Site pedestrian and vehicular access strategy

11.3.4 Cycle Facilities

Paths and routes the park should be provided. Shared cycle/ pedestrian paths are to be a minimum 3.5m wide, with signage to guide shared use.

Sheffield Stands should be provided in locations convenient to different users of the site.

11.3.5 Vehicular Access

The access road to the residential car park should have a minimum carriageway width of 4.8m to allow two cars to pass each other safely.

The ramp must have the following dimensions:

- A gradient of 1 in 20 for the first 5m
- A gradient of 1 in 10 and a maximum gradient of 1 in 7 during the descent of the ramp
- A gradient of 1 in 20 for the last 5m
- A minimum headroom of 2.25m

The access road to the SEN school and Health Hub must have an aisle width no less than 6m to allow motorist to manoeuvre into and out of the spaces safely.

Parking bays must be 4.8m by 2.4m, with a minimum of 6m clearance between two parallel rows of parking.

11.3.6 Pedestrian Access

The pedestrian access to the SEN school along the eastern boundary of the site must be no less than 1.75m to allow an accompanied wheelchair user to use it in accordance with Inclusive Mobility guidance.

11.4 SEN School Design Codes

11.4.1 Height, Scale and Mass of the SEN School

Building heights are all expressed in meters Above Ordinance Datum [AOD], as well as in general heights. In the event of a discrepancy between the quoted values, the absolute maximum expressed in m AOD should take precedent, and any changes to the proposed future ground level should not increase or decrease the proposed maximum height of the building zone.

The height of the building shall not exceed 10m above ground level [16.45m AOD].

Finished floor level to finished ceiling height should be a minimum of 2.75m.

Flush thresholds between external and ground floor levels will be provided.

The SEN School shall be a maximum of three storeys.

The third storey element [i.e. second floor] should be set-back by a minimum of 1.5m from the external envelope of the storeys below.

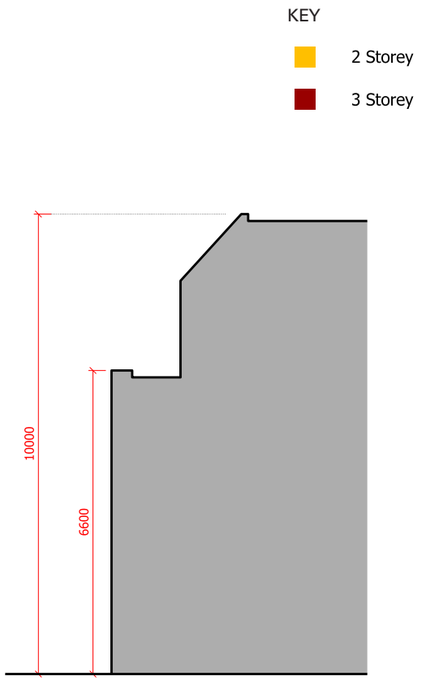
Roof forms should integrate wild flowers or brown roofs where possible [at least 70% of the roof plate, in line with Policy LP 17, unless demonstrated not to be feasible to the satisfaction of the LPA] in order to support local biodiversity.

The building plane shall not be a single contiguous surface [maximum length of 7.6m] but shall be articulated by meaningful projections and recessions [no less than 0.5m] to provide an articulated building form.

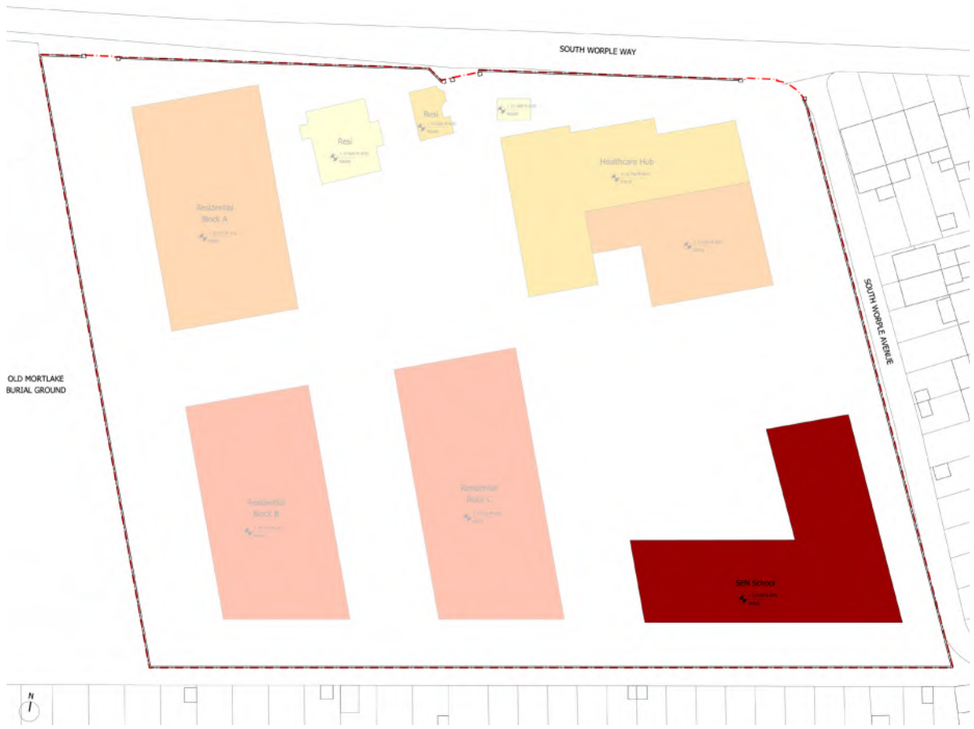
The distance between the residential massing [Block C] and the SEN School must be no less than 13.5m.

The southern building line of the SEN School shall be not less than 20m from the rear building line of dwellings fronting Grosvenor Avenue as well as a minimum of 7.7m from the southern boundary to allow enough clearance for tree preservation and secondary amenity space for the SEN School.

