

4.11.1 Commercial frontage bay study

Detail of commercial frontage along Manor Road.

Brickwork detailing to signify the transition between commercial and residential frontage

Consistent signage zone across commercial frontages

Integrated lighting in bronze finish

Arched metalwork fenestration to reference arched threshold details elsewhere on site

Large glazed openings to maximise active frontage and street presence

Bronze coloured metalwork frontages to match balustrades and fenestration

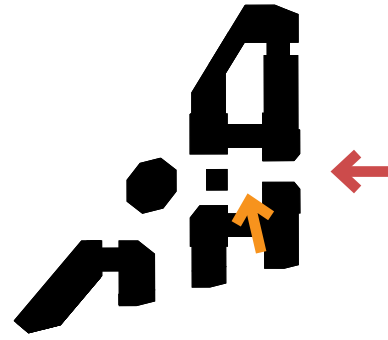
Metalwork base to provide robust interface with street



Design principle 2: Create new active frontages and flexible retail facilities.

4.12 Arched entrances

- Arches used as a tool to demonstrate an active frontage, entrance or threshold.
- Arch motif references local context, including the entrance to St. John's studios, Richmond, and the Almshouses on Sheen Road.
- Large openings at base of link buildings form part of entrance lobby for residential buildings and open up views across the public squares and into the residential courtyards.
- Arch motif used at seventh storey datum to help define the 'top' of the building above.
- Large openings fronting public square denote residential concierge entrance.



St. John's studios, grade II listed church, Richmond.



Almshouses, Sheen Road



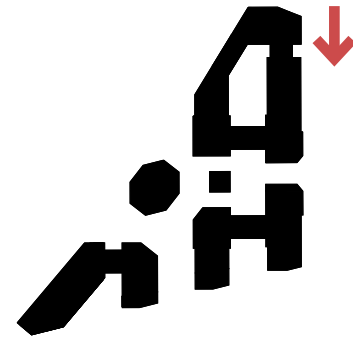
CGI View from main pedestrian entrance to site



CGI View across new public square.

4.13 Paired entrance porches

- Ground floor entrances along Manor Road are paired to reflect the existing houses along Manor Grove.
- Street-facing residential apartments to be raised above ground level to provide increased privacy for residents.
- Balconies on 1st and 2nd floors to be inset to create greater sense of privacy for residents on Manor Road.
- Elevation along Manor Road split into vertical proportions resembling townhouses to reference the residential quality of the street.
- Brick and stone arches denote private entrances into new apartments.
- New street trees proposed along Manor Road.



Ground floor entrances along Manor Grove



CGI View along Manor Road

4.13.1 Manor Road bay study: residential entrances

Reconstituted stone set-back - fenestration to align through with main body of building

Reconstituted stone details to break up façade and create lintels and balconies

Red brick selected to reflect buildings along Manor Road

Detailed metal columns to provide support and division to balconies

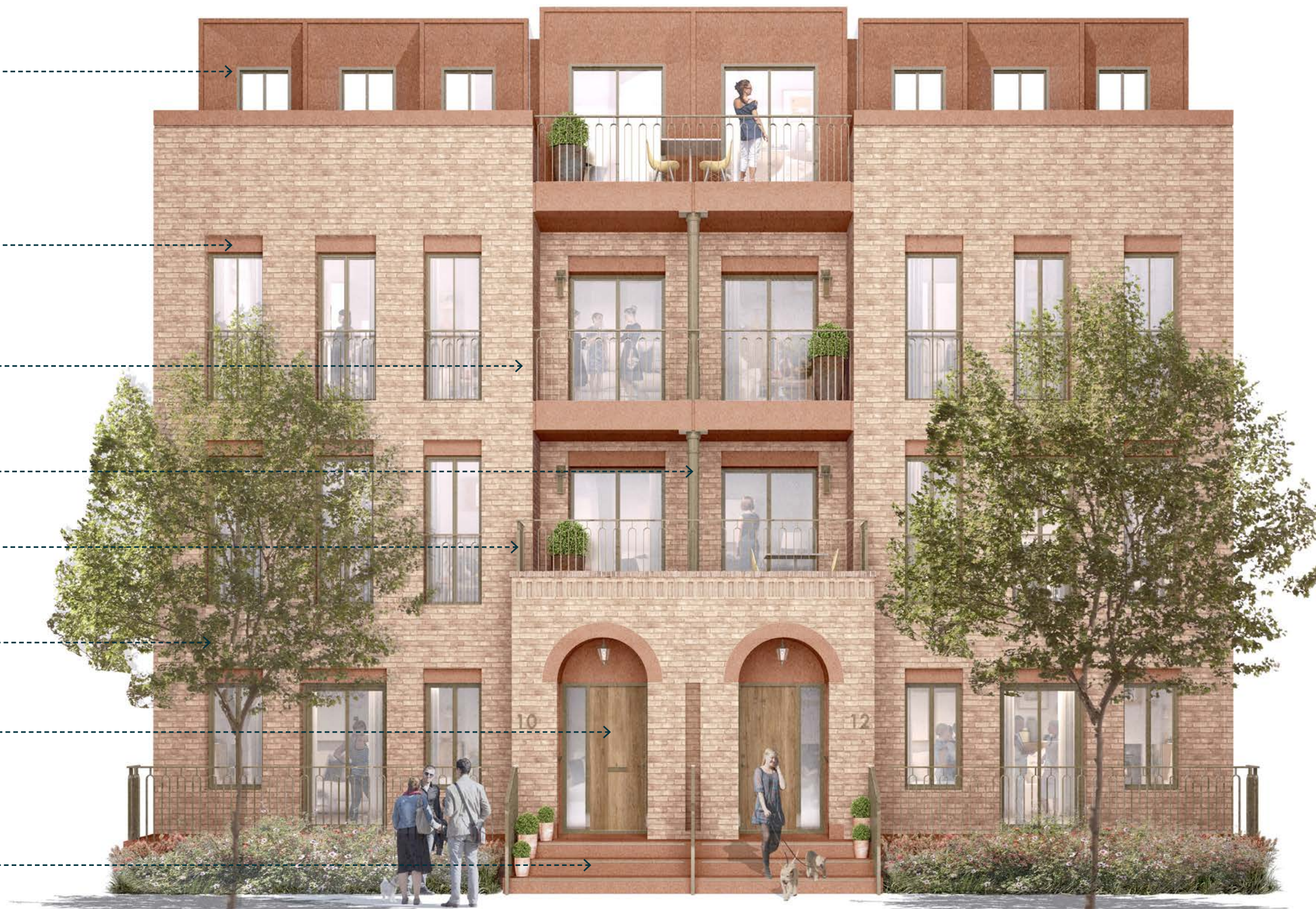
Bronze coloured metalwork to create handrails, railings and juliet balconies

