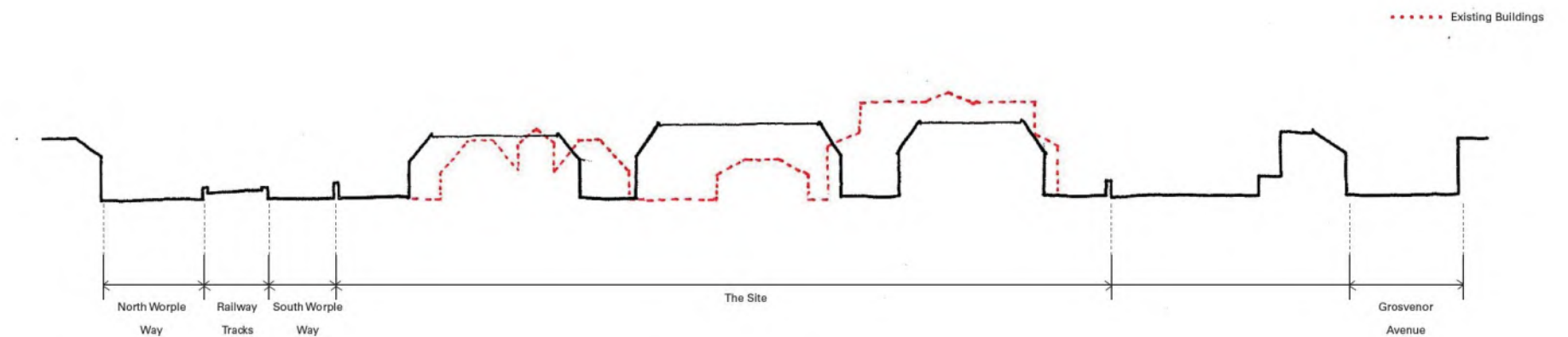
Residential

- The residential block closest to the BTMs and South Worple Way has been reduced from 3 storeys to 2.5 taking precedent from the Bedford Park in which a third storey level is combined with the roof form
- In response we have kept the remaining blocks at 3 storeys, and have worked to reduce their overall building height through refinement of the roof pitches

The above amendments are reflected in the illustrations on this page.

