



Richmond College

Design & Access Statement

REV P2

May 2019



CLARION
HOUSING GROUP



Issues	Rev
29.11.2018	P1
10.05.2019	P2

BPTW brings together specialisms in Architecture and Planning to transform not just physical spaces, but people's lives. Our work tells our story. We are bold. We are innovative. We care.

For 30 years we have worked with many of the UK's leading developers and housing providers to create desirable new homes and places. With over 120 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people's lives.

For further information contact:
Neill Campbell; Partner, Architecture
ncampbell@bptw.co.uk

1.0 Introduction

2.0 Site assessment

3.0 Permitted scheme

4.0 Design drivers

1.1 Introduction	06
1.2 Design team	07
2.1 Site location	10
2.2 Existing site	11
3.1 Illustrative masterplan	13
3.2 Building zones	14
3.3 Building heights	15
3.4 Constraints plan	16
3.5 Layouts	17
3.6 Ecological Corridor	18
3.7 Massing concept	19
4.1 Area identity	21
4.2 Material palette	25
4.3 Site identity	26
4.4 The Gateway	28
4.5 The Courtyard	34
4.6 Domestic Street	40
4.7 Mews Street	46
4.8 Mews Street	52

Contents

5.0 Access

5.1 Pedestrian access	60
5.2 Vehicular access	61
5.3 Refuse strategy	62
5.4 Energy strategy	63
5.5 Post access	64
5.6 Roof strategy	65
5.7 Wheelchair access	66
5.8 Typical wheelchair unit	67
5.9 Typical plans & schedule	68

// Together the architecture and landscape draws upon the unique heritage of the surrounding area, complimenting the existing neighbourhood whilst retaining some of the key historic features of the 1930's college buildings.//

BP
TW



1.1 Introduction

Clarion Housing Group have appointed BPTW to develop a reserved matters planning application for the residential portion of the redevelopment of Richmond College. The site is part of a wider masterplan which achieved outline planning consent in 2016



1.2 Design team



2.1 Site location

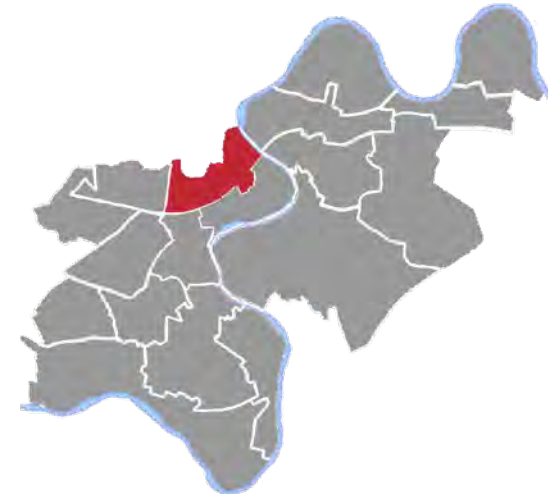
The site is located on the existing Richmond college site between Egerton Road and Marsh Farm Lane. It is bounded to the north by the new secondary school and future sports centre and to the south by existing residential building on Craneford Way. To the west is Marsh Farm Lane a pedestrian route that will see some regeneration as part of the wider outline scheme. To the east is Egerton Road.

The site currently is occupied by functioning college buildings which will be decanted from into newly constructed buildings elsewhere within the masterplan area.