New trees to be planted along street

Timber front doors to give increased privacy to residents on the ground floor

Precast concrete stairs to elevate ground floor residential accommodation and increase privacy to flats

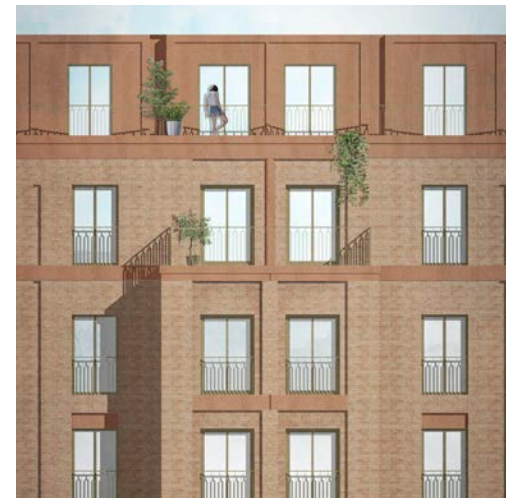
All ground floor apartments have rear level access to the core to ensure they are fully accessible.



Maquette study of Manor Road residential entrance

4.14 Bay windows

- Bay windows form winter gardens along railway-facing elevations to provide residents with a sheltered external amenity space.
- Bay windows reference architecture in neighbouring streets, including on Raleigh Road, right.
- Bay windows used to break up façades and introduce vertical elements to longer building elevations.



Detail of bay window along western railway.

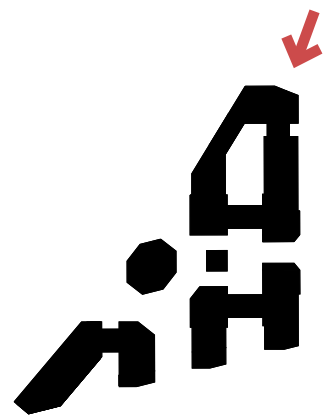


Houses along Raleigh Road, Richmond.



CGI View from pedestrian footbridge across railway.

- Bay windows reference architecture in neighbouring streets, including on Manor Road, right.
- Bay windows used to break up façades and introduce vertical elements to longer building elevations.
- Bay windows provide additional frontage to apartments with otherwise single-aspect outlooks.



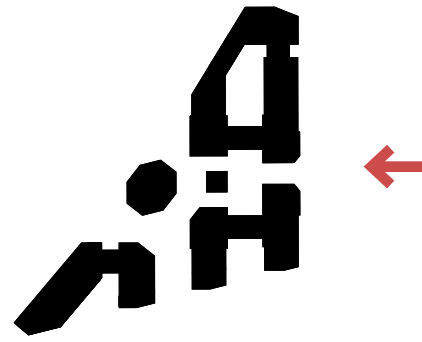
Houses along Manor Road, Richmond.



CGI View from Lower Richmond Road.

4.15 Marker building

- Faceted edges of block B 'marker building' creates a termination point to the view along Manor Grove whilst allowing for split views.
- Octagonal form used to direct residents towards the block C, which doesn't directly front the new public square.
- Regular form references the octagonal plan of First Church of Christ Scientist in Sheen, Richmond and provides a floor plate of 6 new apartments, 4 of which are dual aspect.
- Arched entrances along Manor Road frame pedestrian entrance into site.
- Taller buildings signify new area of public realm.



First Church of Christ Scientist, Richmond.



Block B apartment layouts.



Design principle 1: Create new, high quality public realm.

4.16 Affordable mix

The scheme proposes 35% affordable housing across the site. This is to be a mix of intermediate and affordable rent tenures as an approximate 70/30 split, respectively.

Where possible, affordable homes are served by their own core. However, to allow the affordable units to be distributed across the site we are currently proposing one core to have an overlap between private and intermediate apartments.

Larger homes have been allocated to the affordable rent tenure, while the intermediate tenure is made up of 1 and 2 bed units.