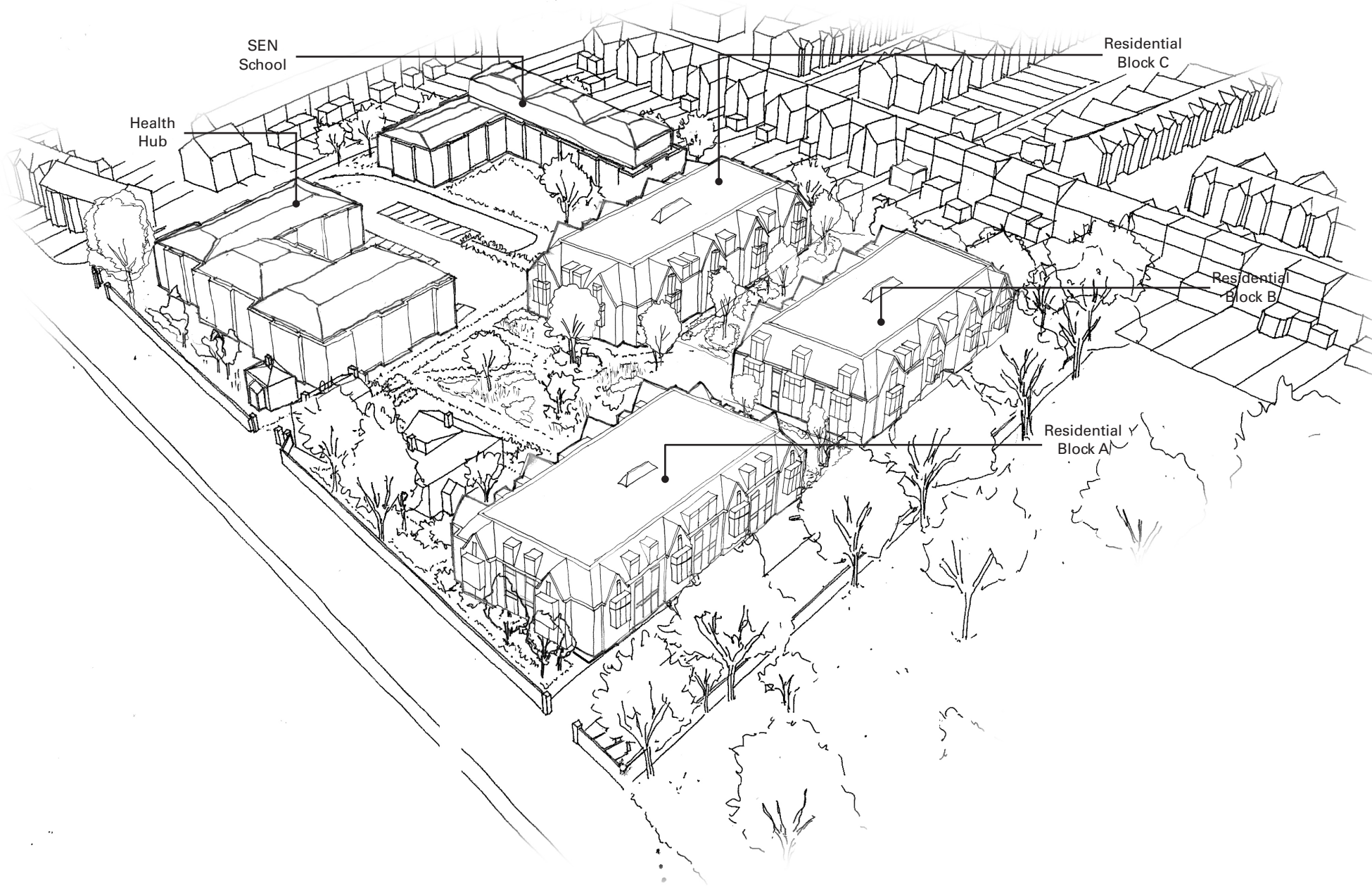


Massing development presented to LBR Officers [4th October Pre-App Meeting]



Proposed Site Section [4th October Pre-App Meeting]





Revised Massing Presented to LBR Officers at the [16th October Pre-App Meeting ]



Revised Site Section [16th October Pre-App Meeting]

8.6 Design Amendments In response to Pre-App Meeting 2 [4th October 2018]

8.6.1 Height;

- Officers advised that the 2.5 storey elements previously proposed did not go far enough. In order to gain LBR support Officers advised that the blocks in the south west corner of the site [facing Grosvenor Avenue and the Burial ground] be reduced to 2.5 storeys which would lessen the impact on properties along this road and reduce the overall mass on the site
- Officers stated that subject to further detailed drawings, they may be able to support this approach [i.e. the remaining two blocks staying 3 storeys]