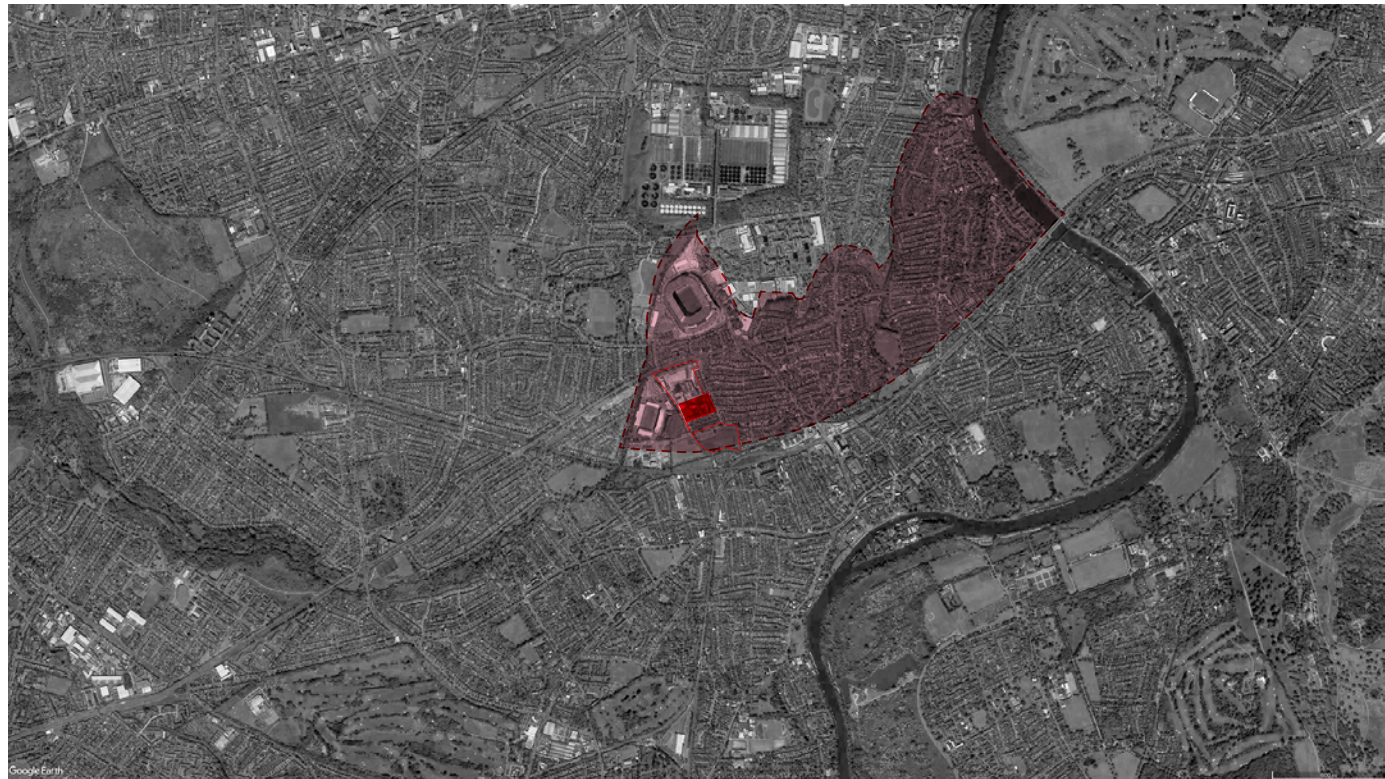
The site is a 10 min walk from Twickenham Station. A number of bus routes are within the same walking distance, and serve areas as far as Hammersmith, Hounslow, Hampton Wick and Tolworth. Bus routes consist of 110, 267, 281 and 681.



Location of LB Richmond within Greater London



Location of St. Margaret's and North Twickenham Ward within LB Richmond



Site location at macro scale



Site location at micro scale

2.2 Existing context

The surrounding area is primarily residential ranging from Victorian terraces to 1950's styles with the majority falling within the early part of the 21st century. The existing College building is a 1930's building and the largest building in the area with a tower that can be seen from several streets away.



Site aerial



01 Existing purpose built flats - Craneford Way



02 Surrounding vernacular - Egerton Road



03 Existing Richmond upon Thames College building



04 Existing Richmond upon Thames College building



05 Existing Marsh Farm Lane - to be upgraded



06 Existing amenity space - to be upgraded.



07 View north from the playing fields

3.0 Consented scheme

3.1 Outline Planning - Illustrative masterplan

The wider master plan was granted outline planning permission in 2015 and principles were established for the residential element of the site. The maximum heights and mass locations for the blocks were set in accordance with the wider masterplan.

