



Illustrative Perspective of Garden Square



Aerial View of the Illustrative Masterplan

9.2 Proposed Massing and Landscaping

We have developed a contemporary vernacular architectural language and set of forms that break down mass, which respond to the rich surrounding context, whilst enhancing and adapting the three existing Buildings of Townscape Merit seamlessly into our proposal.

We have also ensured that our proposed massing fosters cross-views through the site, including from the burial ground, as requested by LBR officers in previous meetings, to ensure visual connectivity between the proposed scheme and its surrounding context.

The scheme proposes meadow-like landscaping which is less restrictive and more organic in its design, with the use of permeable surface treatments to reduce ecological impact and encourage biodiversity.

9.3 Illustrative Facade Study

As part of the design development, further investigation into the local vernacular was undertaken to ensure the proposed residential blocks embrace the distinct characteristics of the surrounding buildings.

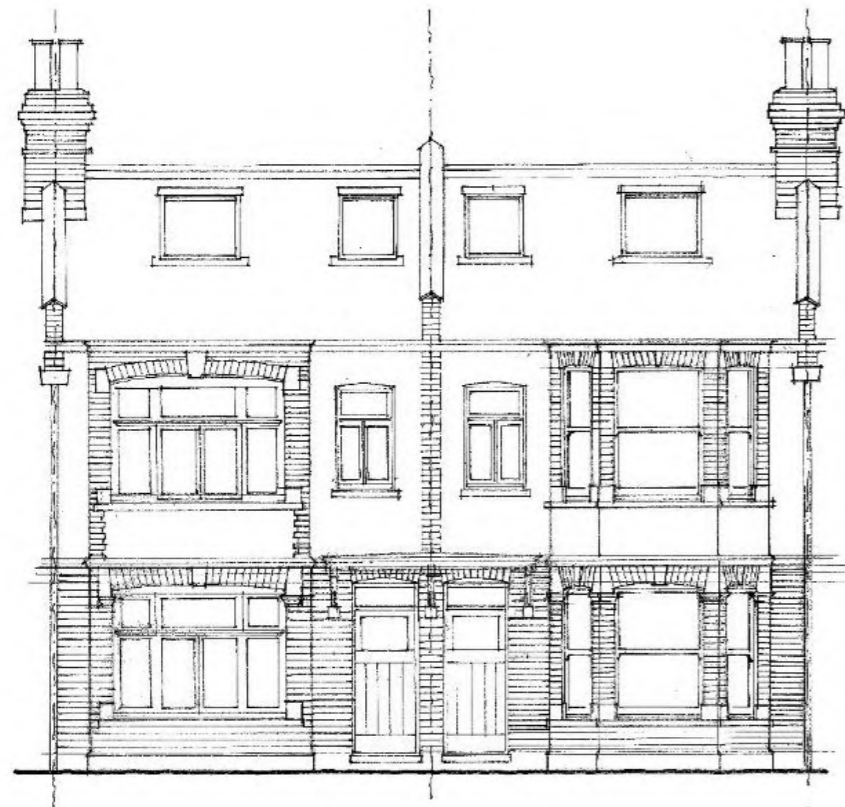
Through facade studies, we analysed the neighbouring dwellings, including those in Grosvenor Avenue, which are adjacent to the southern boundary of the site, in terms of scale, mass and proportions and details.

Using this as a guide, the proposal takes a number of design cues relating to building height, bay proportions, roof pitch and articulation.

The bay studies below also take inspiration from the Bedford Park garden suburb as previously raised by officers as a suitable design precedent.

We have developed two types of block facades, the lower of which is located in a more sensitive location with the 3rd storey accommodated entirely into the roof-space.

The remaining blocks also use this concept of combining the roof and 3rd Storey but achieve a greater internal area efficiency needed to achieve a viable level of residential accommodation.



Grosvenor Avenue - Bay Study



Proposal - 2.5 Storey Bay Study



Proposal - 2.5+ Storey Bay Study



Illustrative Western Elevation of Block A



Illustrative Western Elevation of Block B

--- Existing Building



Illustrative Western Site Elevation facing Old Mortlake Burial Ground

With the development of the facade studies, we were able to introduce a variety of architectural languages observed within the area for our two principle types of block facades including arts and crafts characteristics such as;

- Asymmetrical composition of dormers and gables
- A variety of window sizes
- Variations in bay window types