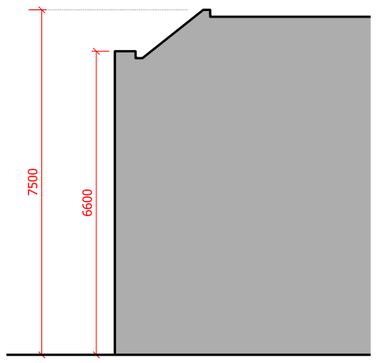
Where the building massing encroaches into the Root Protection Area [RPA] of the preserved trees, low-impact foundations shall be employed [cf. Landmark Trees: Arboricultural Impact Assessment Report (November 2018), section 6.1]



SEN School Maximum Height of 3 Storeys



SEN School Massing Constaints - Option 1



SEN School Maximum Height of 2 Storeys

SEN School Massing Constaints - Option 2

11.4.2 External Building Materials to the SEN School

The primary finish to the building will be good quality brickwork, flush pointed.

The colour and texture of the specified brick must be sympathetic to those specified in the residential blocks.

Windows, doors and projecting bay windows are to be of good quality, either painted metal, timber or composite frames.

Glazing to windows is to be low-iron glass with no green caste.

Rain water pipes, hoppers, gutters and all ancillary components are to be of painted metal.

Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.

Details of all materials and fenestration, including that of acoustic insulation for the SEN School, are to be approved by the local planning authority.

11.4.3 Landscaping to the SEN School

The SEN School shall have an appropriately landscaped private area forming an external amenity space of no less than 1225 sq m for the use of the building users only.

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.

The landscape treatment of the external amenity spaces will be designed to be consistent with the Garden Square.

All hard surfacing will be of permeable material.

The vehicle carriageway and car-parking area will be of permeable asphalt and kerbs will be of granite.

Car-parking bays [numbers, outlines, etc.] will be indicated with painted lines.

Details of all materials and fenestration are to be approved by the local planning authority.

Detailed external amenity design will take account of the need to locate quieter activities away from sensitive receptors.

11.5 Health Hub Design Codes

11.5.1 Height, Scale and Mass of the Health Hub

Building heights are all expressed in meters Above Ordinance Datum [AOD], as well as in general heights. In the event of a discrepancy between the quoted values, the absolute maximum expressed in m AOD should take precedent, and any changes to the proposed future ground level should not increase or decrease the proposed maximum height of the building zone.

The height of the building massing shall not exceed 10.15 m above ground level [16.35m AOD].

Flush thresholds between external and ground floor levels will be provided.

The massing of the Health Hub must be broken down through the design and form of the roof, use of materials, set backs and reveals [no less than 0.5m] where appropriate to provide a suitably variegated townscape aspect and respond to the surrounding area and/or the existing site.

The reserved matters building design should avoid excessive lengths [maximum of 8.5m] of external walls without recession or projection [of no less than 0.5m] to ensure a varied building form.

The north elevation of the Health Hub should be no less than 7m from the site facing plane of the external brick perimeter wall.

The finished floor to finished ceiling height should be a minimum 2.7m throughout the building.

The Health Hub shall comprise of no more than three storeys.

The third storey shall be set within a pitched roof to be consistent with the design and scale of similar design found in local residential architecture [including the nearby Garden Suburb of Bedford Park] and the existing site.

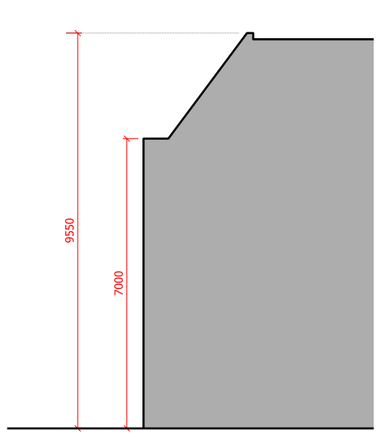
The second floor [i.e. third storey] of the Health Hub shall be designed to include dormer windows to improve the internal efficiency and to limit areas of restricted head height.

Health Hub Maximum Extents

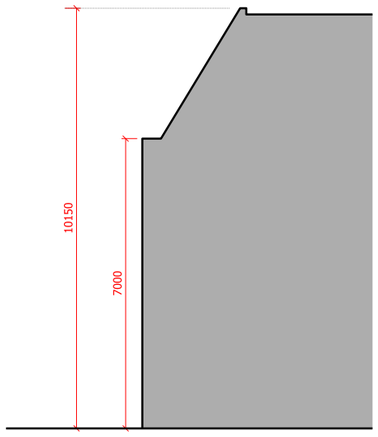
The third storey shall not exceed a maximum of 7 dormers along elevations exceeding the length of 11m and a maximum of 4 dormers along shorter elevations.

Roof forms should integrate wild flowers or brown roofs where possible [at least 70% of the roof plate, in line with Policy LP 17, unless demonstrated not to be feasible to the satisfaction of the LPA] in order to support local biodiversity.

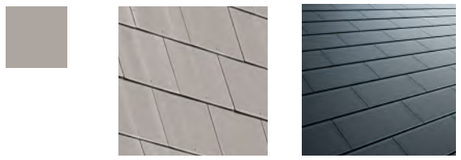
Any mechanical plant should be located within the pitched roof of the building with air inlets and outlets and photovoltaic panels at roof level. No mechanical plant shall exceed above the roof level.



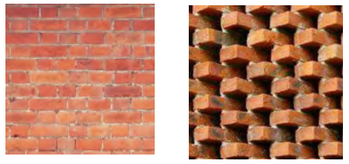
Health Hub Maximum Height of 2 Storeys



Health Hub Maximum Height of 2.5 Storeys



Grey tone roof tiles / integrated PV tiles



Red Gauged brickwork, found on the BTMs

Metal work to balustrades and window bays

Decorative use of Brick Banding

Wildflower / Sedum Roof Systems

11.5.2 External Building Materials to the Health Hub

The primary finish to the Health Hub will be good quality brickwork, flush pointed.

The colour and texture of the specified brick must be sympathetic, i.e. of a similar tone, to those specified in the residential blocks, and previously agreed with the LPA.

Copings and string-courses are to be of York or Portland stone.

Windows, doors and projecting bay windows are to be of good quality, either painted metal, timber or composite frames.

Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.

Glazing to windows is to be low-iron glass with no green caste.

Rain water pipes, hoppers, gutters and all ancillary components are to be of painted metal.

11.5.3 Landscaping to the Health Hub

The landscape treatment of the external amenity spaces will be designed to be consistent with the Garden Square.