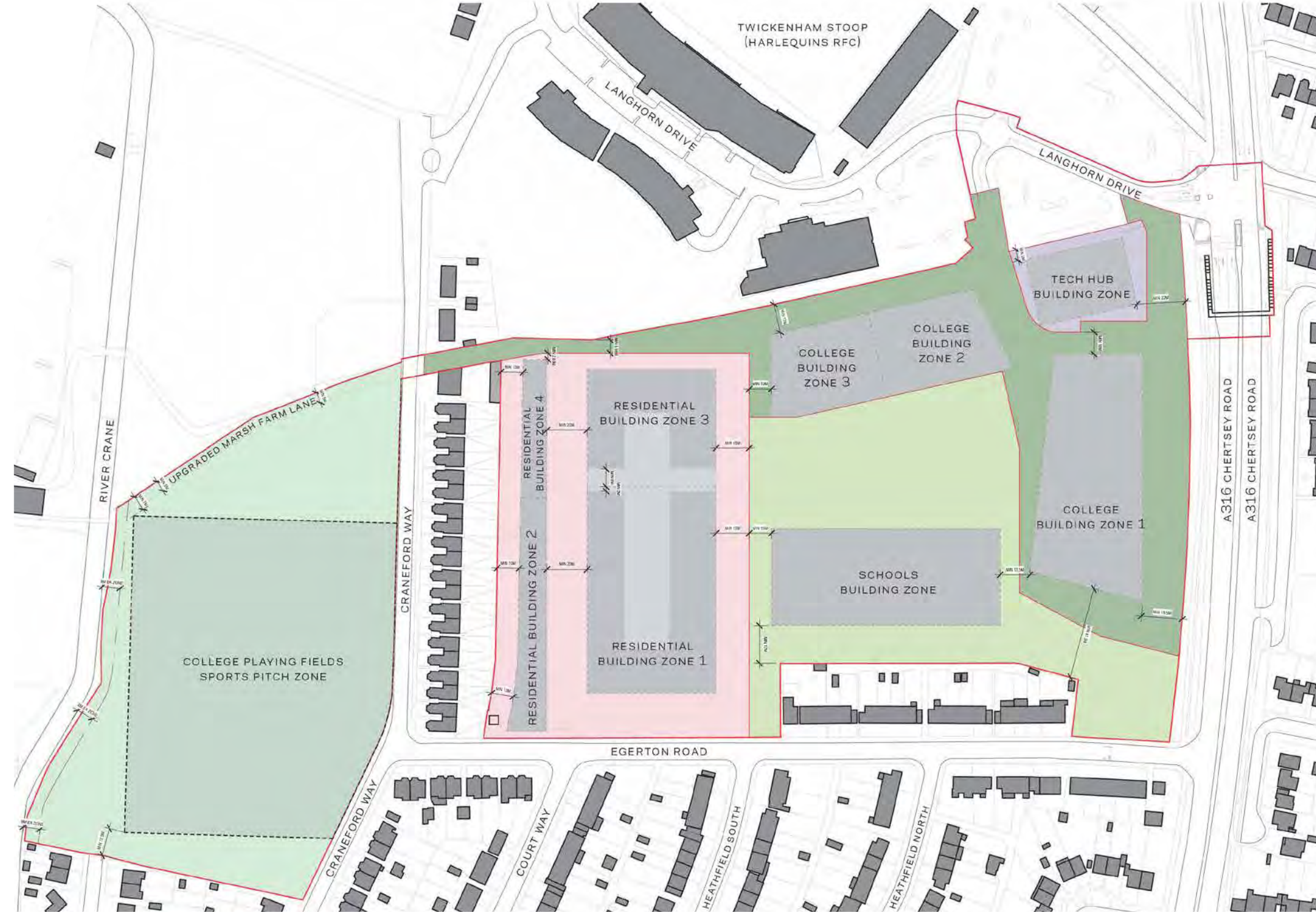
The outline planning permission allowed for up to 190 parking spaces located on street and within a podium. Offstreet parking was restricted to 10%.

- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
 - EXISTING BUILDINGS
 - BUILDING ZONES
 - ROADWAYS
 - PREDOMINANTLY HARD LANDSCAPE
 - PREDOMINANTLY SOFT LANDSCAPE
 - PREDOMINANTLY GRASS SPORTS
 - PREDOMINANTLY ALL-WEATHER SPORTS
 - PREDOMINANTLY PRIVATE GARDENS
 - PREDOMINANTLY SOFT LANDSCAPE INCLUDING PLAY AREAS FOR CHILDREN & YOUNG PEOPLE; WITH PODIUM PARKING UNDERNEATH
 - EXISTING TREES
 - NEW TREES