Affordable unit totals:

| | |
|--------|-------------------|
| 1 bed: | 52 (39%) |
| 2 bed: | 61 (45.5%) |
| 3 bed: | 21 (15.5%) |

Total: 134

Affordable Rent:

| | |
|--------|----------|
| 1 bed: | 6 (11%) |
| 2 bed: | 13 (51%) |
| 3 bed: | 21 (38%) |

Total: 40

Shared Ownership:

| | |
|--------|----------|
| 1 bed: | 46 (49%) |
| 2 bed: | 48 (51%) |
| 3 bed: | 0 (0%) |

Total: 94

Residential area: NIA: **9,696 sq m** (104,368 sq ft)

2 no. ground floor, self contained, duplex flats to be affordable rent tenure

Key:

- Commercial area
- Market tenure
- Mixed core - affordable rent and intermediate tenure
- Affordable rent tenure
- Intermediate tenure
- Mixed core - market and intermediate tenure



4.17 High quality residential apartments

The design proposals seek to create high quality new apartments for the borough. Where possible proposed residential blocks have been orientated along a North-South axis to maximise eastern and western outlooks for the new flats.

The proposals achieve a high proportion of dual aspect units (58%), this figure increases to 68% when apartments with bay-windows are included in this count.

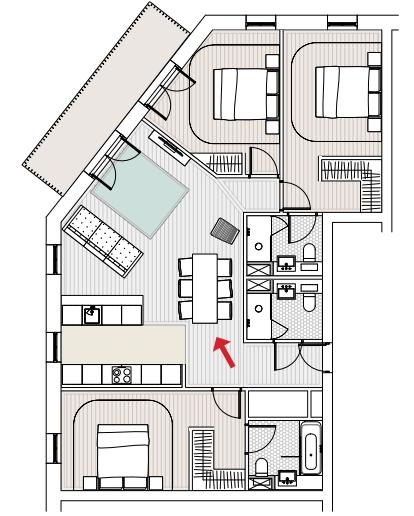
Proposals have sought to mitigate the requirement for single aspect, north facing units and there are no occurrences across proposals.

Where possible long residential corridors have been avoided and generous, day-lit cores have been designed. There are 9 cores across the scheme providing access to

an average of 6.3 units per floor, below the advised maximum of 8 as specified in the draft London Plan.

Wherever possible residential accommodation has been located away from areas of public realm however when this has not been achievable ground floor units have been raised above the ground plane and given generous external amenity space to increase privacy for the residents of these units.

Railway fronting apartments have been designed with sheltered private amenity space in the form of winter gardens rather than open balconies.



Design principle 6: Provide high quality new homes.

Introduction

Context

Design process

Design response

5.0 Landscape

Access

Appendices

5.1 Introduction

This Design and Access Statement chapter has been prepared by Gillespies on behalf of Avanton Richmond Development Ltd (the Applicant). The document presents the design proposals for the new masterplan development at Manor Road in Richmond. This Landscape Masterplan Design and Access Statement should be read in conjunction with the submitted set of drawings and other consultant's reports. The site is the former Homebase Centre and the new masterplan responds to the constraints and opportunities of its changing context and enhances the connection with the surrounding infrastructure and facilities, providing a mixed-use scheme that comprises:

- Residential units
- Commercial space
- Community uses and facilities
- Accessible Car parking spaces
- New public realm and courtyards
- Open spaces and play spaces
- Landscape setting to building surrounds and roof tops



Landscape masterplan

5.2 Brief and objectives

This document explains the design process for the development of the landscape, open space and public realm from the initial sketches to the developed scheme as a high quality residential development. The proposed scheme supports the future vision for Richmond, contributing towards improving the town's public realm, providing new homes and commercial spaces, all within a high quality and sustainable landscape setting.

This planning application is a result of multi-disciplinary teamwork, where a large team of architects and consultants came together with the London Borough of Richmond upon Thames and Great London Authority (GLA) to produce a coherent response to the site.

Landscape concept development

This section of the Design Access Statement outlines the vision, principles and concepts that have guided the development of the landscape and public realm for this residential led, mixed-use project. The principles for the scheme are based on those set out in the master planning section of this report and reflect a clear intent by the Applicant to create a new residential community, with a variety of functions and character areas in this key redevelopment opportunity for Richmond.

5.3 Design constraints



Pedestrian accessibility

- Lack of access between site and Sainsbury shopping centre and railway station (North Sheen) across Manor Road;
- Busy arterial road and railway level crossing causing traffic congestion along frontage of site
- Lack of defined entry and access routes between the Site and the adjacent Sainsbury centre;
- Access between the Site and the railway station needs to be improved;
- Pedestrian experience along Manor Road needs to be improved.



Design constraints

- Network Rail maintenance access route to be maintained along western rail corridor;
- Rail Corridors on two sides of site with busy road and level crossing on third side;
- Rainwater drainage required to be accommodated on site.



Transport proximity

- The short distance between the Site and the North Sheen Railway Station for Overground lines (Southwestern Rail). Approximately 100m;
- Good bus network connections adjacent to the site;
- Bus Layby in northern section of site to be retained;
- Upgrade to cycle network underway to north.