The vehicle carriageway and car-parking area will be of permeable asphalt and kerbs will be of granite.

Car-parking bays, numbers, outlines, etc., will be indicated with painted lines.

Parking bays must be 4.8m by 2.4m, with a minimum of 6m clearance between two parallel rows of parking.

A minimum provision for electric vehicles of 20% with an additional 20% passive provision for electric vehicles in the future will be provided.

Pedestrian paths within the Health Hub parcel of the development will be of York stone with granite kerbs.

Details of all materials and fenestration are to be approved by the LPA.

11.6 Residential Design Codes

The residential blocks must provide a variety of units from one to three bedrooms set around a communal garden square.

The design of the residential blocks and external amenity spaces around them will make no distinction between types of tenure.

11.6.1 Built Form and Character

Elevations should also be carefully considered relative to their orientation in terms of sunlight and in terms of overlooking issues.

Particular sensitivity should be given to the elevations addressing Grosvenor Avenue, reducing impression of mass through roof design and form.

Each residential block shall integrate a combination of pitched roofs [with a maximum pitch of 65° to respond to the design and scale found in the surrounding area and the existing site] and flat roofs which integrate wild flowers or brown roofs where possible in order to support local biodiversity as well as photovoltaic panels and roof lights.

There must be no dormer windows or gables to the southern elevations of Blocks B and C facing Grosvenor Avenue.

The residential blocks shall be designed with dormer windows of varying sizes to add variety and articulation to the massing set modestly in the roof space, not appearing overly dominant.

The dormer windows must be smaller in width than the windows below and generally to be centred on windows in storeys below.

There shall be a maximum of 7 dormer windows throughout the length of the long elevation and a maximum of 4 dormers along the short elevation of each block.

There majority of residential units shall be dual aspect with no north facing single aspect units to Block A or B.

Juliet balconies will be incorporated into the design with no projecting balconies on the residential blocks.

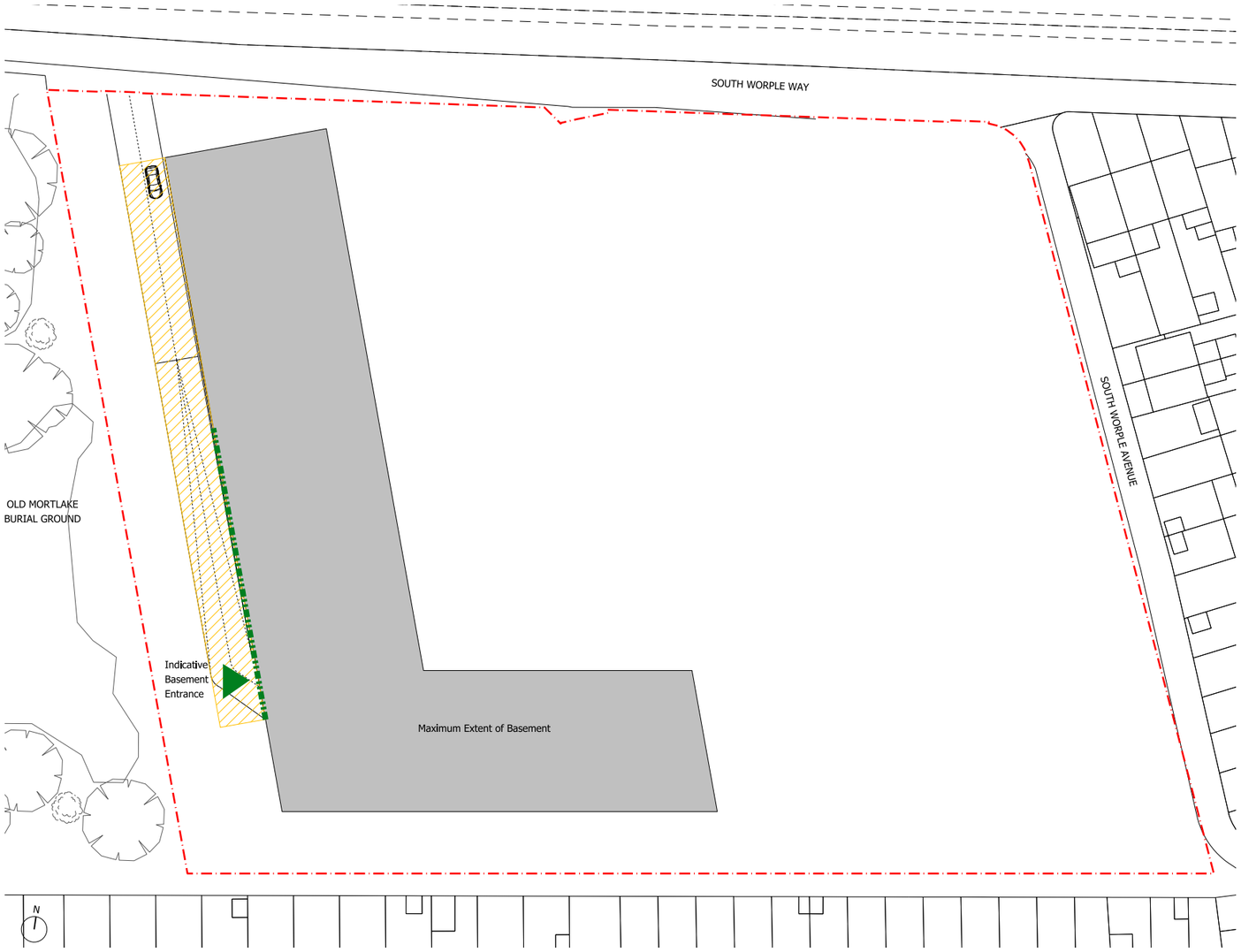
A minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling must be provided.

Residential Blocks Maximum Extents

Key

Maximum Extent of Projecting Window Bays at First Floor and Second Floor Levels

Maximum Extent of Principal Massing



Basement Maximum Extents

Key

Permitted Zone for Ramp Entrance

Permitted Zone for Ramp Location

11.6.2 Accessibility and Adaptability

A minimum of 1 lift per communal per block must be provided and full wheelchair accessibility and visitability must be provided throughout these buildings.

A maximum of nine residential units per core per level of each building must be adhered to.