- Officers would like to omit the gables on elevation facing Grosvenor Avenue to reduce perception of mass on this boundary, they would also like us to demonstrate that any openings at upper floors will avoid loss of privacy

Design Response;

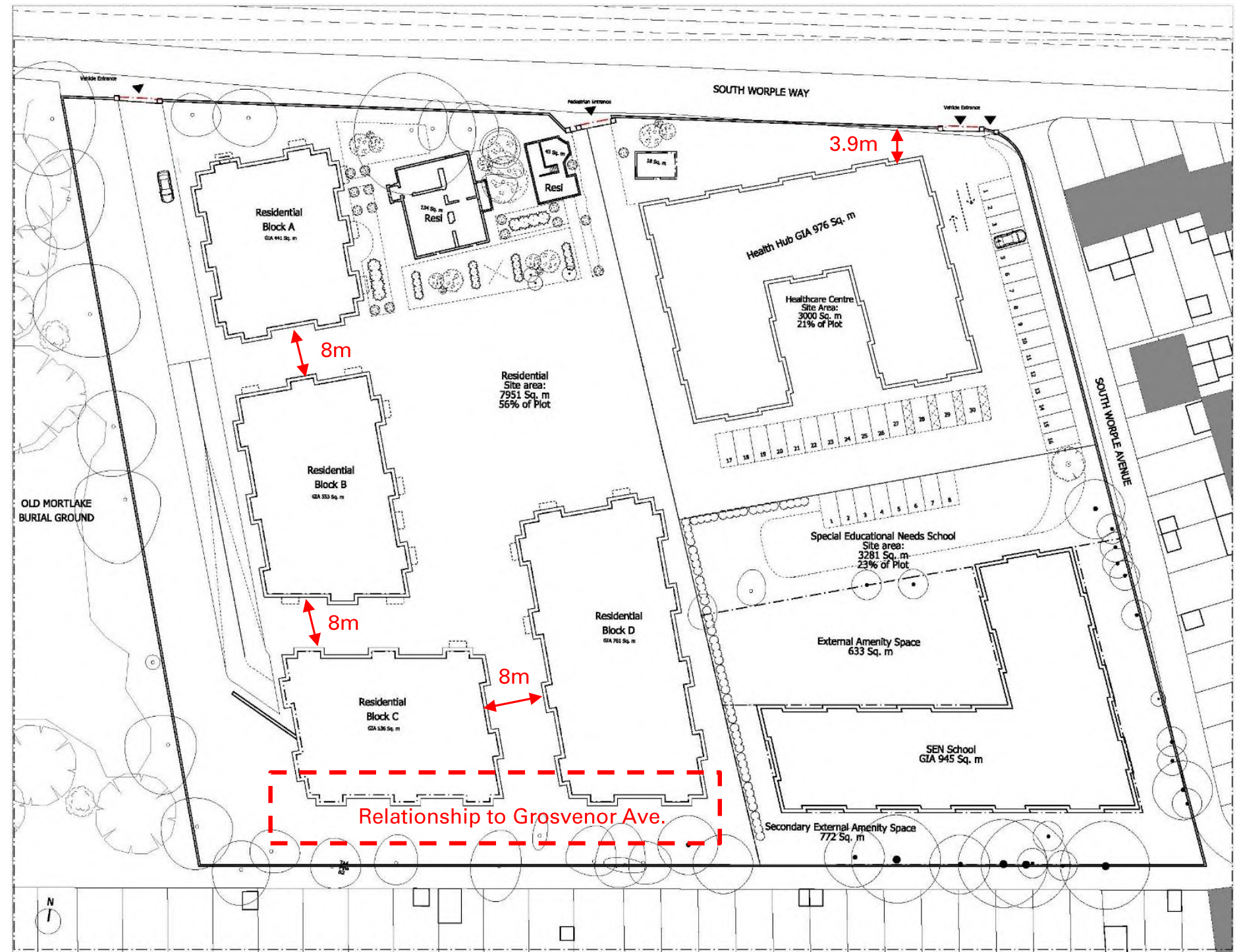
- We have revised the massing to the burial ground elevation increasing the gap between blocks from 8m to 13.5m
- We have omitted the centre block along the burial ground elevation which was previously proposed at 2.5+ stories and increased the length of Block A at 2.5 storeys [maximum height of 8.9m]
- We have omitted the gables to the elevation facing Grosvenor Avenue
- To reduce the impact to dwellings along Grosvenor Avenue the revised blocks break down the massing, widening the gap between blocks from 8m to a maximum of 17.1m
- Blocks B & C remain at 2.5+ storeys, as per officer advice, with an amended configuration that reduces the perception of massing along the south boundary