3.2 Building zones

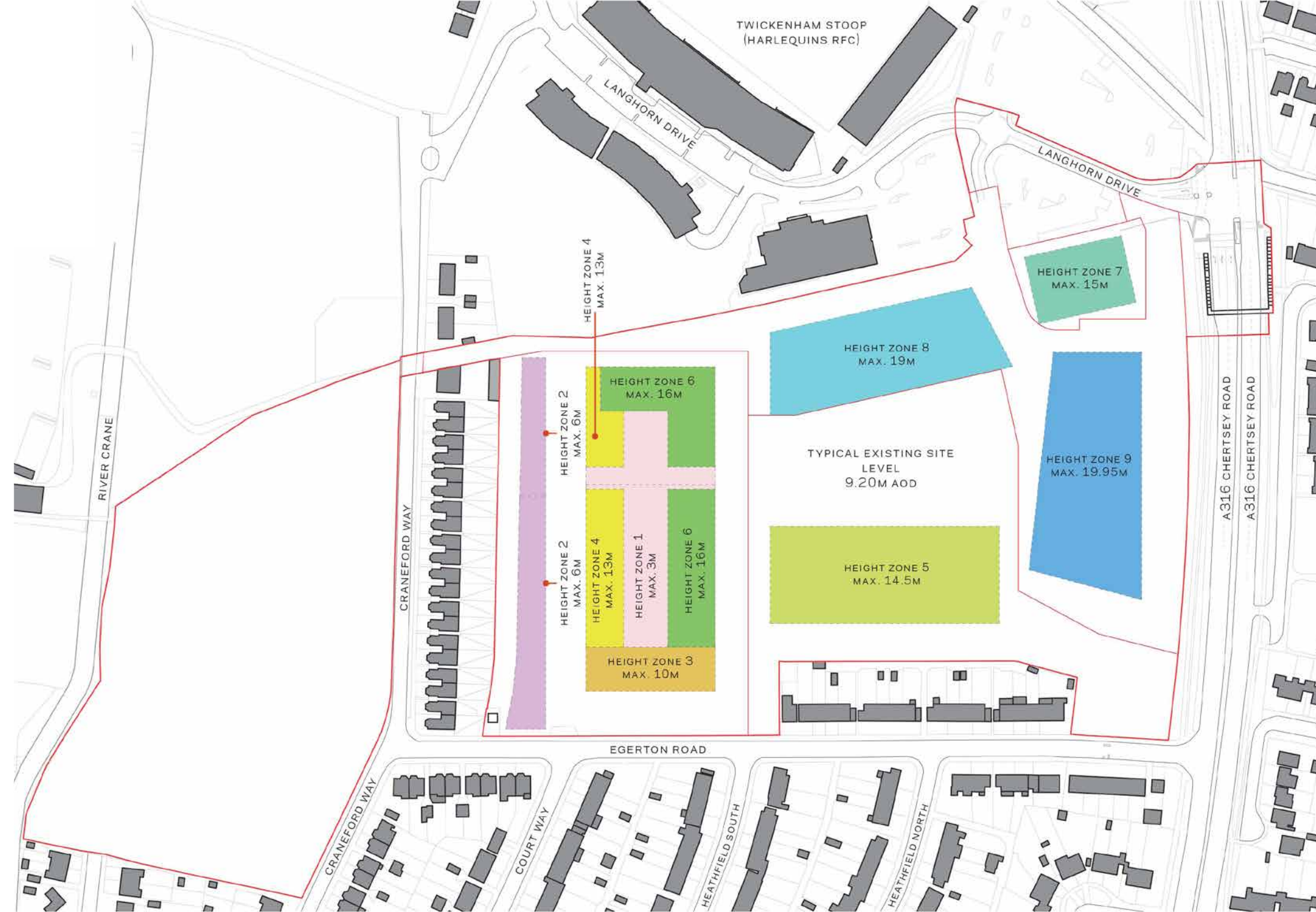
- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
 - DEVELOPMENT ZONE BOUNDARIES
 - EXISTING BUILDINGS
 - BUILDING ZONE
 - BUILDING ZONE - PODIUM AREA
 - SPORTS PITCH ZONE
 - COLLEGE DEVELOPMENT ZONE
 - SCHOOLS DEVELOPMENT ZONE
 - COLLEGE PLAYING FIELDS DEVELOPMENT ZONE
 - RESIDENTIAL DEVELOPMENT ZONE
 - TECH HUB DEVELOPMENT ZONE
 - 8M CLEAR ZONE ADJACENT TO THE RIVER CRANE



Building zones - parameter plan

3.3 Building heights

- KEY TO DRAWING**
- APPLICATION SITE BOUNDARY
 - EXISTING BUILDINGS
 - BUILDING ZONES
 - ROADWAYS
 - PREDOMINANTLY HARD LANDSCAPE
 - PREDOMINANTLY SOFT LANDSCAPE
 - PREDOMINANTLY GRASS SPORTS
 - PREDOMINANTLY ALL-WEATHER SPORTS
 - PREDOMINANTLY PRIVATE GARDENS
 - PREDOMINANTLY SOFT LANDSCAPE AND/OR PRIVATE GARDENS INCLUDING PLAY AREAS FOR CHILDREN & YOUNG PEOPLE; WITH OR WITHOUT PODIUM