The units must be easily adapted for compliance with wheel-chair housing design standards and they must have level thresholds to provide inclusive access.

A minimum of 90% [72 no.] of the proposed units will meet Building Regulation Requirement M4 (2) 'Accessible and adaptable dwellings'. A minimum of 10% [8 no.] of the proposed units will meet Building Regulation Requirement M4 (3) 'Wheelchair user dwellings'.

The development will provide residential units that comply [but do not exceed by more than 10%] with the Borough's and Nationally Described Space Standards.

Details of the affordable housing provided to be approved by the LBR.

All accomodation will meet daylight/sunlight standards.

A minimum parking ratio of 0.5 should be achieved for the proposed dwellings, including a minimum provision for electric vehicles of 20% with an additional 20% passive provision for electric vehicles in the future.

Parking bays must be 4.8m by 2.4m, with a minimum of 6m clearance between two parallel rows of parking.

All on grade cycle storage shall be of Sheffield stands.

Basement developments must be no more than one storey below the existing ground level and must not extend beneath a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area [this excludes the footprint of the original building].

Where the basement lies beneath the garden area [between Blocks A and B and Blocks B and C], no mature trees shall be planted.

11.6.3 Height of Residential Blocks

Building heights are all expressed in meters Above Ordinance Datum [AOD], as well as in general heights. In the event of a discrepancy between the quoted values, the absolute maximum expressed in m AOD should take precedent, and any changes to the proposed future ground level should not increase or decrease the proposed maximum height of the building zone.

The height of the residential blocks of the shall not exceed a maximum of 10.3m above ground level [16.71 m Above AOD].

The residential blocks shall comprise of no more than three storeys.

The second floor [i.e., third storey] of the residential blocks shall be combined with a pitched roof to avoid a separate roof storey giving additional height to residential buildings consisting of three storeys of accommodation.

The eaves heights will vary to create playful elevations and must not exceed a maximum height of 6m [12.41m AOD], not including brick balustrades.

The second floor [i.e., third storey] of the residential blocks shall be designed to include gables and dormer windows to improve the internal efficiency and to limit areas of restricted head height.

11.6.4 Scale of Residential Blocks

The second floor [i.e., third storey] of the residential blocks shall be combined with a pitched roof to the scale found in local residential architecture [including the nearby Garden Suburb of Bedford Park] and the existing site.

Projecting bay windows [of no less than 0.5m] on the first and second storeys shall be consistent with the design and scale of similar design features found in local residential architecture [including the nearby Garden Suburb of Bedford Park] and the existing site.

Gables shall be designed to the scale of similar design features found in local residential architecture [including the nearby Garden Suburb of Bedford Park] and the existing site.

The building plane shall not exceed a maximum of 8m of a single contiguous surface exceeding before detail to introduce verticality, projection or recession.

Appropriate Scale of Residential Massing Addressing South Worple Way

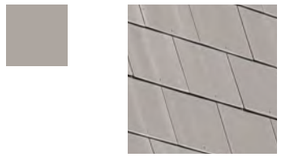
Appropriate Scale of Residential Massing Addressing Grovsenor Avenue

Surrounding Residential Area

Bedford Park

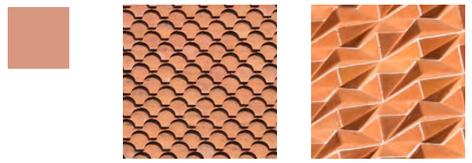
Example of contemporary detailing of vernacular form

Typical Facade - Material Palette

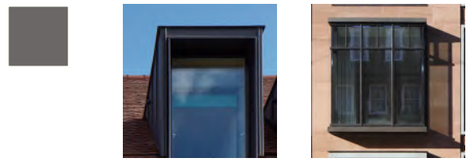


Grey / Earth tone roof tiles

Gauged brickwork, found on the BTMs



Hanging tiles or textured brick-work



Metal work to balustrades and projecting window bays

Decorative use of Brick Banding

11.6.5 Massing of Residential Blocks

The residential blocks shall be designed with projecting gable-fronts of no less than 0.5m [except south facing elevations of Blocks B and C and reduced depths of projecting gables on west facing elevations of Blocks A and B] of varying depths to add variety and articulation.

Separation between residential massing blocks should not be less than a minimum 13.5m.

Where distances between building lines is below 13.5m, facing bay windows must be offset in their alignment to maximise separation and facing windows shall only serve non habitable rooms.

Between Blocks B and C, there shall be a minimum of 13.5m distance between bay windows, a minimum of 15.3m between projecting gables and a minimum of 17m between main facing elevations.

Units within Block B at close proximity to the SEN School boundary [minimum of 1.5m at pinch point] shall serve as dual aspect.

The southern building line of residential Blocks B and C shall be not less than 20m from the rear building line of dwellings fronting Grosvenor Avenue as well as a minimum of 8.25m from the southern boundary to allow enough clearance for tree preservation and amenity space for the residential blocks.

11.6.6 External Building Materials to the Residential Blocks

The primary finish to the residential blocks will be good quality brickwork, flush pointed.

Copings and string-courses are to be of York or Portland stone.

Windows, doors and projecting bay windows are to be of painted metal with mullions, transoms and casements or of hardwood timber with painted metal secondary type mullions, transoms and casements.

The architectural housings of dormer windows are to be clad and flashed in lead or zinc.

Windows to dormers are to be as windows, doors and projecting bay windows, above.

Roofs are to be of good quality red clay or slate tiles and flashed in lead or zinc.

Glazing to windows is to be low-iron glass with no green caste.

Any window frame sitting in a brick wall should be recessed by a minimum of 100mm.

Juliet balconies and balustrades are to be of painted steel with no visible fixings.

Rain water pipes, hoppers, gutters and all ancillary components are to be of painted metal.

Details of all materials and fenestration to be approved by the LPA.

11.6.7 External Amenity Space and Landscaping to the Residential Parcel

The residential buildings will be arranged around a Garden Square at grade level.

Public access to the Garden Square element of the proposed landscape will be publicly accessible and managed.

The residential blocks shall be softened on all sides [except that abutting the western vehicular ramp and restricted distance between Block C and the SEN School boundary] by at least 2m of soft landscaping before meeting the public realm for provision private external amenity space.

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

There shall be no control gates at the entrance of the residential development.