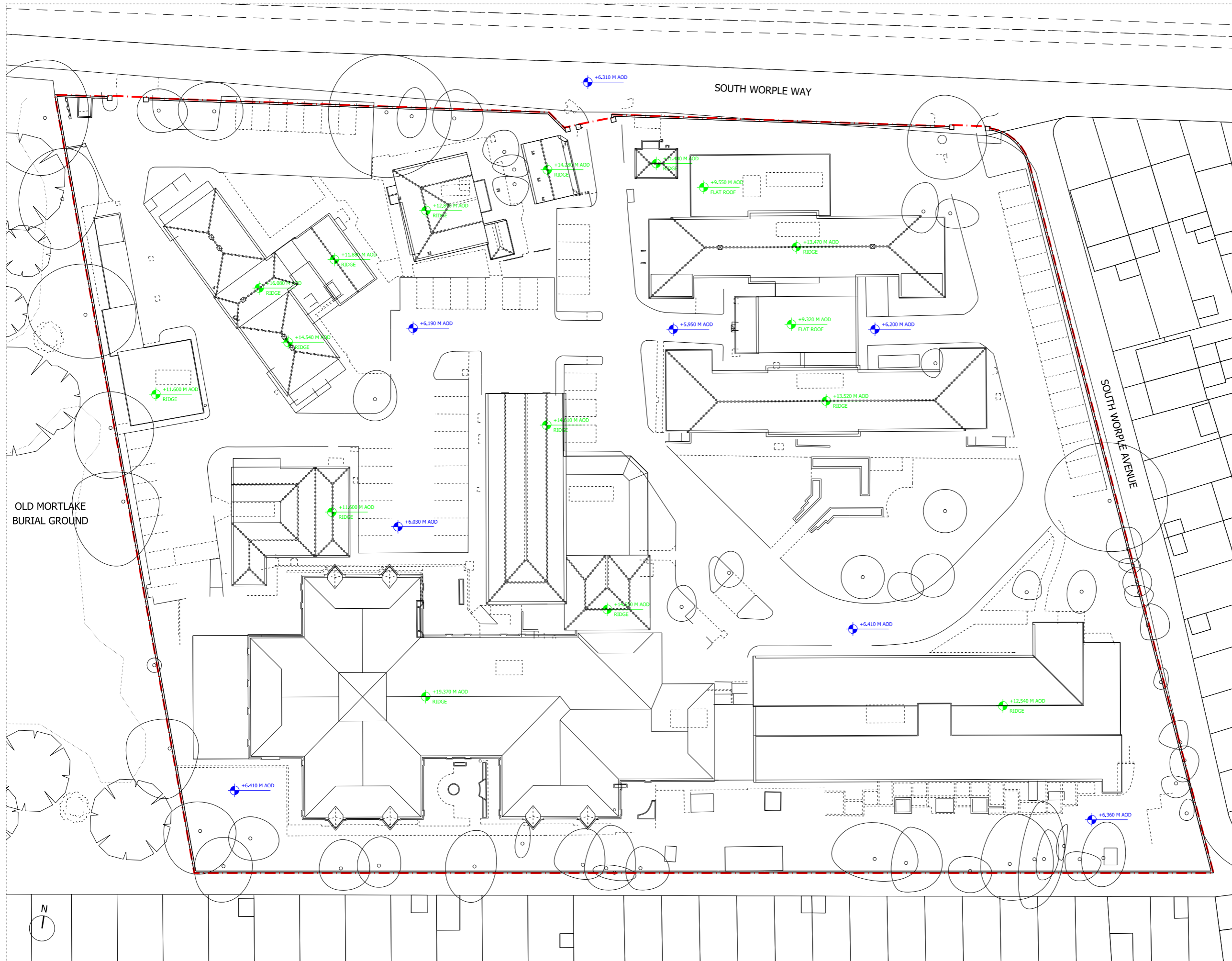
The facades vary depending on their location. In more sensitive areas, such as that fronting Old Mortlake Burial Ground to the western boundary of the site, we have ensured a more reserved facade with reduced articulation and projection of gables, whilst still maintaining the same architectural language.

Both block types maintain the domestic scale established by the surrounding residential buildings and demonstrate our commitment to high quality architectural design.

10.0 Parameters

10.1 Parameter Drawing List

18002_C645_P_00_001	Site Location Plan
18002_C645_P_00_002	Existing Site Levels
18002_C645_P_00_003	Existing Building Heights
18002_C645_P_00_004	Demolition Plan
18002_C645_P_00_005	Proposed Site Levels
18002_C645_P_00_006	Proposed Plot Use
18002_C645_P_00_007	Proposed Building uses
18002_C645_P_00_008	Proposed Maximum Storey Heights
18002_C645_P_00_009	Maximum Building Extents
18002_C645_P_00_010	Pedestrian and Cycle Access
18002_C645_P_00_011	Vehicular Access
18002_C645_P_00_012	Public Realm and Landscaping
18002_C645_P_00_013	Maximum Basement Extents



NOTES:
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- - - - - Site Boundary
- ⊕ Ground Level
- ⊕ Building Level

Revision description	Date	Check	Rev

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 248 Ferndale Road, London SW9 8FR
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Project
Barnes Hospital
 South Worple Way
 Barnes, SW14 8SU

Drawing
Existing Site Levels

Drawn	Date	Scale
SSI	01/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_002	-



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- - - - - Site Boundary
- 1 Storey
- 1.5 Storey
- 2 Storey
- 2+ / 3 Storey [Overscaled 2 Storey]