The above amendments are reflected in the illustrations on this page.



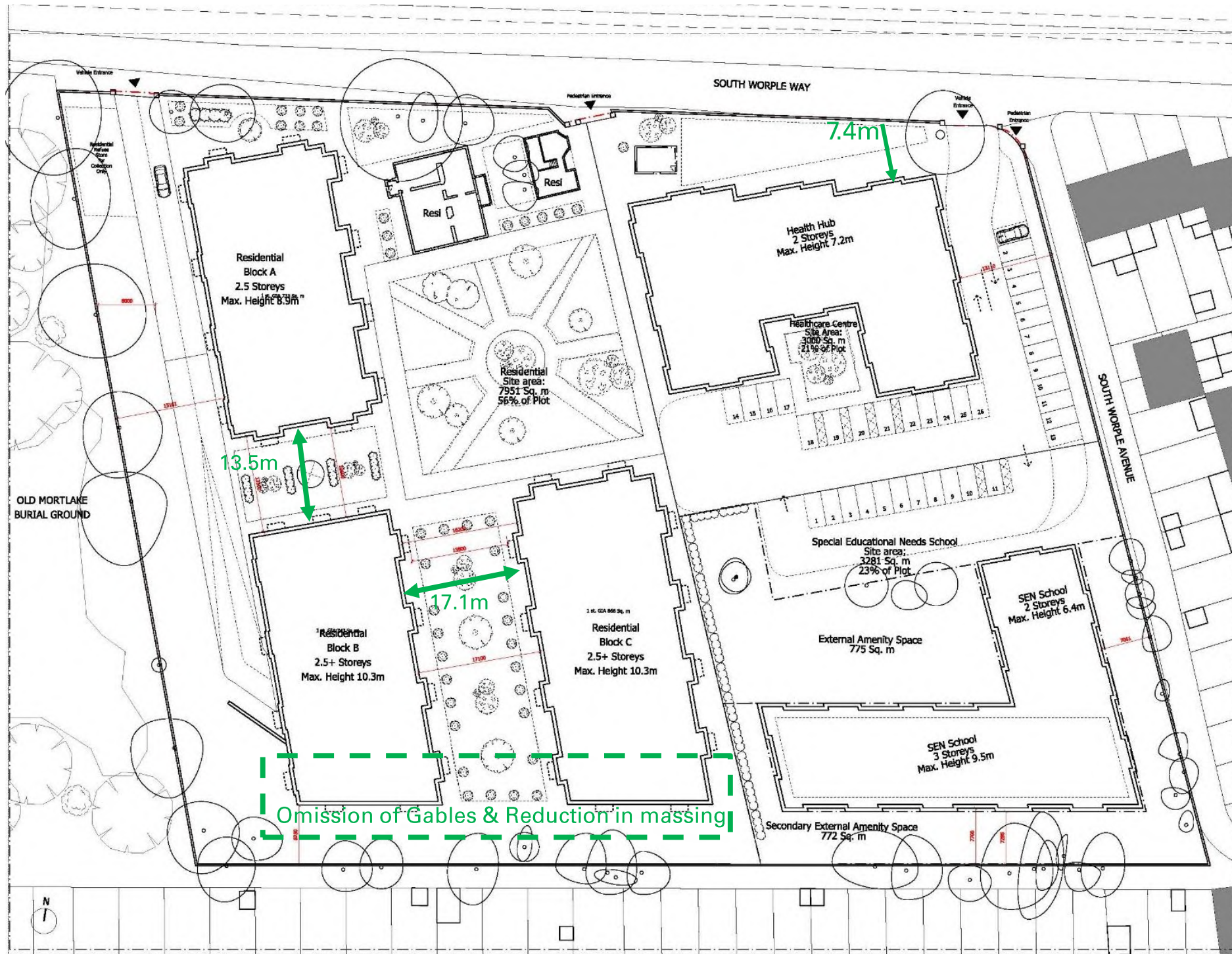
## 8.6.2 Layouts

- Officers stated the previously proposed 8 m separation between buildings where serving habitable rooms would not be consistent with local planning policy
- Officers advised a minimum separation of 13.5 m between blocks and suggested we re-configure the western blocks, allowing a gap all the way through the centre of the site
- Officers advised that the building line of the Health Hub needed to be set further back in the northeast corner



Massing tabled at Pre-App Meeting 2 [4th October 2018]





Design Response:

- We have increased separation between the proposed new buildings to meet the 13.5 m advised
- In order to ensure building massing is broken down to a domestic scale and that each elevation has an appropriate level of articulation for its neighbouring context we have also developed a parameter plan which stipulates the following and will form part of our outline application;