Existing trees / vegetation

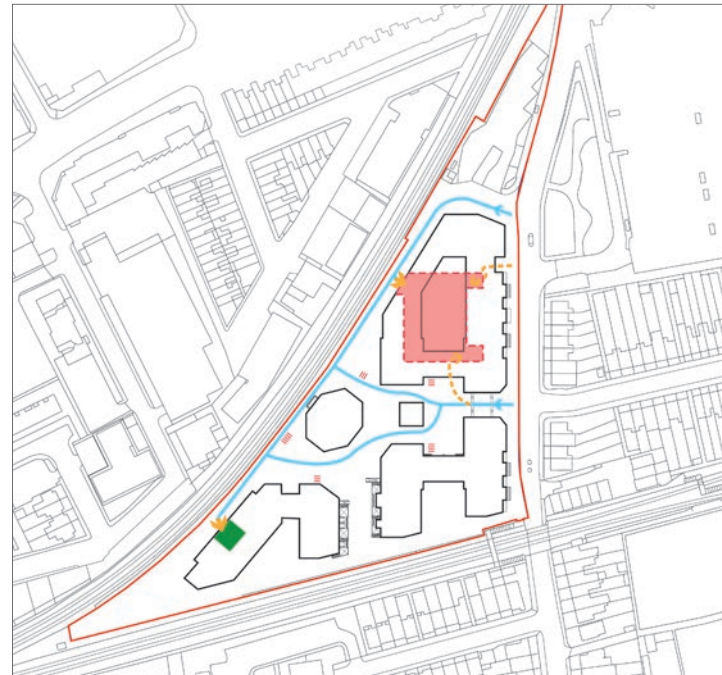
- Tree Preservation Order covering some of the vegetation on site;
- Poor quality trees generally within carparking area;
- Well established green screen (hedge) to western railway corridor;
- No existing street trees to frontage of Manor Road;
- Small pocket park opposite - beneficial open space and vegetation.

5.4 Design opportunities



Pedestrian accessibility

- Improved access and connection with Sainsbury shopping centre and Railway Station;
- Upgrade to pedestrian and cycle access through roundabout (north);
- Improved streetscape to Manor Road;
- Permeable and connected circulation into new site;
- Creation of a green infrastructure link (street trees and landscape, improved pavement) which will improve the pedestrian experience along Manor Road and beyond.



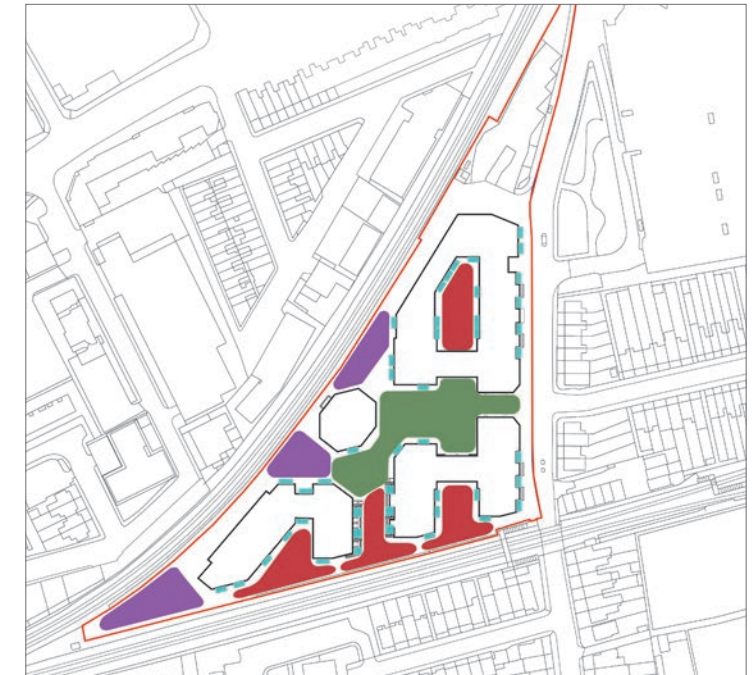
Cycle Accessibility

- Access into site and provision of short and long term cycle parking facilities distributed through site;
- Pathway network and service road allowing residents cyclists access throughout site;
- Short term parking stands provided in convenient locations for commercial and residential visitors.



Play Opportunities

- Provision of Play Facilities and playable landscapes throughout site;
- Inclusion of Doorstep Play and Local Play within site landscape design;
- Access (walking or cycling) to a range of existing recreational facilities in the local area - for older children (12 yrs+).



Character Areas

- Establishment of a range of character areas across the site;
- Visual connection with materials and furniture palette providing a consistent character to the site development;
- Textures and materials are simplified in a lighter palette;
- Definition of public courtyard within site
- Definition of private amenity courtyards within each building cluster

5.5 Concept

Development of the site includes a number of residential apartments arranged in a series of perimeter building forms enclosing amenity courtyards. The design concept was to provide an accessible and varied public and private realm with a network of multipurpose green courtyards and open spaces distributed through the site and interconnected with the main legible access routes, providing gathering spaces, relaxation and recreational opportunities for residents and visitors to the site.

Play

Play facilities, community functions and flexibility for a wide range of uses are integral to the landscape design of this range of spaces, linking communal functions with recreational needs and capacity for the community to utilise the public realm in a wide range of ways.

Commercial activation

The project contains some commercial space on the street frontage and lining the entry to a central courtyard space. A small pavilion is proposed in the centre of this space with potential for commercial or community based activity, including a restaurant or cafe to serve the general public and residents/workers within the site.

Secure private amenity space

The private courtyards are enclosed by the buildings in each group and are accessed by residents using a secure fob / swipe key system. Each courtyard includes planting and open space for relaxation and child's play facilities. Circulation through the space allows access to lobbies from the street or central courtyard.

Roof terraces are provided on each Link Building and on the roof of the central Block B, with residents communal amenity space provided, including lounge seating, planting for residents grow gardens / kitchen garden planting. Green and blue roofs are provided on all other building roofs to assist attenuation of rainwater from each building and to add biodiverse habitat and flowering plants at the roof level.

Public realm

The design of the public realm employs a contemporary language in the composition and distribution of places to create an identity for the new precinct. The design and materiality also reference the heritage of the site and location to provide a richly detailed sense of place. The street frontage is activated with commercial offer in the central access point opposite Manor Grove. Residential ground floor units have front doors on the street, slightly raised above the footpath level with a small defensible terrace and planting at each frontage.