Revision	description	Date	Check	Rev

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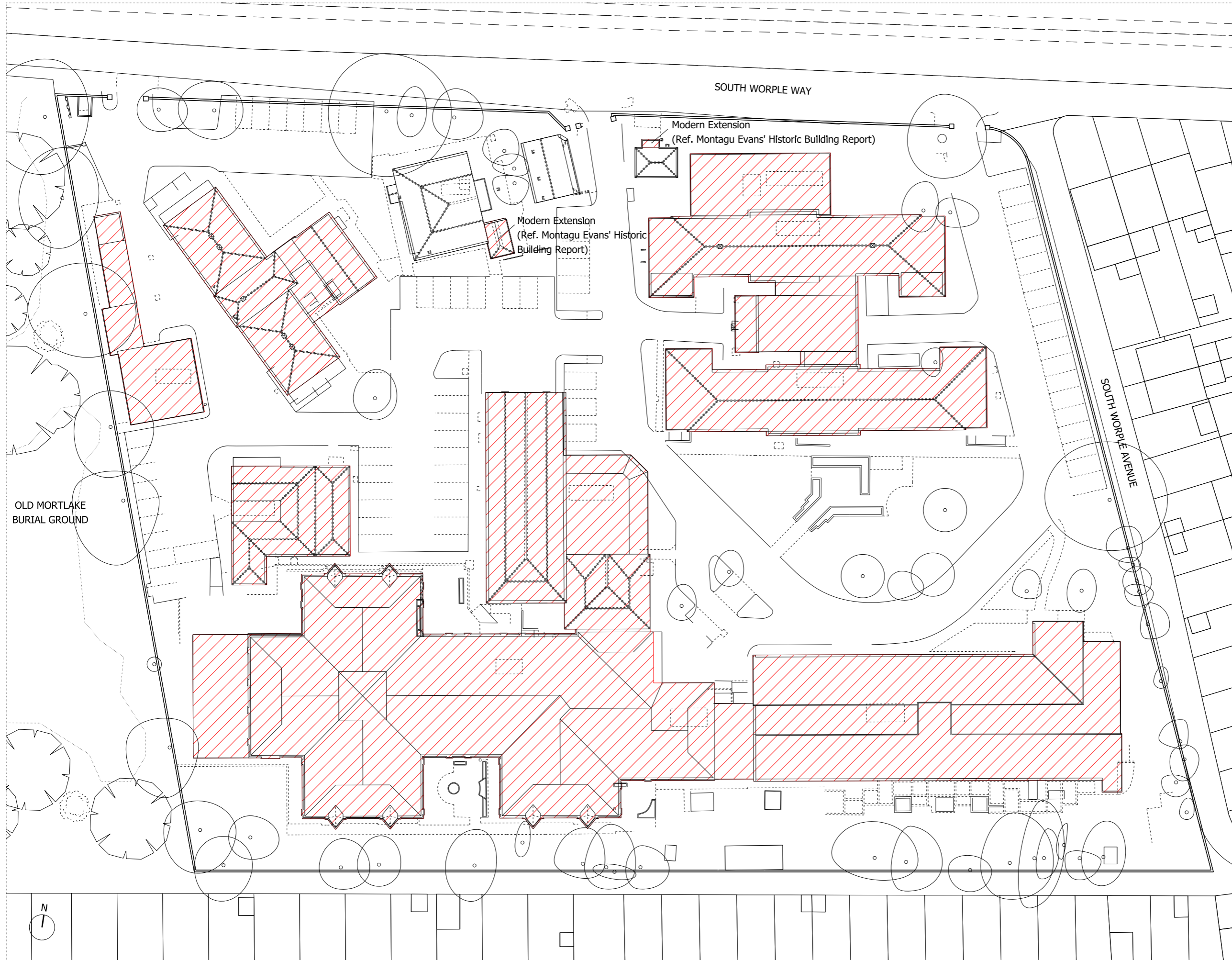
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Drawing
Existing Building Heights

Drawn	Date	Scale
SSI	01/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_003	-



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- Site Boundary
- Buildings to be Demolished

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Modern Extension
(Ref. Montagu Evans' Historic Building Report)

Modern Extension
(Ref. Montagu Evans' Historic Building Report)

Revision description	Date	Check	Rev

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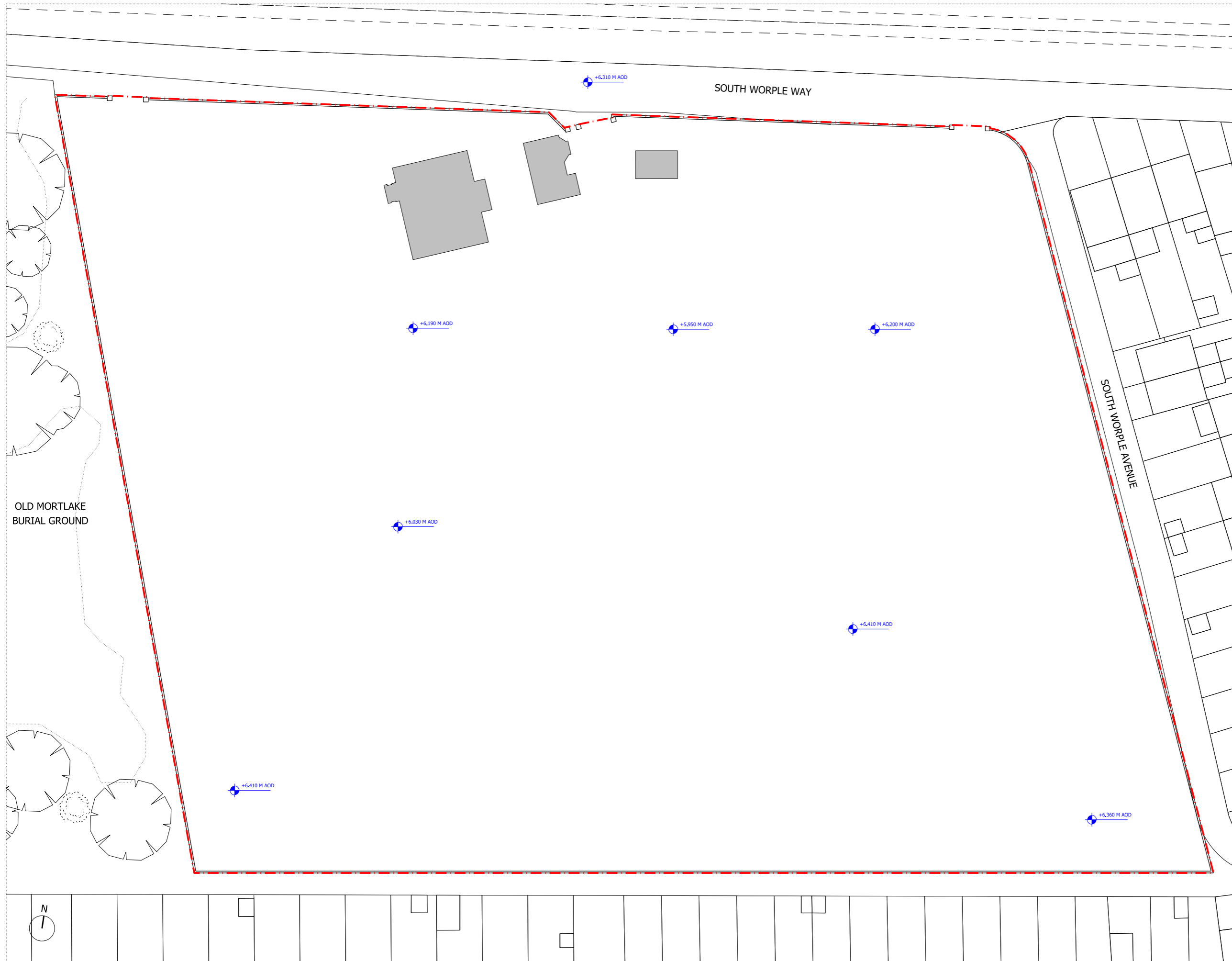
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Drawing
Demolition Plan