  - maximum extent for principal massing
  - zone for window bay articulation
- We have staggered the building line to the health hub setting the building back further from South Worple way on the North East corner as advised

### 8.6.3 Dwelling Mix

- Officers stated the proposed dwelling mix is broadly considered acceptable

Design Response:

- We are able to achieve approximately 80n o. units within the 3 newly proposed residential blocks, complying with LBR's agreed unit mix



#### 8.6.4 Parking

- Officers advised that subject to justification parking should be limited to the larger family units, with no parking provision for the smaller units or affordable units
- Officers accepted a 0.5 parking provision ratio [residential]

#### Design Response:

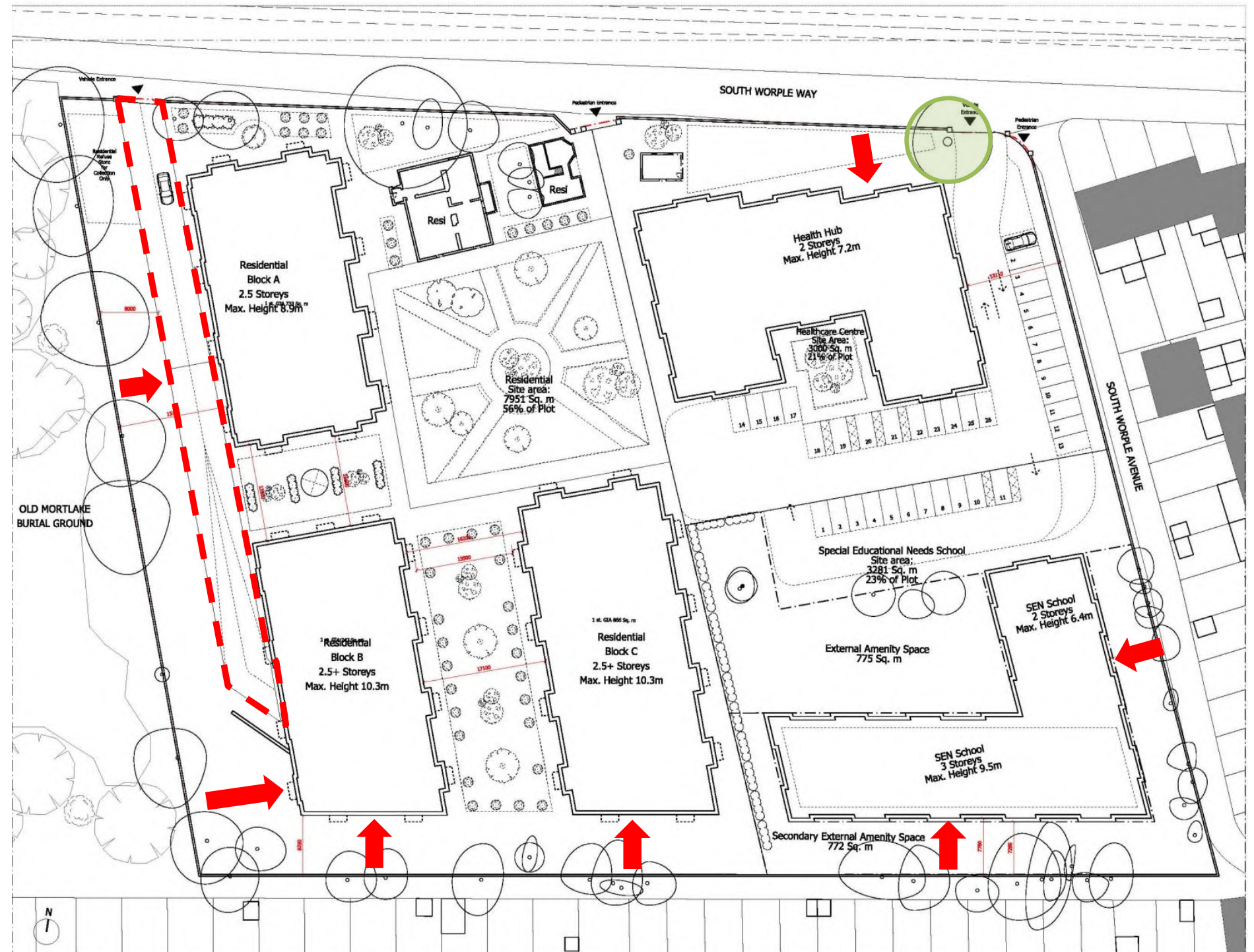
- We have revised the parking ratio to 0.5 [reducing residential parking provision from 60 no. bays to 44 no.]