Permeability

Consideration of multiple access points and a clear circulation hierarchy has formed the basis for access through the site, progressing via a series of increasingly private spaces as one approaches apartment entries. Pedestrians, cyclists and drivers are catered for and service and emergency vehicles, deliveries and loading are allocated to shared pavements and the main service road.

5.6 Character areas





The overall landscape and public realm has been divided into a series of character areas related to location and adjacent built form access or uses, providing a coherent but distinctive landscape proposal.

Public access and functions within the site are key components of the overall concept for Manor Road development and the central courtyard has been developed to function as a new attractive public realm facility in the local area. Treatment of the public frontage to Manor Road and central courtyard relates the site development to the public realm and associated neighbourhood, while the range of semi-public and private amenity spaces create an increasingly secure and domestic character as one moves into the site.

Each character area (function and materiality) is explored in more detail in the following sections.



Key

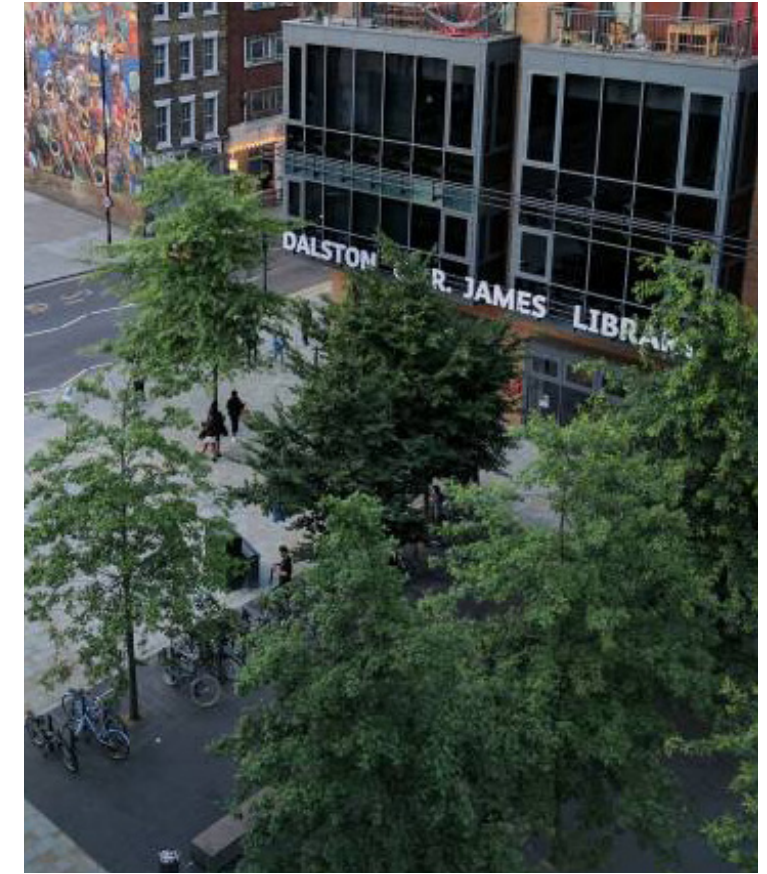
| | |
|---|--------------------------------|
|  | Public Open Space |
|  | Residential Amenity Courtyards |
|  | Homezones / Shared Space |
|  | Private Gardens / Terraces |

Character areas

5.7 Character area 1 - public open space

The key public space within the site is the central Courtyard, accessed directly from Manor Road and providing an extended commercial space related to the ground floor commercial units either side and within the central Pavilion. This space is envisaged as a comfortable intimate space for residents and visitors, with a predominantly hard landscape combined with feature trees and colourful planting to the edges and building frontages enclosing the space.

A number of use areas are loosely defined by the layout and position of the Pavilion and access routes through the space to the building entrances and the remainder of the site.