Drawn	Date	Scale
SSI	01/11/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	C645_P_00_004	-





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- - - - - Site Boundary
- Ground Level

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Revision description	Date	Check	Rev

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Drawing
Proposed Site Levels

Drawn	Date	Scale
SSI	01/11/2018	1: 250@A1 1: 300@A3
Job number	Drawing number	Revision
18002	C645_P_00_005	-





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

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Residential
 Site area:
 7993 Sq. m
 56% of Plot

Healthcare Centre
 Site Area:
 2893 Sq. m
 21% of Plot

Special Educational Needs School
 Site area:
 3346 Sq. m
 23% of Plot

Revision description	Date	Check	Rev
Plot Boundary	31/10/18	GH	A

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Drawing
Proposed Plot Use

Drawn	Date	Scale
SSI	01/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_006	A





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- - - - - Site Boundary
- Residential
- Healthcare Hub
- SEN School

SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

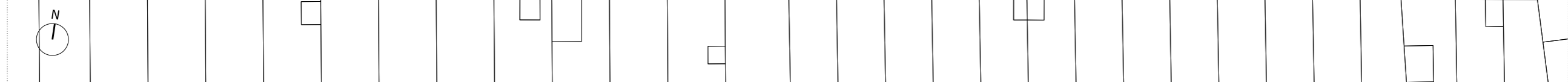
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Project
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Drawing
Proposed Building Uses

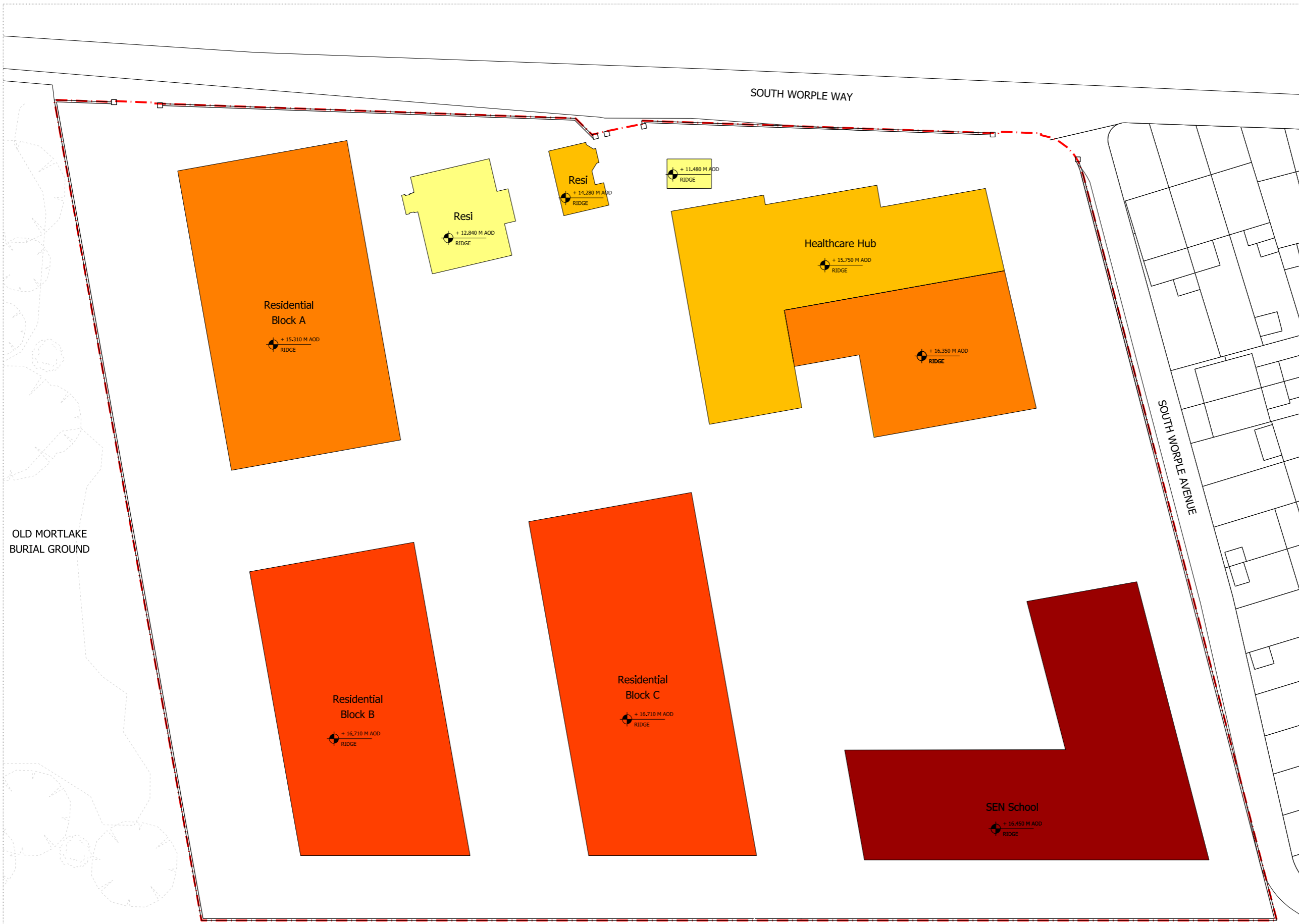
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Job number	Drawing number	Revision
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- Site Boundary
- 1 Storey
- 2 Storey
- 2.5 Storey
- 2.5 / 3 Storey
- 3 Storey