#### 8.6.5 Trees

- Officers identified a potential issue with pruning/ daylight levels of single aspect units to the south of the site and advised the building line step back the from the existing trees along this elevation
- Officers agreed with our design principle that existing trees should be retained wherever possible

#### Design Response:

- We have alleviated the potential pressure for pruning and further removal through setting back the building line from the plot boundary to 8.25m and ensuring only dual aspect units are located along this boundary
- Similarly, we have set back the building lines along the western boundary, avoiding potential shading issues
- Our consultant arboriculturist considered that the existing building located within the root protection zone on the west of the site may have already restricted root growth and that therefore our proposed ramp has limited impact
- We are retaining the landmark Plane tree at the northeast corner of the site. This can be achieved through stepping the foundations of the health hub, the movement of the pedestrian entrance and loss of existing column







'L-Shaped' massing



'Rectangular' Massing

### 8.6.6 SEN School Massing

LBR raised how the massing for the school site may be approached through the outline consent using the design codes to allow provision for multiple types of building footprints that would give an element of flexibility to a service provider.

We have explored various configurations for a school on the available site area of 3280 sqm to balance the requirements for the accommodation and auxiliary space required for up to 90 no. pupils

In consultation with the Associate Director for School Planning for Kingston and Richmond it was raised that some SEN providers favour a straightforward rectangular building shape. We have therefore also looked at this building form which resulted in;

- 2490 sq.m GIA internal accommodation over 2 no. storeys
- 1390 sq.m of external amenity space – note the compromised quality and distribution of the external area
- 10 no. regular and 1 no. disabled car-parking bay and room for minibus drop-off

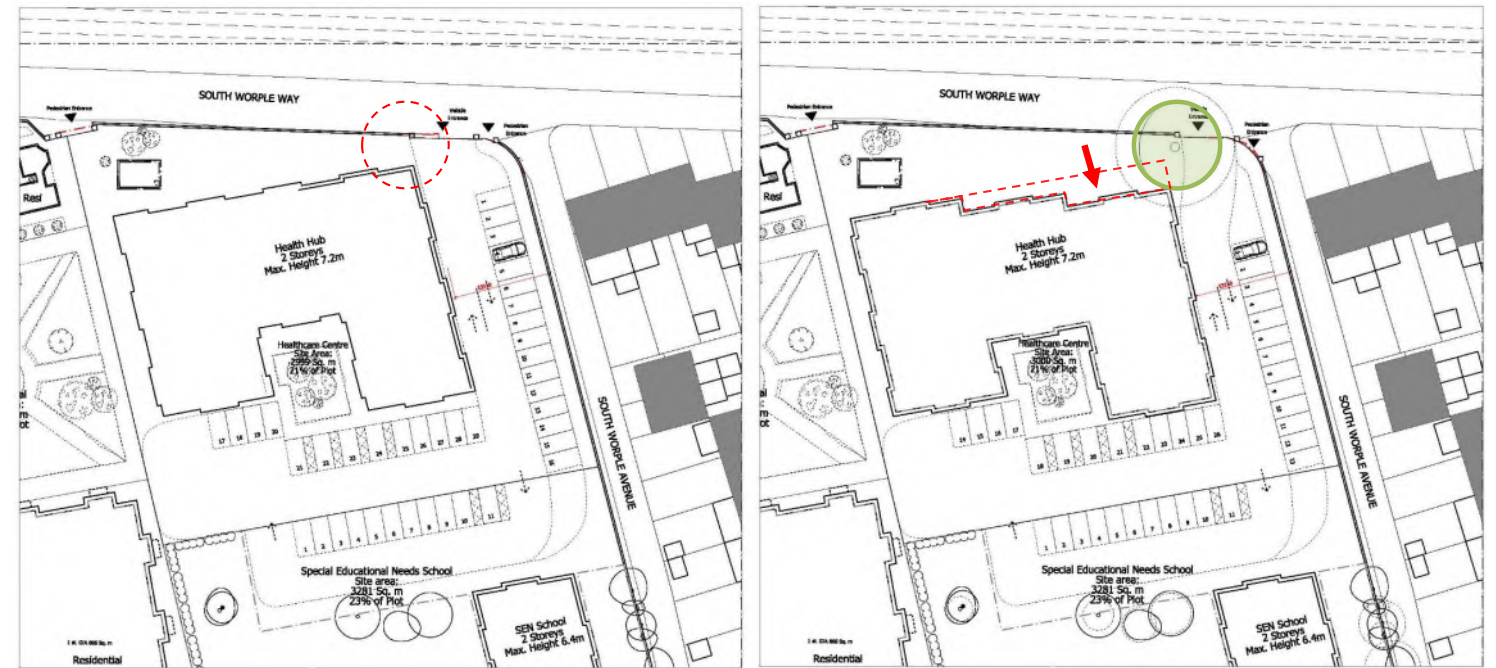
Our preferred option of an 'L-Shaped' massing provided the following;