Amenity space for the residential units shall be provided within the communal gardens.

Based on a minimum provision of 5 sq. m per flat plus an additional 1 sq. m per additional occupant a total of 534 sq. m is required for residential amenity space.

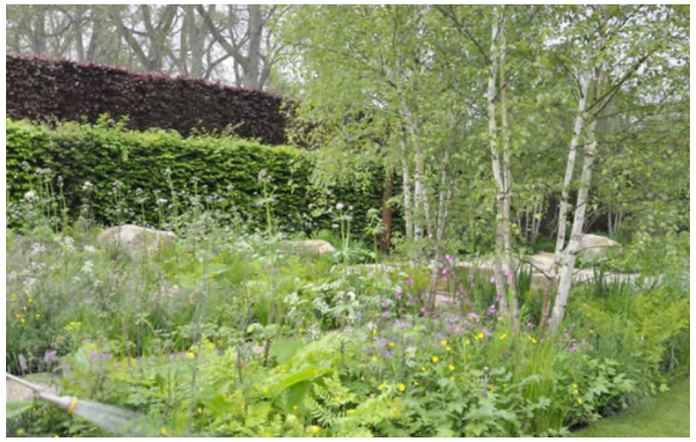
Provision will be made within this communal amenity space for on-site play area in accordance with London Plan standards [10 sq. m/child unless justified to satisfaction of the LPA].

The Garden Square shall be an area of not less than 1200 sq. m.

Planting and pathways to the Garden Square will be designed to avoid overly delineated separation.

The landscape treatment of the external amenity spaces between the residential blocks will be designed to be consistent with and subordinate to the Garden Square.

Any additional trees and shrubs will be of a greater scale within the Garden Square element of the proposed landscape and of a subordinate scale within the landscape treatment of the external amenity spaces between the residential blocks.



Details of trees and planting to be approved by the LPA.

Details of the boundary treatment and fence between Block C and the SEN School to ensure acceptable living conditions and outlook for residents and privacy for school users to be approved by the LPA.

The residential vehicle access ramp carriageway will be of permeable asphalt and kerbs will be of granite. The retaining wall to the access ramp will be finished in brickwork to match the brickwork of the residential blocks with any copings to be of granite, York or Portland stone.

Pedestrian paths within the residential parcel of the development will be of self binding path gravel with a 10-20 mm shingle aggregate.

11.7 Sustainability

The Health Hub and the SEN School will achieve BREAAM Excellent and a 35% reduction in carbon dioxide emissions, unless robust justification has been provided for a shortfall, which is agreed with the LPA.

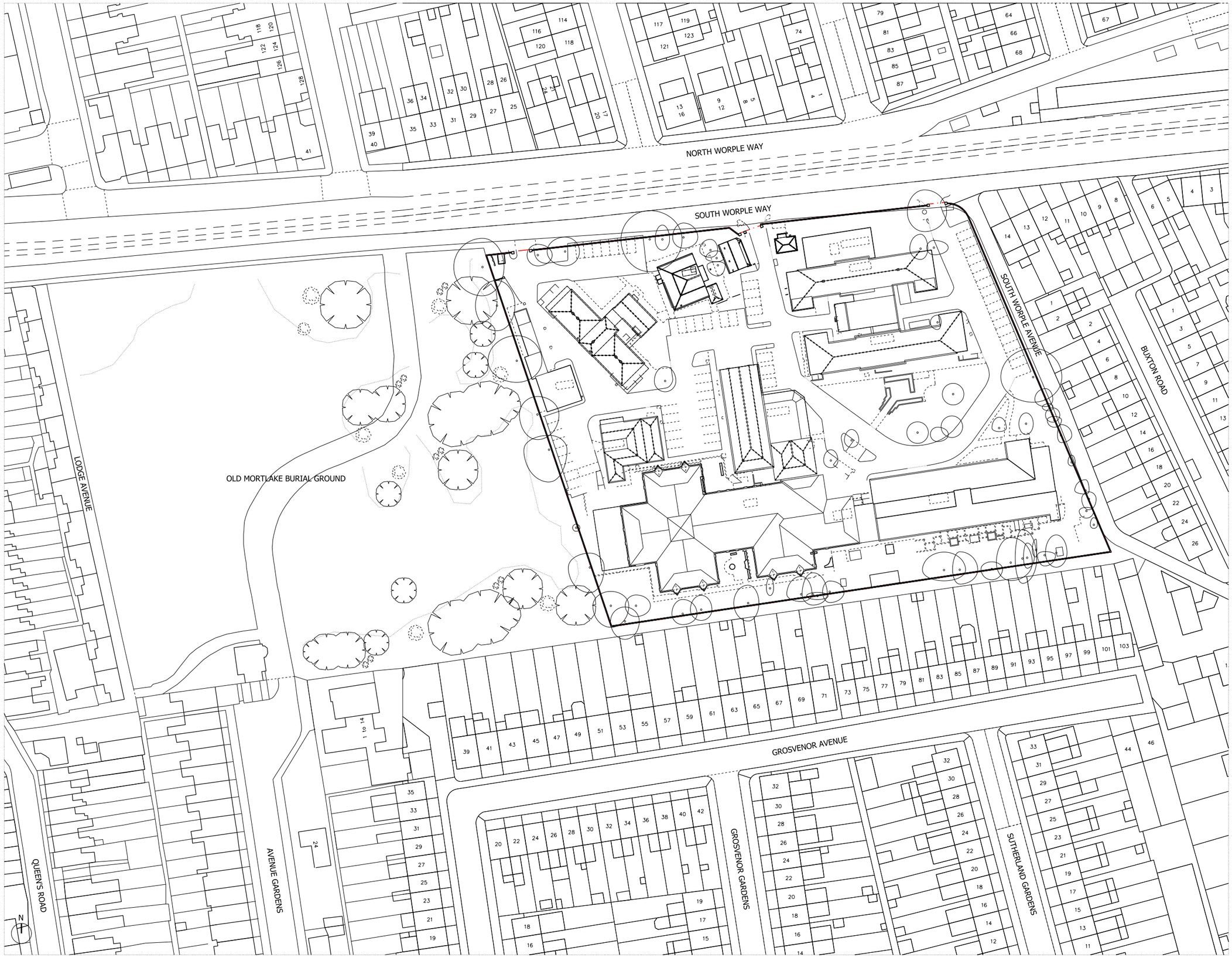
The residential development will achieve zero carbon standards.