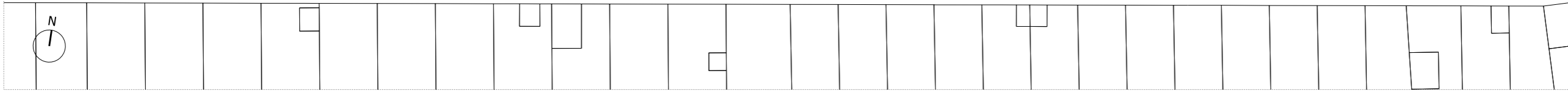
SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
Proposed Maximum Storey Heights

Drawn	Date	Scale
SSI	21/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_008	C





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- - - - - Site Boundary
- Maximum Extent of Projecting Window Bays at First Floor and Second Floor Levels
- Maximum Extent of Principal Massing

OLD MORTLAKE BURIAL GROUND

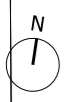
SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
Maximum Building Extents

Drawn	Date	Scale
SSI	21/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_009	C





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- - - - - Site Boundary
- - - - - Cycle Access Route
- - - - - Pedestrian Access Route
- Residential Short Stay Cycle Store
- Health Hub Visitor Cycle Store
- Health Hub Staff Cycle Store
- SEN School Visitor Cycle Store
- SEN School Staff Cycle Store

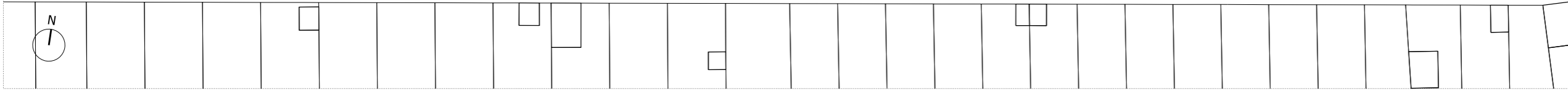
SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
Proposed Pedestrian & Cycle Access Plan

Drawn	Date	Scale
SSI	21/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_010	C





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- - - Site Boundary
- - - Vehicular Access Route
- - - Fire Engine Alternative Access
- ▨ Health Hub Car Parking Spaces
- ▨ SEN School Car Parking Spaces

SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
Proposed Vehicular Access Plan

Drawn	Date	Scale
SSI	21/11/2018	1:2500A1 1:2500BA3
Job number	Drawing number	Revision
18002	C645_P_00_011	C





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

SEN Footprint & Landscape Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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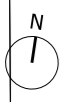
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Project
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Drawing
Proposed Public Realm & Landscaping




Drawn	Date	Scale
SSI	21/11/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	C645_P_00_012	C





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-  Site Boundary
-  Permitted Zone for Ramp Entrance
-  Permitted Zone for Ramp Location

Revision description	Date	Check	Rev

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Project
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Drawing
Maximum Building Extent
Basement Plan

Drawn	Date	Scale
RLe	01/11/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
18002	C645_P_00_013	-

10.2 SEN School - Alternative Footprint - Drawing List

18002_C645_P_00_014 SEN School Option 2 - Proposed Building uses

18002_C645_P_00_015 SEN School Option 2 - Proposed Maximum Storey Heights

18002_C645_P_00_016 SEN School Option 2 - Maximum Building Extents

18002_C645_P_00_017 SEN School Option 2 - Pedestrian and Cycle Access

18002_C645_P_00_018 SEN School Option 2 - Vehicular Access

18002_C645_P_00_019 SEN School Option 2 - Public Realm and Landscaping



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- - - - - Site Boundary
- Residential
- Healthcare Hub
- SEN School