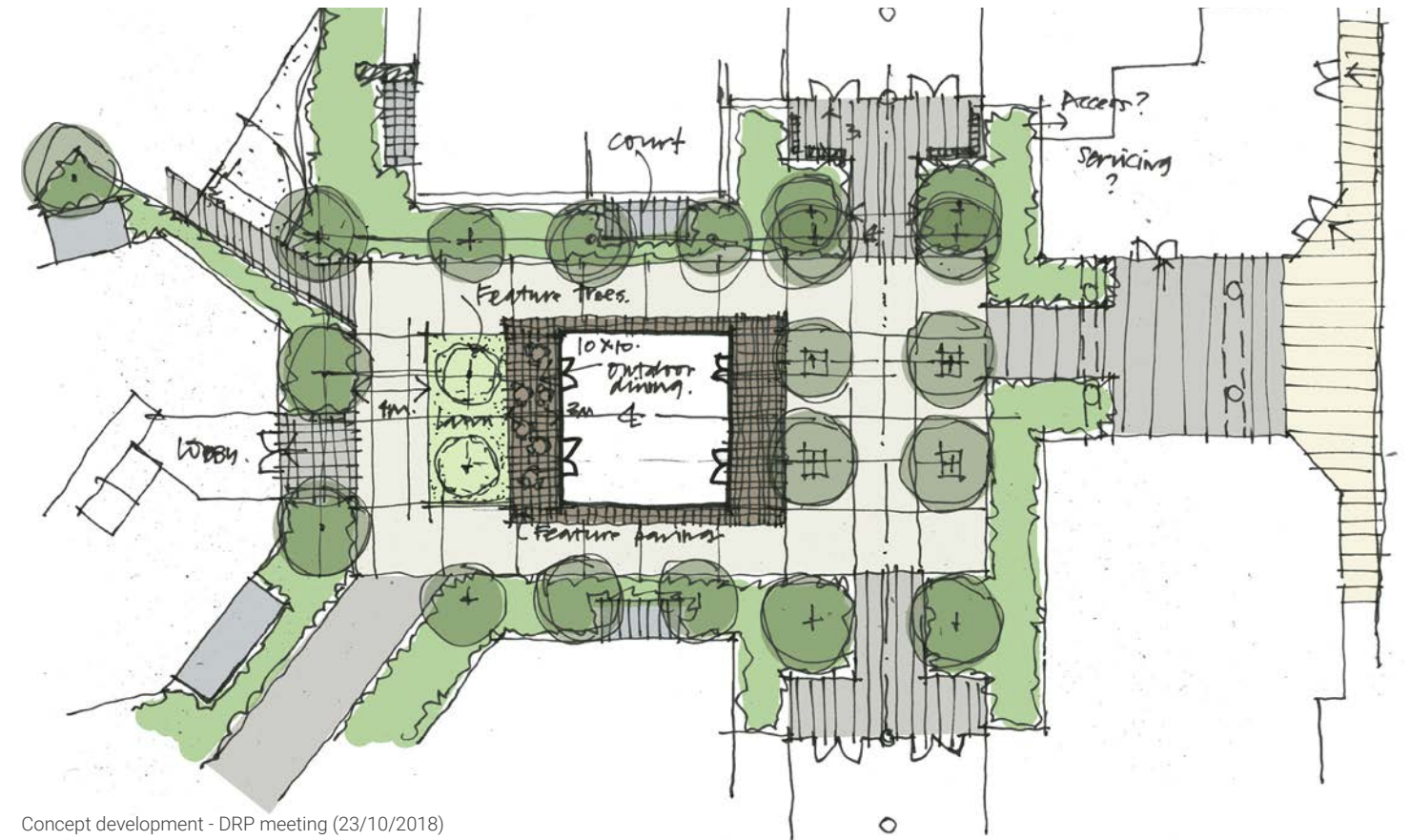
5.8 Public open space - design development

A number of design iterations were developed with the Applicant and Design Team to establish the most appropriate functional layout and relationship to surrounding uses. The scale and number of trees and ornamental planting, degree of hard and soft landscape and creation of separate use areas and circulation routes were considered in development of the final design. Access for service and emergency vehicles was also accommodated in the layout.

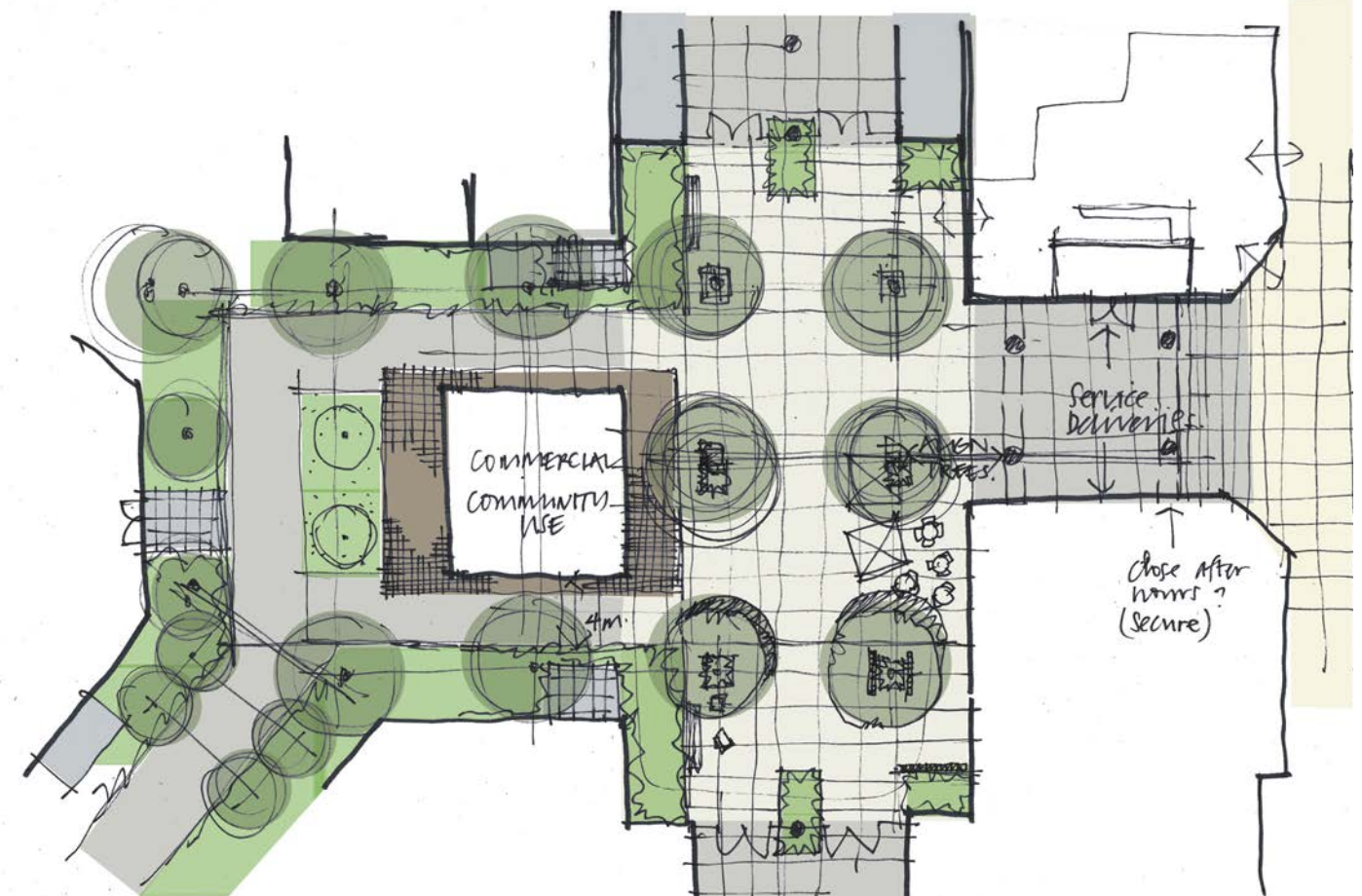
Scale comparisons to other similar and familiar spaces were undertaken to assist in the development of function and layout.