Building zones height - parameter plan



Measurement of building heights - Design Code

3.4 Constraints plan

This diagram brings together the constraints established in the outline permission and examines whether the outline stipulations were met. Some areas were not met based on this analysis:

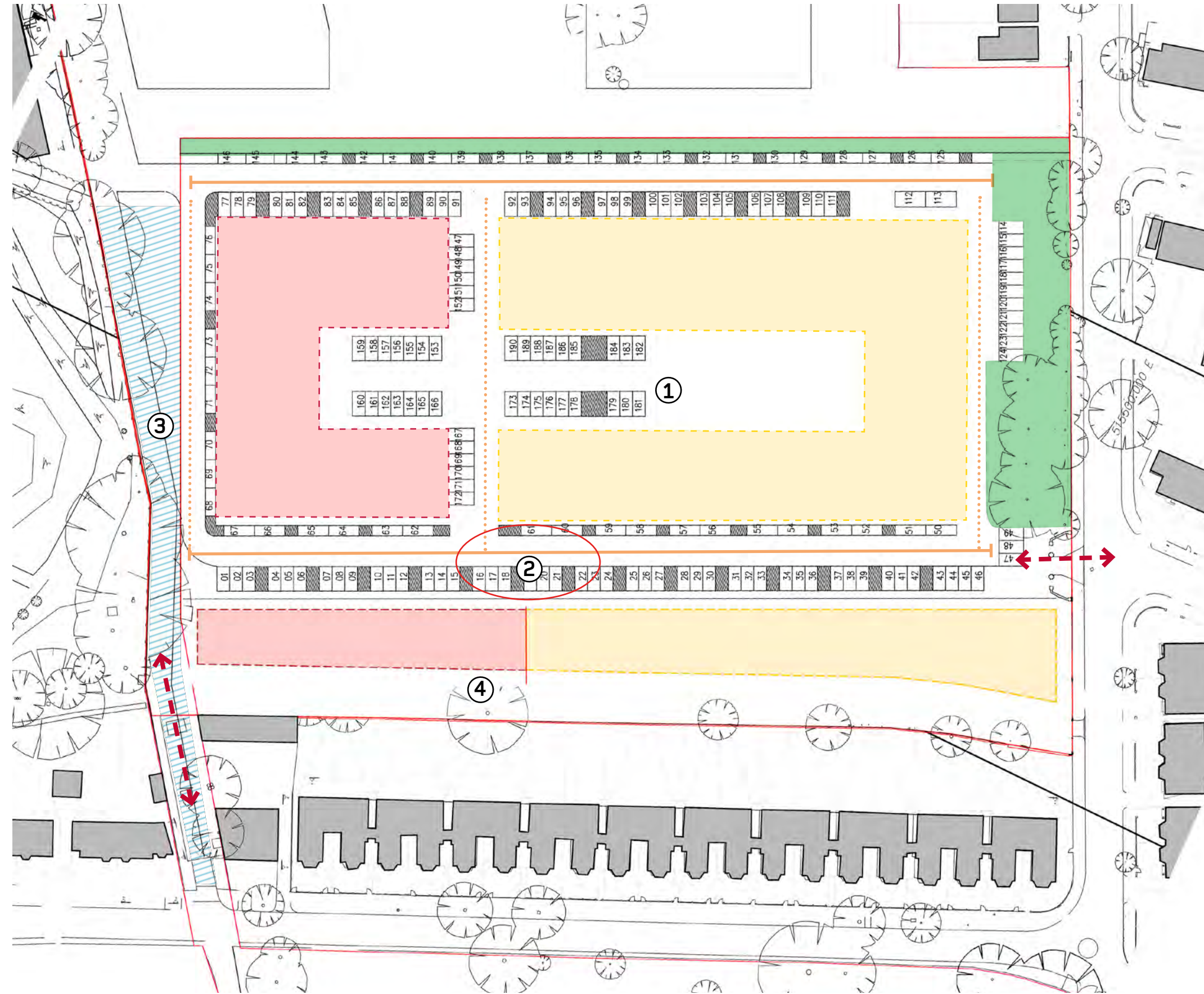
- > Assuming that podium parking is not considered off-street parking then the scheme provided 10% off street parking
- > Using the separation distances between facing windows provided by the outline consent a distance of 20 metres could not be achieved, we therefore needed to consider setting the blocks back from the boundaries of the Residential Building Zones contained within the Design Code

Notes:

- > 1. Outline parking provision provides 17% off-street parking, compared to 10% stipulated.
- > 2. Outline minimum horizontal separation for facing windows is 18.2m, compared to 20m stipulated.
- > 3. Pedestrian path to the north, to be partially upgraded to allow vehicular access from the north.
- > 4. Garden buffer set at minimum 10m.