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Residential Block A

Resi

Resi

Healthcare Hub

Residential Block B

Residential Block C

SEN School

SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

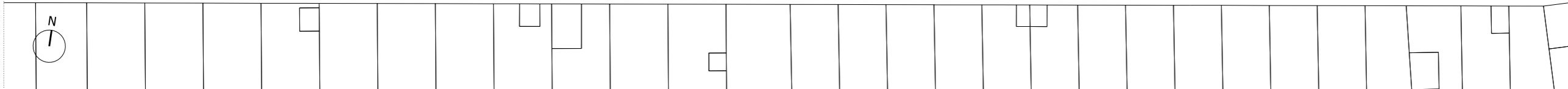
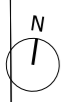
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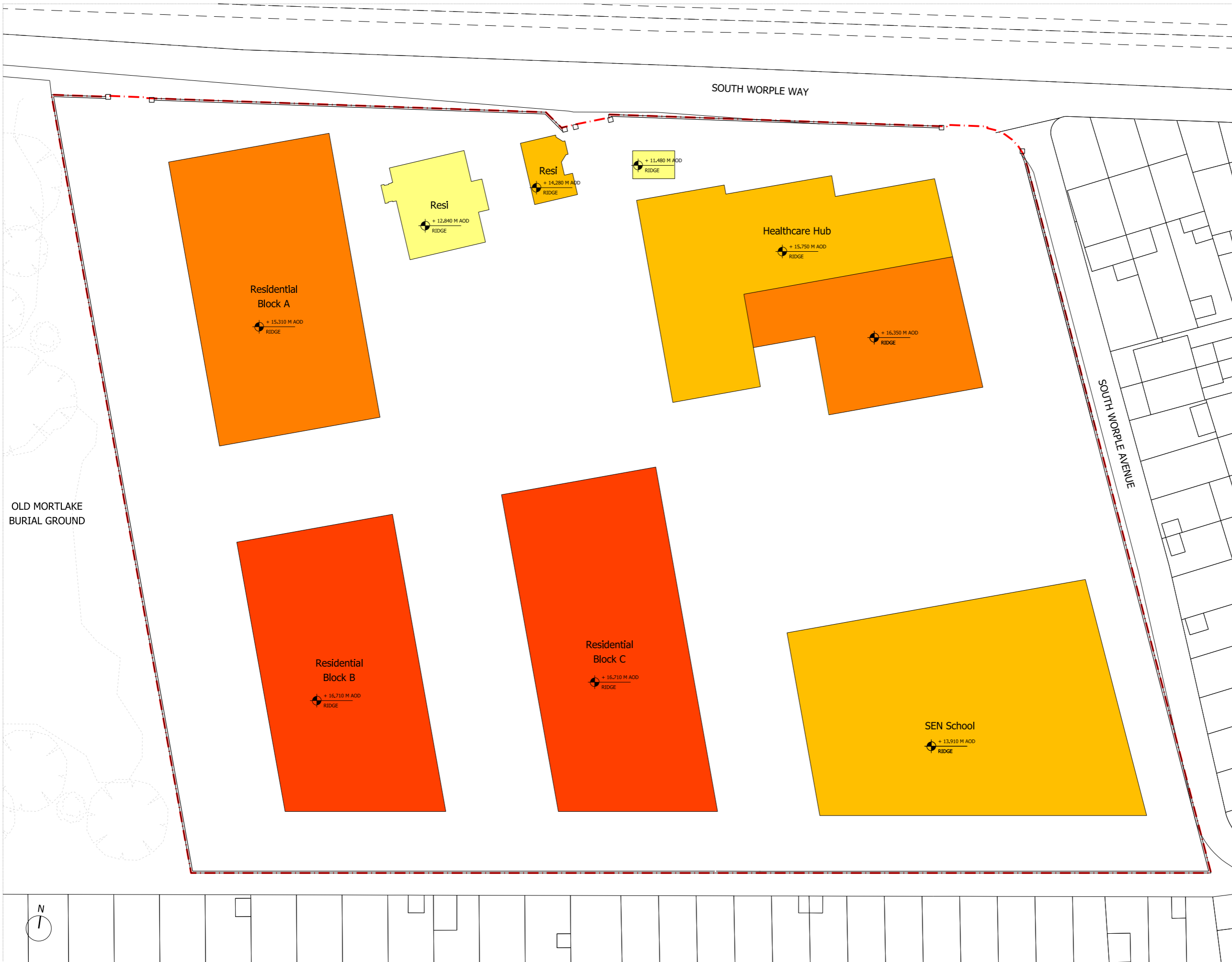
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Drawing
SEN School Option 2
 Proposed Building Uses

Drawn	Date	Scale
SSI	21/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_014	C





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- Site Boundary
- 1 Storey
- 2 Storey
- 2.5 Storey
- 2.5 / 3 Storey
- 3 Storey

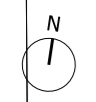
SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
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Drawing
SEN School Option 2
 Proposed Maximum Storey Heights

Drawn	Date	Scale
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Job number	Drawing number	Revision
18002	C645_P_00_015	C





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- - - - - Site Boundary
- Maximum Extent of Projecting Window Bays at First and Second Floor Levels
- Principal Massing

OLD MORTLAKE BURIAL GROUND

SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
SEN School Option 2
 Maximum Building Extents

Drawn	Date	Scale
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Job number	Drawing number	Revision
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- - - - Site Boundary
- - - - Cycle Access Route
- - - - Pedestrian Access Route
- Residential Short Stay Cycle Store
- Health Hub Visitor Cycle Store
- Health Hub Staff Cycle Store
- SEN School Visitor Cycle Store
- SEN School Staff Cycle Store

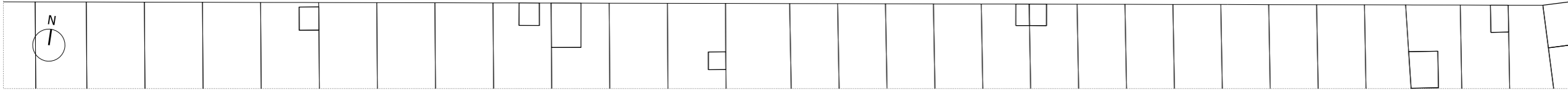
SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Project
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 South Worple Way
 Barnes, SW14 8SU

Drawing
SEN School Option 2
 Proposed Pedestrian & Cycle
 Access Plan

Drawn	Date	Scale
RLe	21/11/2018	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	C645_P_00_017	C





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- - - - Site Boundary
- - - - Vehicular Access Route
- - - - Fire Engine Alternative Access
- Health Hub Car Parking Spaces
- SEN School Car Parking Spaces