This hard paved plaza provides a comfortable seating and congregation area and a key circulation space with access into the main residential entrances and to carparking areas, as well as providing a breakout space for the commercial ground floor uses flanking the access from Manor Road. Two main functions - commercial and residential - are identified and illustrated in the layout analysis.

Children's play facilities and a range of use functions are accommodated in the flexible layout, along with seating and a small lawn area.



Concept development - DRP meeting (23/10/2018)

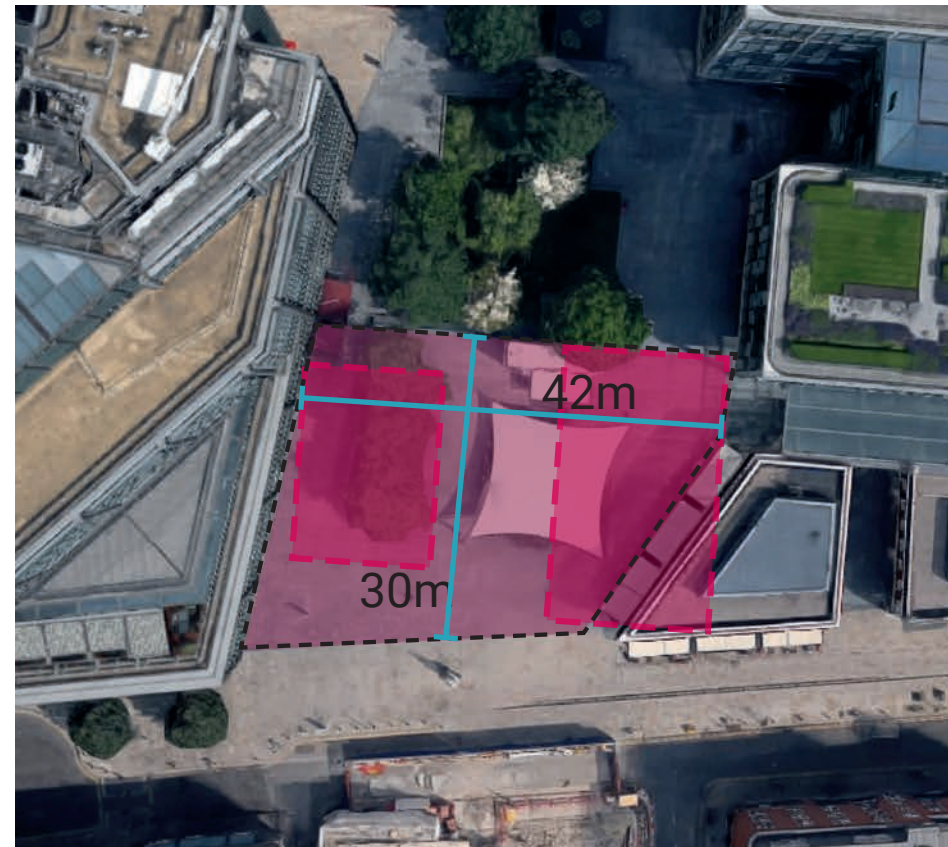


Concept development - Technical meeting (30/10/2018)