The development will achieve a reduction in surface water discharge to greenfield run off-rates. Where green-field run-off rates are not feasible, reasons shall be demonstrated for such, and in such instances, the minimum requirement to achieve at least a 50% attenuation of the site's surface run-off at peak times based on the levels existing prior to the development will be achieved.

12.0 Illustrative Information & Drawings [In support of Outline Application]

12.1 Existing Drawings List

18002_G100_P_00_001	Existing Site Plan
18002_JA12_P_00_001	Existing Ground Floor Plan
18002_JA12_P_01_001	Existing First Floor Plan
18002_JA12_P_RF_001	Existing Roof Plan



NOTES:

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

— · — SITE BOUNDARY

Revision description	Date	Check	Rev

SQUIRE & PARTNERS

The Department Store
248 Ferndale Road, London SW9 8FR
T: 020 7278 5555

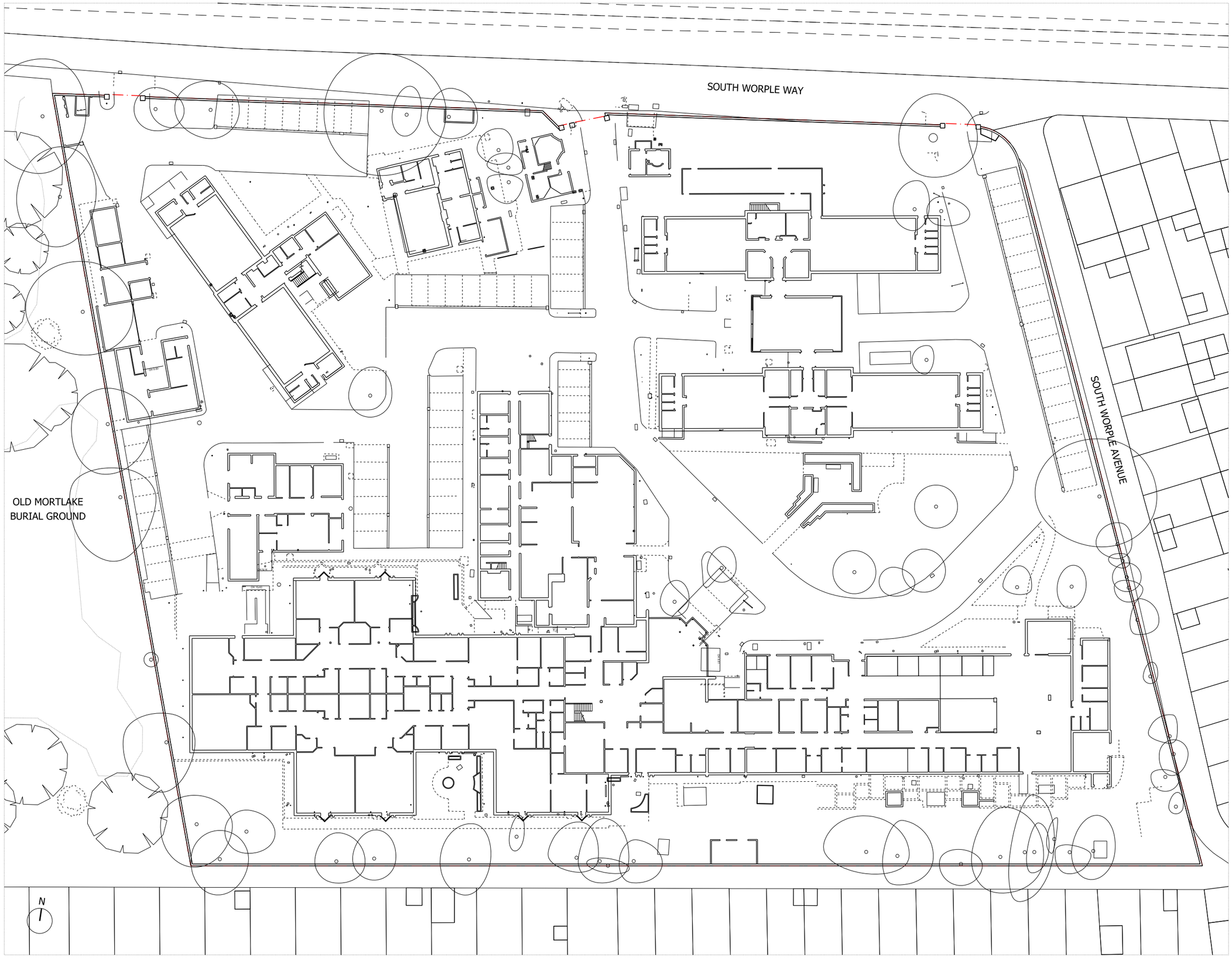
info@squireandpartners.com
www.squireandpartners.com

Project
Barnes Hospital
South Worple 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	-



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Project
Barnes Hospital
South Worple Way
Barnes, SW14 8SU