OLD MORTLAKE BURIAL GROUND

SEN Footprint Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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Drawing
SEN School Option 2
 Proposed Vehicular Access Plan

Drawn	Date	Scale
SSI	21/11/2018	1:2500A1 1:2500B A3
Job number	Drawing number	Revision
18002	C645_P_00_018	C





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

SEN Footprint & Landscape Revision	21/11/18	RB	C
SEN Footprint Revision	15/11/18	GH	B
HH Footprint Revision	31/10/18	GH	A
Revision description	Date	Check	Rev

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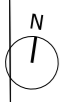
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Project
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Drawing
SEN School Option 2
 Proposed Public Realm & Landscaping

Drawn	Date	Scale
RL	21/11/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	C645_P_00_019	C





The Entrance Lodge



The Recreation Hall



The Gatehouse

11.0 Design Codes

11.1 Treatment of Retained BTMs

The Gatehouse [Health Hub Parcel]

The Gatehouse [cf. Montagu Evans - Historic Buildings Report (October 2018) para.s 3.29-3.32] is to be restored using sympathetic materials, including handmade and gauged bricks where appropriate and lime mortar, and traditional building techniques.

The later modern lean-to brick structure on the north wall is to be demolished and made good using appropriate materials.

The Entrance Lodge [Residential Parcel]

The Entrance Lodge [cf. Montagu Evans - Historic Buildings Report (October 2018) para.s 3.24-3.28] is to be restored using sympathetic materials, including handmade and gauged bricks and lime mortar, and traditional building techniques.

The Recreation Hall [Residential Parcel]

The Recreation Hall [cf. Montagu Evans - Historic Buildings Report (October 2018) para.s 3.33-3.35] is to be restored using sympathetic materials, including handmade and gauged bricks where appropriate and lime mortar, and traditional building techniques.

The later modern brick structure attached to the south-east corner of the original structure is to be demolished and the original structure made good using appropriate materials.

11.1.1 Internal layout

Principal rooms within the refurbished BTMs should not be located along elevations where distances between neighbouring massing is 13.5 m or less, unless a dual aspect is provided.

Perception of overlooking should be mitigated through design via landscaping treatment, the integration of opaque glazing and the offsetting of window alignments within the proposed massing.

11.2 Treatment of Existing Perimeter Wall and Gates

The existing brick perimeter wall shall be retained and repaired where necessary, using sympathetic materials, including matching bricks and lime mortar.

The gateposts and decorative iron gate of the central entrance-way on the north flank of the site shall be repaired where necessary, using sympathetic materials, including matching bricks and lime mortar.

The decorative iron gates of the north-west and north-east entrances will be demounted, restored and re-used as part of a detailed site landscape design.



North West Entrance



East Sheen Village 'Character Area 7'

11.3 Site Wide Character

The development should have regard to the East Sheen Village Planning Guidance SPD which sets out the "Characteristics" of the Character Area 7 (Queens Road) and 8 (Grosvenor Avenue west of Alexandra Road);

- Massing, articulation and materiality must sit harmoniously with the dominant materials and features within these areas. These include: red and yellow brick, render, applied timber, bay windows, clay-tiled roofs, clay chimneys, brick gate piers with dwarf walls incorporating railings, planted front gardens and street trees.
- Avoid dominant street signage.
- Improvement and protection of landscaping setting.
- Preservation, enhancement and reinstatement of architectural quality and unity.
- Retention and enhancement of front boundary treatments.
- Coordination of colour and design, rationalisation and improvement in quality of street furniture and paving.
- Protect and enhance views surrounding Mortlake Cemetery Burial Ground.
- Massing of the proposed blocks that are larger than those found within the surrounding character areas must be broken down through meaningful set backs, bays/gables and roof treatment.