Key

- Phase 1 Construction
- Phase 2 Construction
- Green Space
- Pedestrian path to be upgraded
- Cycle path
- Primary residential street
- Secondary residential street



3.5 Layouts

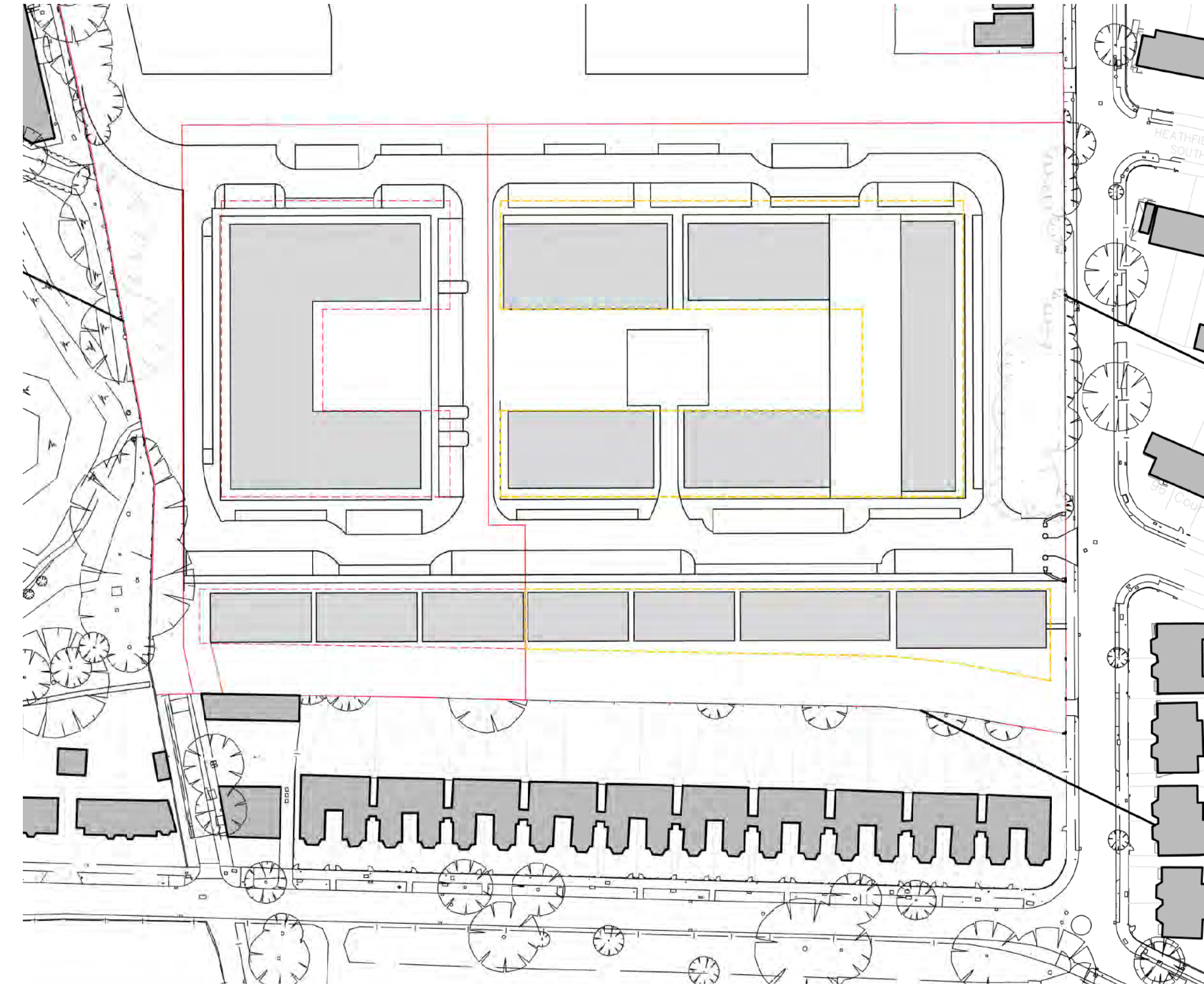
Proposed update

Having analysed the indicative layout presented at the outline stage we considered that some improvements could be made whilst remaining within the outline constraints.