Drawing
Existing
Ground Floor

Drawn	Date	Scale
SSI	31/10/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
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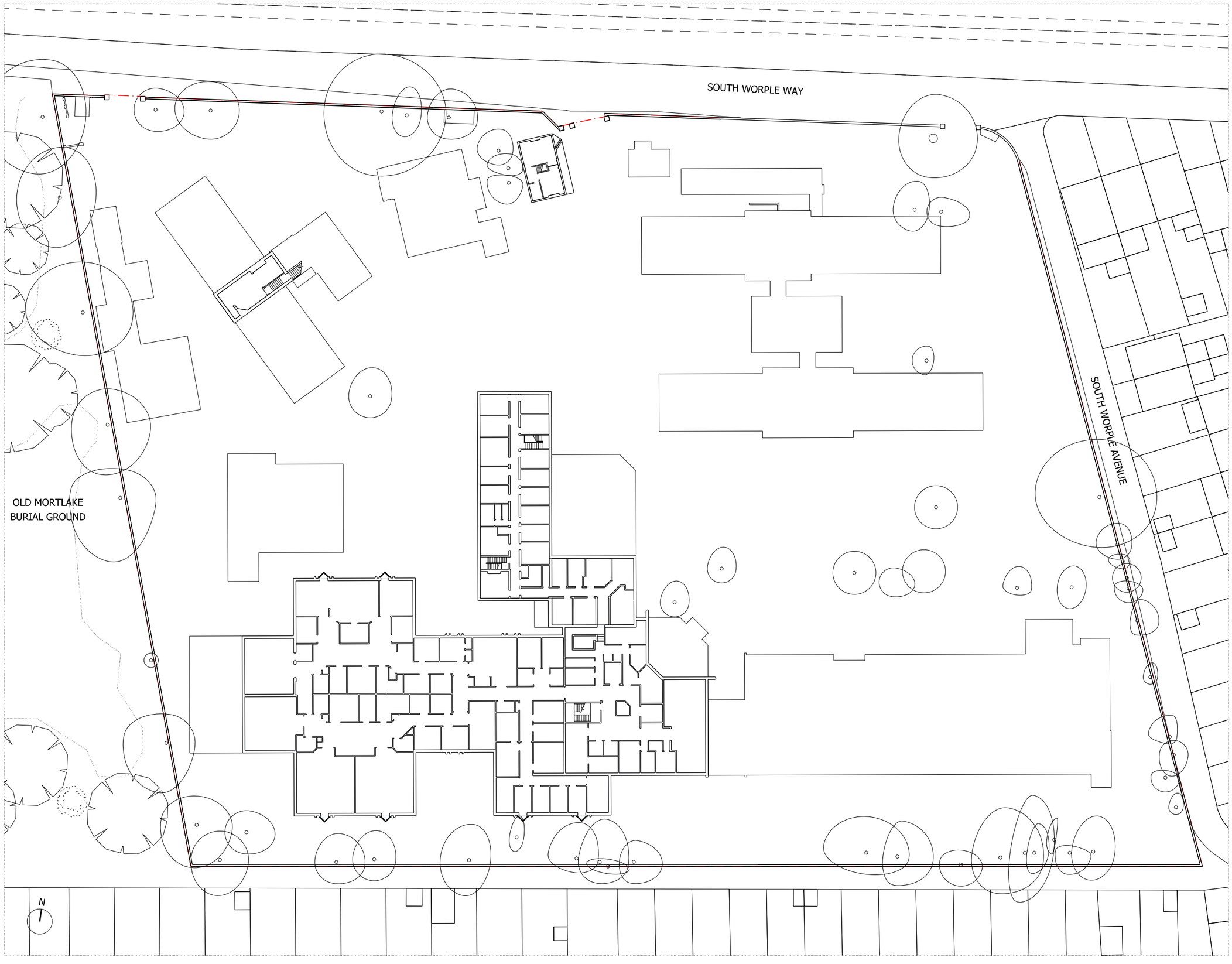

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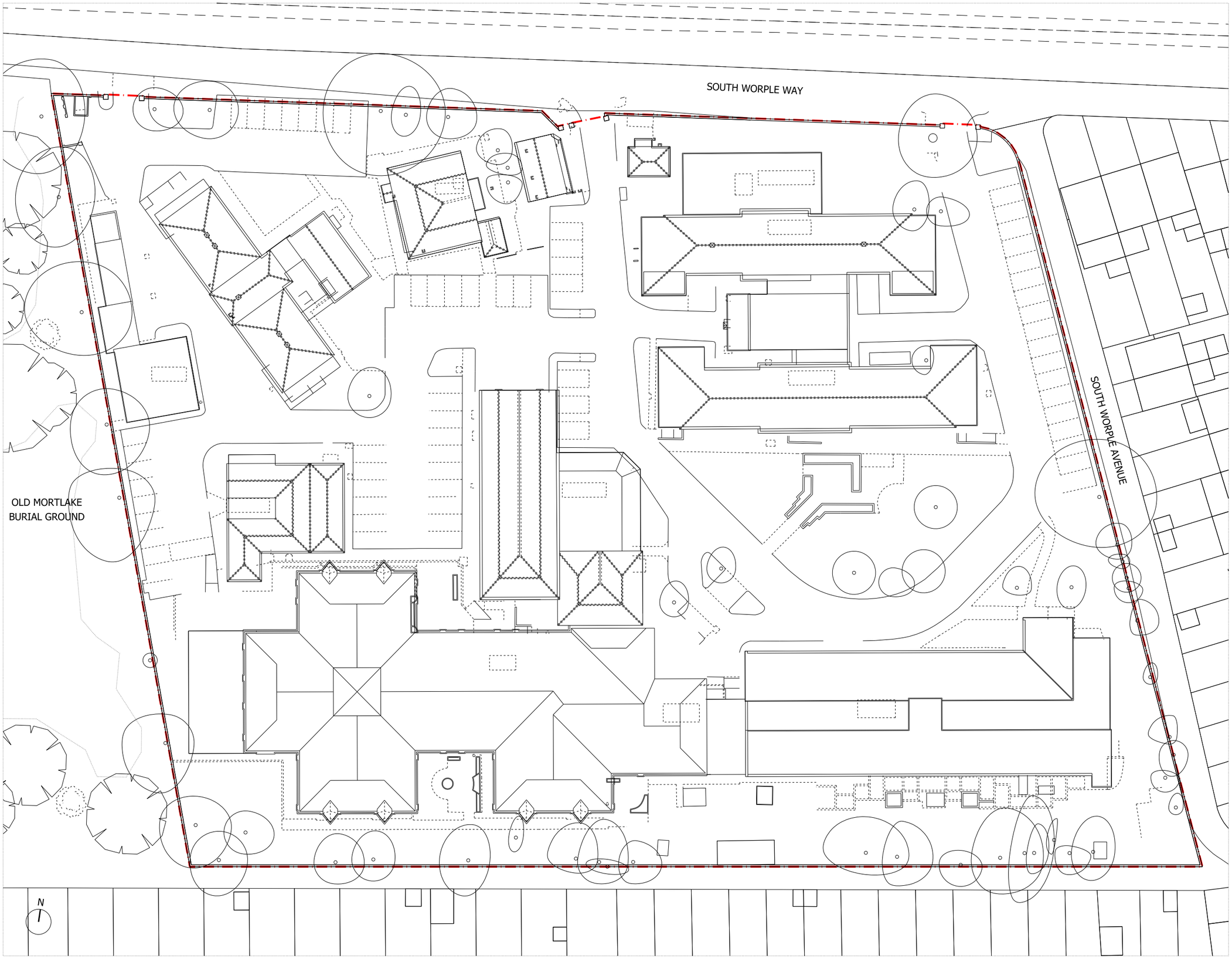
www.squireandpartners.com