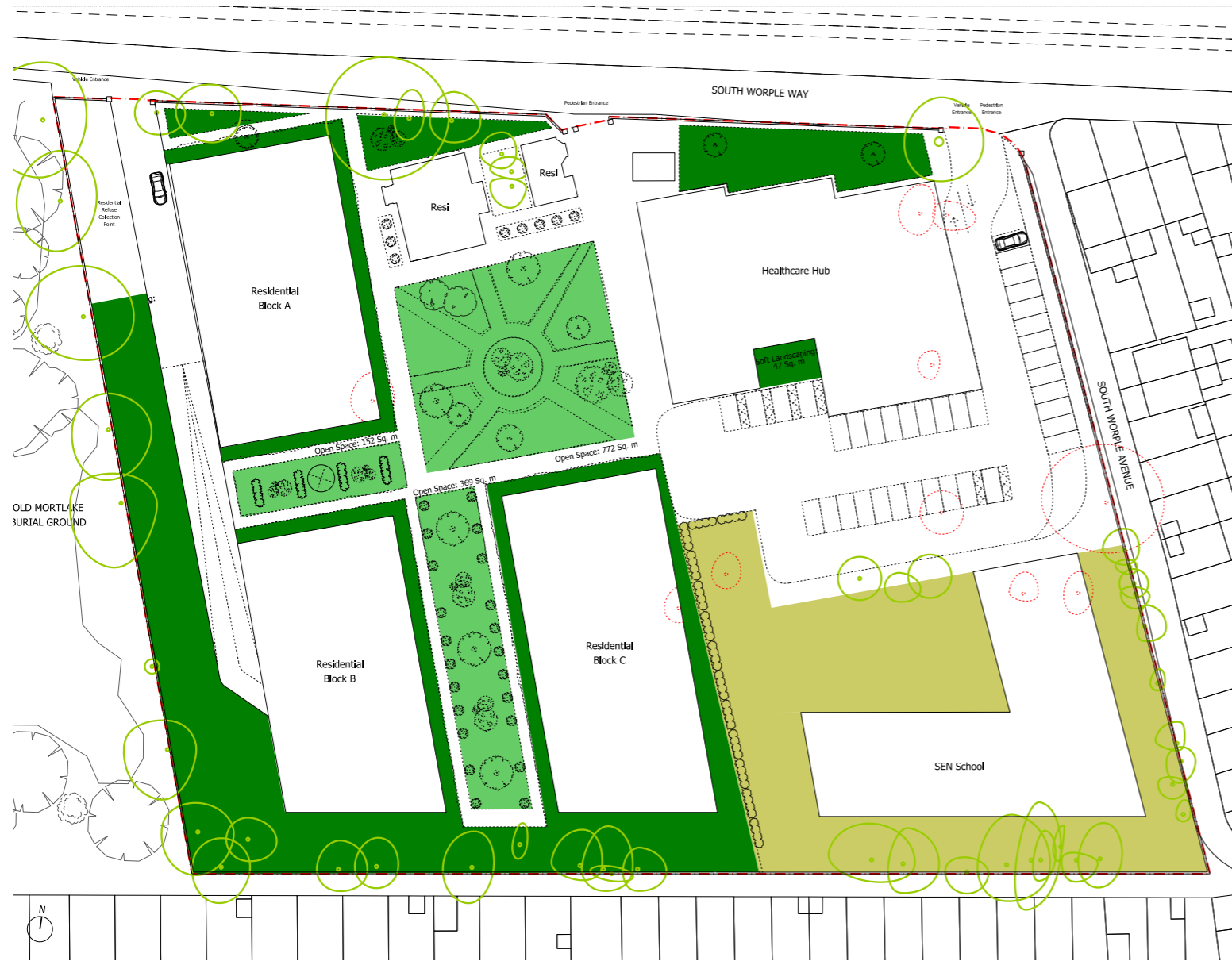
Central Entrance



East Sheen Village 'Character Area 8'



North East Entrance



Open Space and Soft Landscaping

Key

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

11.3.1 Site Wide Landscaping

A minimum area of 4,000 sq.m of the site should be soft landscape with a combination of trees, mass planting, and lawn areas.

The detailed landscape design should establish a coherent site-wide approach across the garden square, Health Hub and SEN School via the consistent use of materials, lighting and planting.

Trees should be planted to provide a light canopy over part of the space to provide a sense of enclosure and intimacy, without any undue restriction of sunlight into the garden square.

A mix of evergreen and deciduous species should be used to ensure visual richness and cover throughout the year. A combination of native and locally adapted plants and exotics can be used, with a preference for the former and drought resistant plants to improve biodiversity and sustainability.

The residential buildings will be arranged around a publicly accessible Garden Square at grade level with peripheral planting provided around the boundary [except where vehicular access is provided on the eastern and western access points].

Private external amenity space could be provided around the perimeter of the retained residential use BTMs, and residential Blocks A, B and C, as well as between Blocks A and B and between B and C. Details of delineation between publicly accessible portions of external amenity space and private residential external amenity space to be agreed by the LPA.

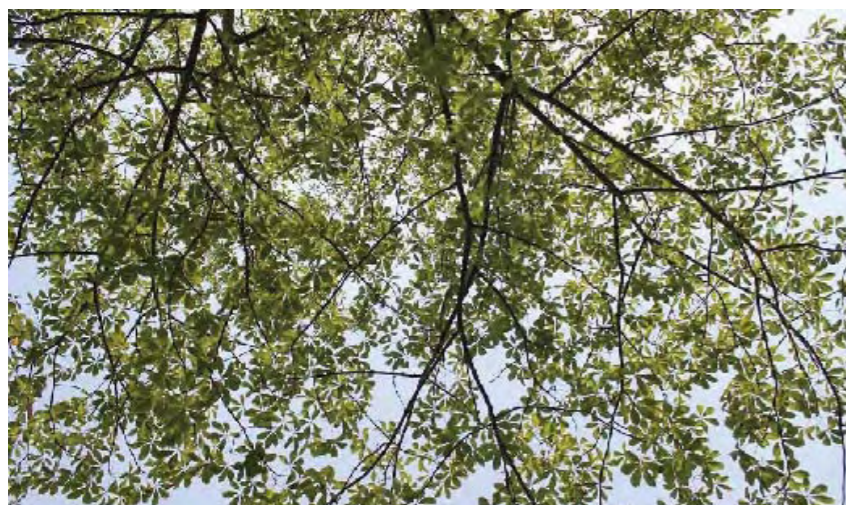
Communal gardening should be encouraged to be incorporated where feasible.

11.3.2 Boundary Treatment

Boundary treatment between the various uses on the site should be discrete with paths and soft landscaping defining the boundary between the Health Hub and residential plots.

The boundary between the SEN School the other uses on site should provide effective safety, security and privacy whilst maintaining landscape design coherence across the site.

Any boundary fences and walls should be softened through the use of climbing plants.



11.3.3 Landscape Materials, Furniture and Lighting

A simple restrained palette of complimentary materials should be used, taking into account comfort and needs of all users. Materials should be robust and hard wearing and durable.

Seating should be integrated into the design and layout across the site, taking best advantage of the sunpath.

High level lighting should be avoided to limit disturbing the existing ecology, i.e. a general preference for down-lighting and no up-lighting to buildings.

All lighting shall not exceed a maximum height of 1.2m.

All metalwork elements should have a powder-coated or anodised finish.