- 2400 sq.m GIA internal accommodation over 2 partly 3 storeys – this is the minimum internal space set out in BB104 guidance
- 775 sq.m of external amenity space and 770 sq.m secondary external amenity space
- 10 no. regular and 1 no. disabled car-parking bay and room for minibus drop-off

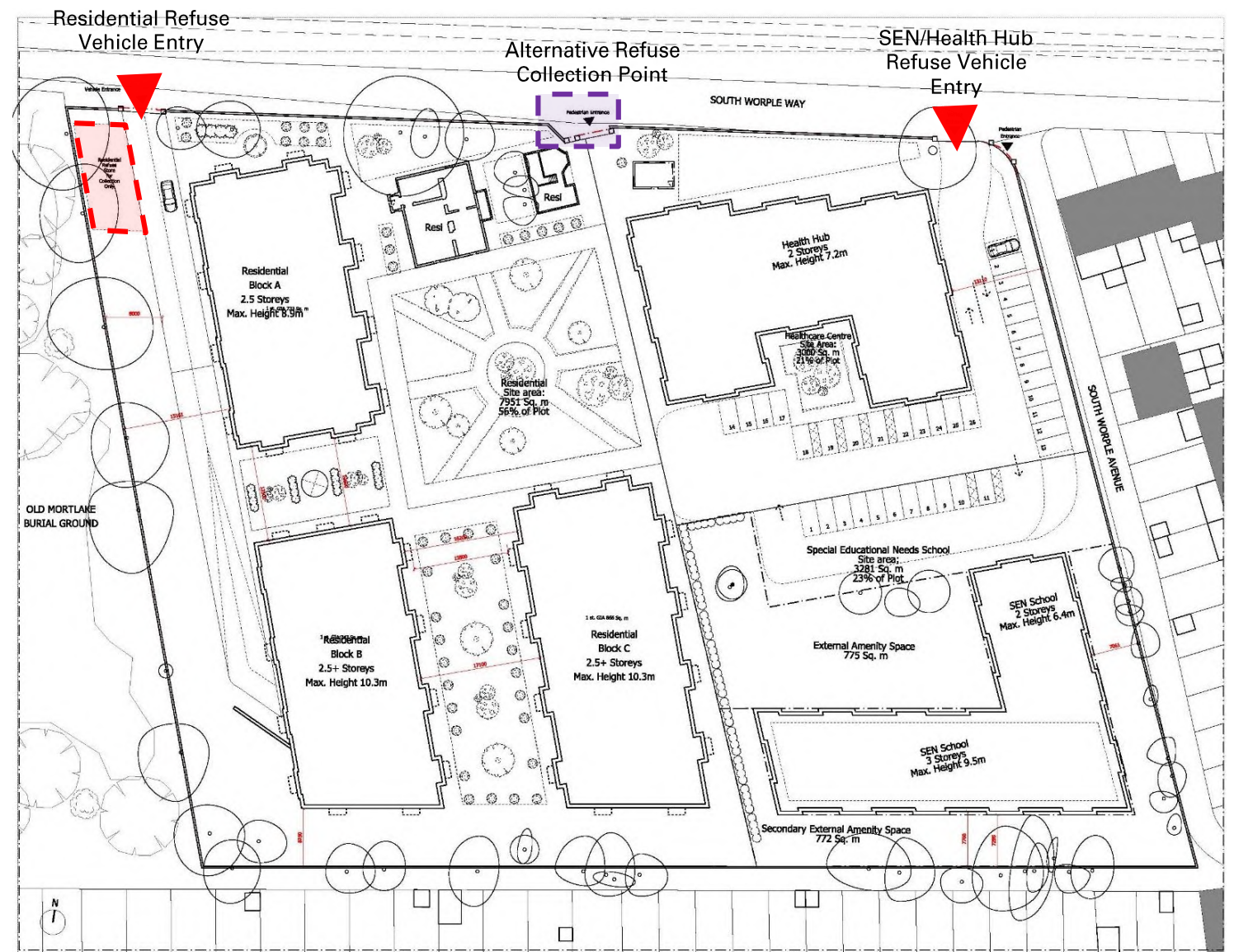


8.6.7 Transport

- We have specified discrete entrance points for pedestrian and cycle access to the site
- We have specified and tested an emergency vehicle access into the site and provided indicative locations for parking at grade
- Cycle parking is as per London Plan guidance
- We have indicated and tested two potential collection points at grade and ensured clearance for refuse vehicles to manoeuvre within the Health Hub & SEN School sites
- We are proposing to widen the existing vehicular entrance to the site in order to accommodate vehicular movements required by the proposed building uses
- We propose the most practical solution for Residential Refuse Collection would require the refuse vehicle to reverse into the collection point. This would require a managed refuse strategy whereby building management would need to transfer bins from individual blocks to the waste collection area on the day/ time of collection and then transfer back after collection.