Project
Barnes Hospital
South Worple Way
Barnes, SW14 8SU

Drawing
Existing
First Floor

Drawn	Date	Scale
SSI	31/10/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
18002	JA12_P_01_001	



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Site Boundary

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T: 020 7278 5555

info@squireandpartners.com
www.squireandpartners.com

Project
Barnes Hospital
South Worple Way
Barnes, SW14 8SU

Drawing
Existing
Roof

Drawn	Date	Scale
SSI	31/10/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
18002	JA12_P_RF_001	

12.2 Illustrative Scheme

12.2.1 Schedule of Areas

Barnes Outline GIA Schedule -

	GIA Sq.m
Total Existing Floor Space	6,952 Sq.m *
Floorspace to be demolished	6,714 Sq.m *
Floorspace to be retained	238 Sq.m *
New Build Floorspace Health Hub	2,500 Sq.m
New Build Floorspace SEN	2,402 Sq. m
New Build Floorspace Residential	6,918 Sq. m
Total Floorspace of New Facilities	12,058 Sq. m*

*All areas are based on scaled drawings and therefore are indicative.

12.2.2 Illustrative Masterplan Drawings List

18002_G200_P_00_001 Ground Floor Plan
18002_G200_P_LG_001 Lower Ground Floor Plan

NOTES:

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

Site Boundary

Revision description	Date	Check	Rev
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

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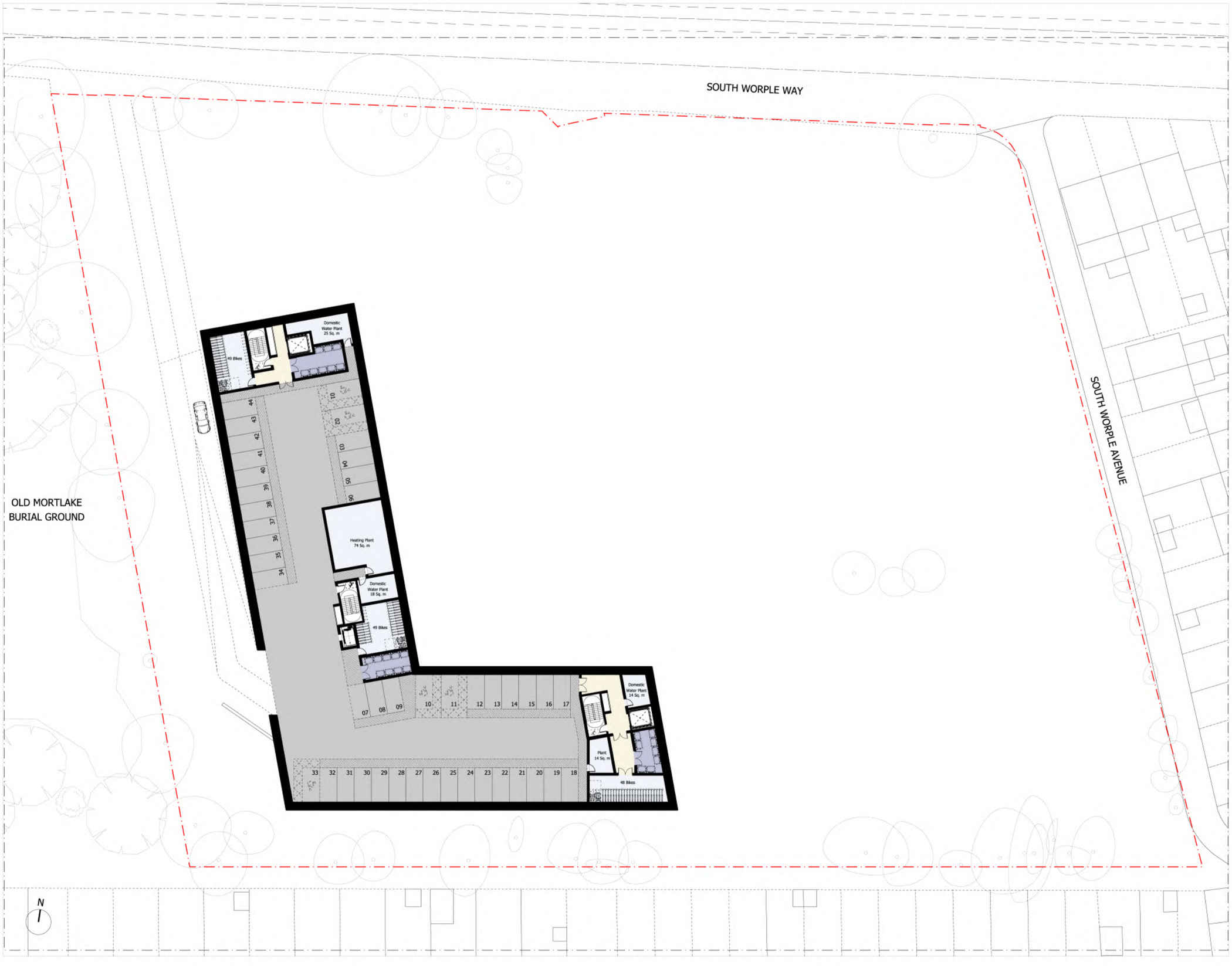
Project
Barnes Hospital
South Worple Way
Barnes, SW14 8SU

Drawing
Proposed
Ground Floor

Drawn	Date	Scale
SSI	21/11/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
18002	G200_P_00_001	C



NOTES:

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ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

Site Boundary

Revision description	Date	Check	Rev

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Project
Barnes Hospital
South Worple Way
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Drawing
Proposed
Lower Ground Floor

Drawn	Date	Scale
RLe	25/10/2018	1: 250@A1 1: 500@A3

Job number	Drawing number	Revision
18002	G200_P_LG_001	-

Illustrative View of the Central Garden Square

Aerial View of the Illustrative Masterplan, South-East

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