- > Split the central arms to add additional permeability within the site
- > Remove the podium that creates dead spaces within the site – instead introduce all surface parking integrated into a landscaped approach.
- > Removing the parking from the green space on Egerton road and making more of this as an amenity space
- > Moving the massing that faces onto the green space and Egerton road further back to sit closer to the existing building location. This will give more space to the amenity space.
- > Through discussions with the Council we agreed that the layout of the road should be chicaned to add interest and reduce speed within the site
- > Reduce overall parking numbers to 135 spaces
- > Through consultation with the council we were requested to introduce a 4m ecological corridor to the northern boundary

Notes:

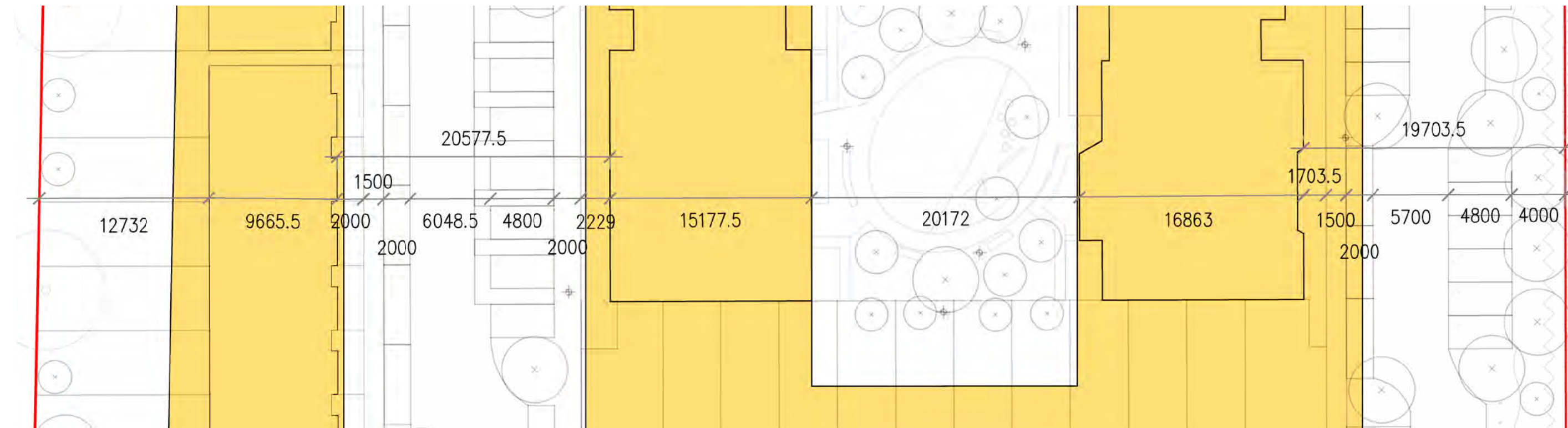
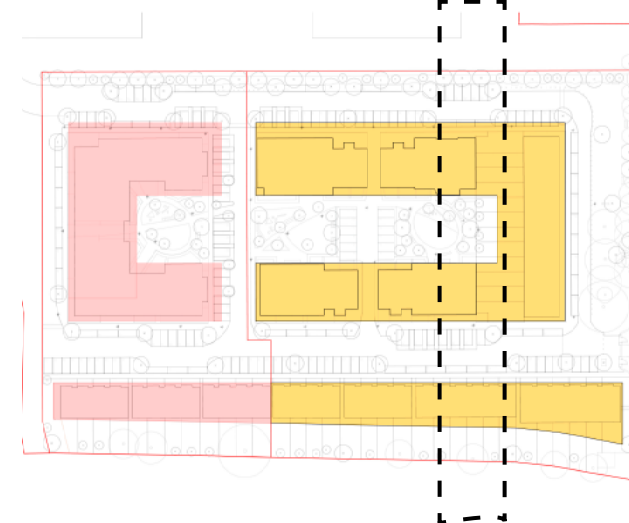
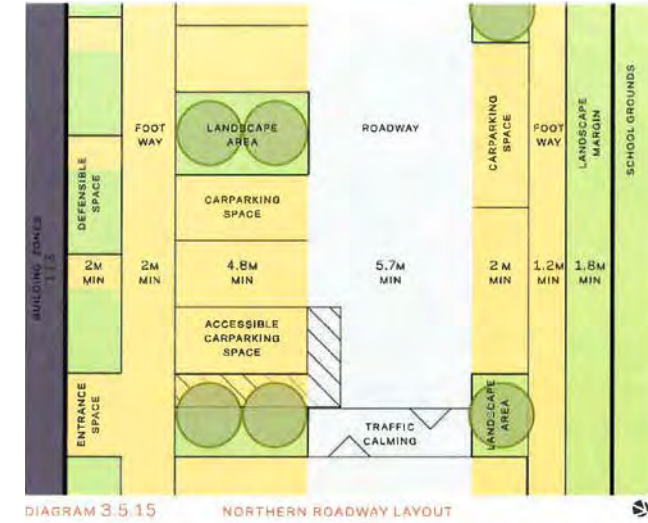
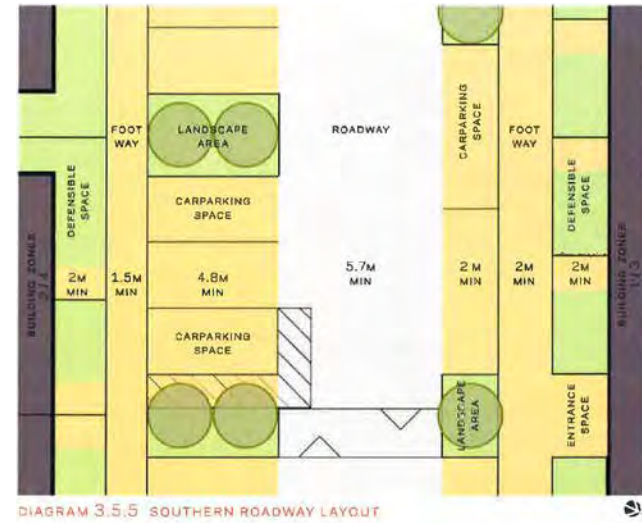
- > Indicative layout shown with additional break to provide views across the site
- > Removal of podium allows for more ordered amenity spaces associated with blocks
- > Eastern Terrace arranged in line with the existing building line to increase the space for the public amenity onto Egerton Road.