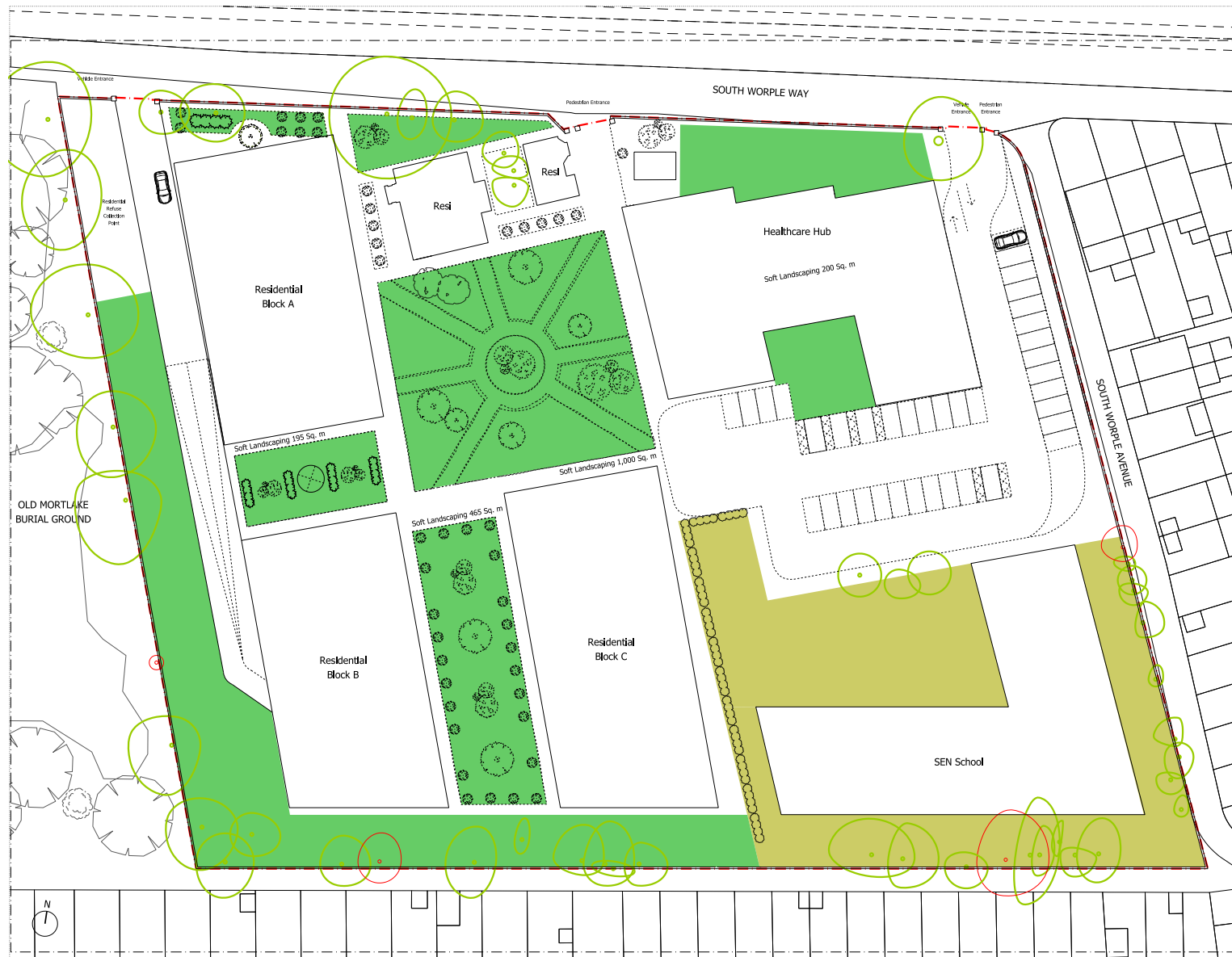


Proposed Access to Accommodate Retention of TPO



Proposed Refuse Strategy





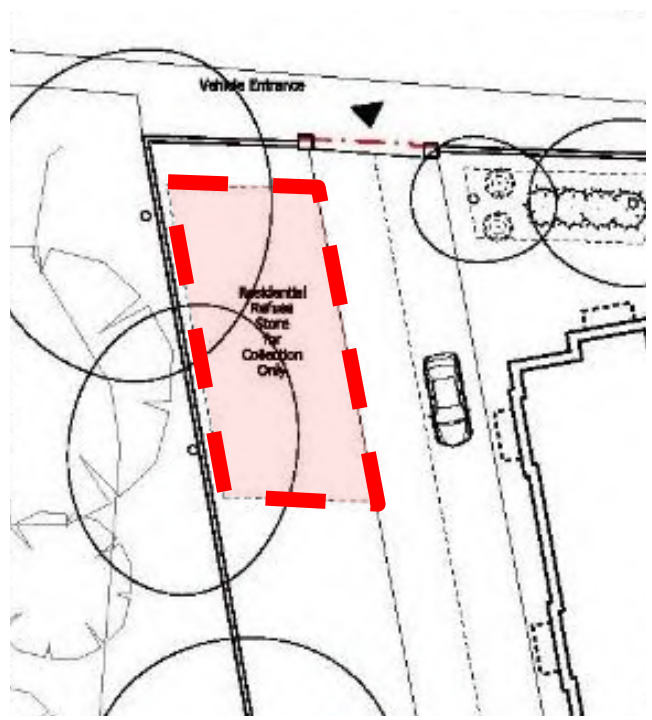
- Key:**
- Open Space With Indicative Planting & Managed Public Access
  - Private External Amenity Space
  - Soft Landscaping
  - Existing Trees Retained
  - Existing Trees To Be Removed

8.7 Design Amendments in response to Pre-App Meeting 3 [16 October 2018]

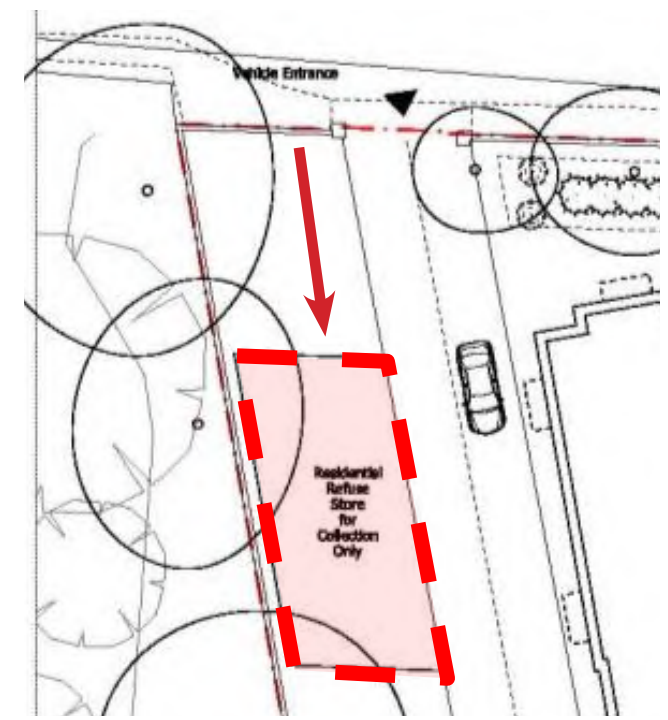
Ecology / Trees

- In order to improve biodiversity landscaping has been amended to a more in-formal strategy of wildflower planting and meadow areas
- We have defined areas of soft landscaping, increasing the amount of permeable surfaces and specifying a mix of evergreen and deciduous species within the design codes
- Hard-standing loading bays have been relocated to the existing building footprints, in order to minimise disruption to tree roots water supply
- Design codes have been introduced to restrict light spill which might affect ecology
- A combination of photovoltaic tiles, wildflower and brown roofs have been introduced to the proposed roofscape

Proposed Access to Accommodate Retention of TPO



Previously Proposed Refuse Strategy [Pre-App Meeting 3: 16th October 2018]



Revised Refuse Location



## 9.0 Detailed Design

Having taken on board comments raised in previous pre-application meetings, and public consultations, through thorough design development, Squire and Partners have produced an illustrative scheme that comprehensively addresses the points raised through the pre-application process.

Our proposals are the fruit of a careful discernment of the various different typologies that we have examined in the course of design development.

## 9.1 Illustrative Masterplan

The scheme adopts the organising principle of the Garden Square which prioritises generous open landscaped areas and maximises external amenity space throughout the site to the benefit of all users.

The incorporation of the BTMs to frame the main entrance of the site retains and embodies the site's heritage within the proposed public realm whilst maintaining a connection to the adjacent Queen's Road Conservation Area.

Additionally, as per contextual research carried out, the proposal of three longer blocks takes cues from the local urban grain with its prominent pattern of long blocks of terraces.

We have also ensured minimal impact to the retained trees by stepping the proposed building lines further into the site, specifically that of the Health Hub in relation to the Class 1 tree to the north-east corner of the site.



Illustrative Masterplan - Ground Floor Plan