5.9 Public open space - scale comparisons



Key plan
Manor Road Square = 890m²



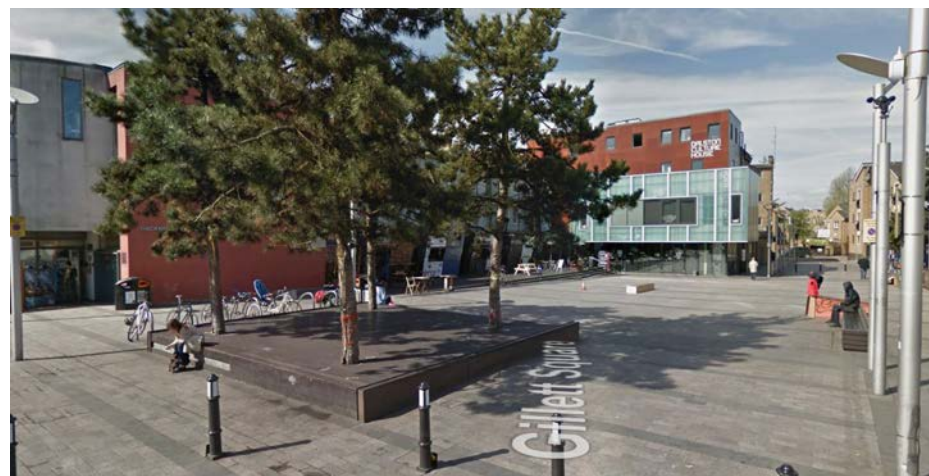
Bishop's Square, Spitalfields



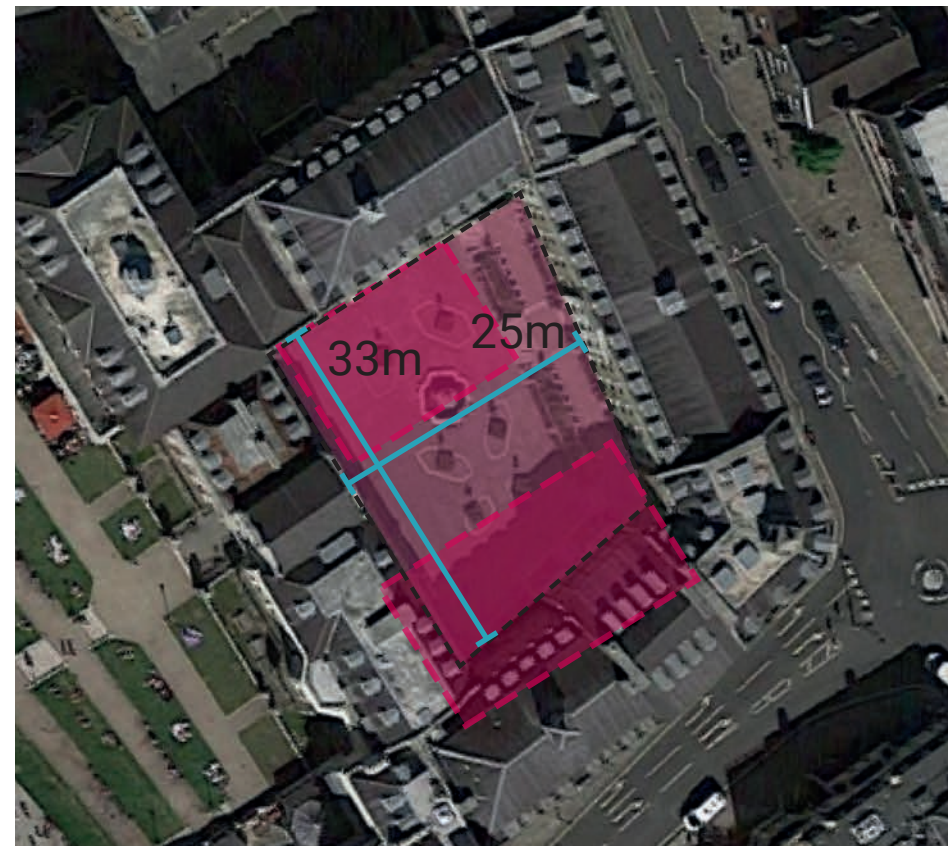
Gillett Square, Dalston



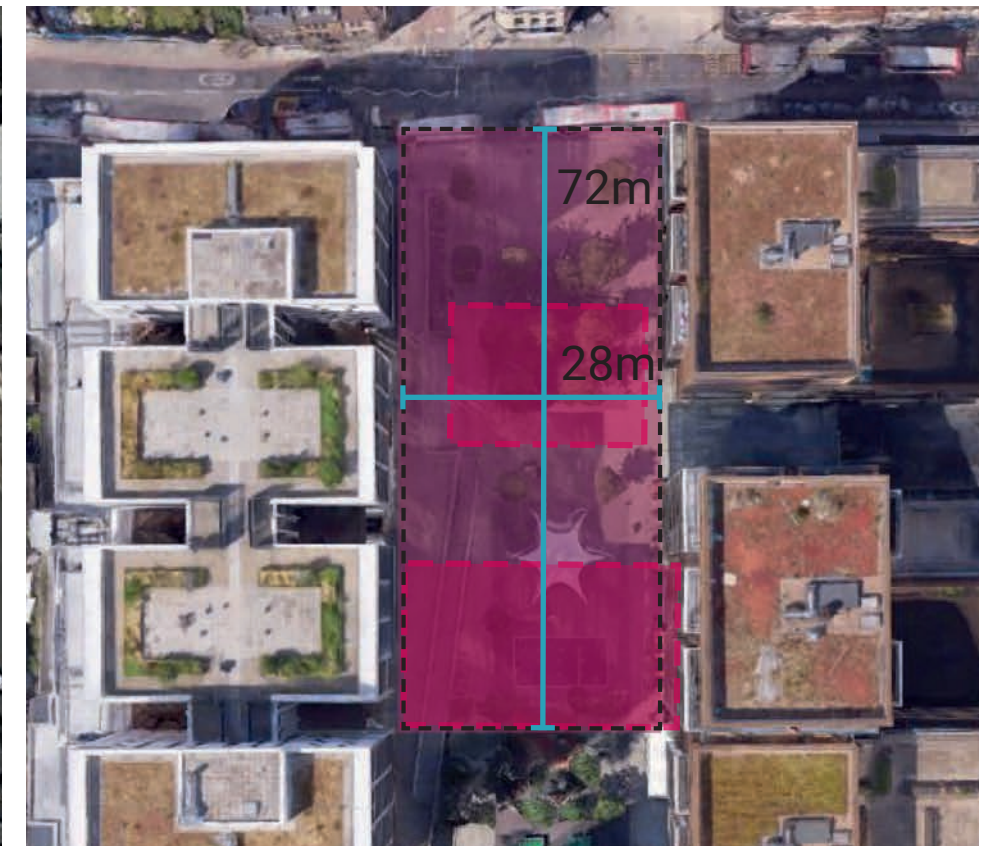
Dalston square



Gillett Square, Dalston



Heron Square, Richmond



Dalston square