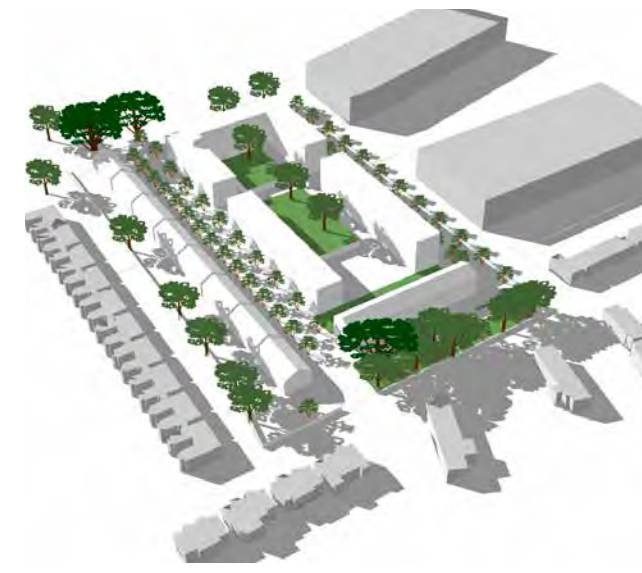
3.6 Ecological corridor

Through the consultation process with the Council we were requested to introduce a 4m ecological corridor on the northern boundary with the school and future sports centre. This had the following impacts on other design principles of the scheme:

- > The removal of a formal path on the northern edge of this road instead we have introduced a permeable strip to allow people to exit their vehicles safely without impinging on this area.
- > Reduced defensible space to blocks 3 & 4



3.7 Massing concept



Improvements:

- > Achieves the building to building distances
- > More permeability in site
- > Increased public amenity space
- > Increased private amenity space
- > More efficient building layouts to achieve the required number of units



Proposed massing

4.0 Design drivers

4.1 Area identity

Context analysis

The surrounding area has developed over a period of around 100 years which has led to a clear diversity in the styles of buildings present.

The diagram opposite highlights the areas of different identities

Key

- Developing masterplan
- Victorian housing
- 1930's onward housing
- Conservation Area



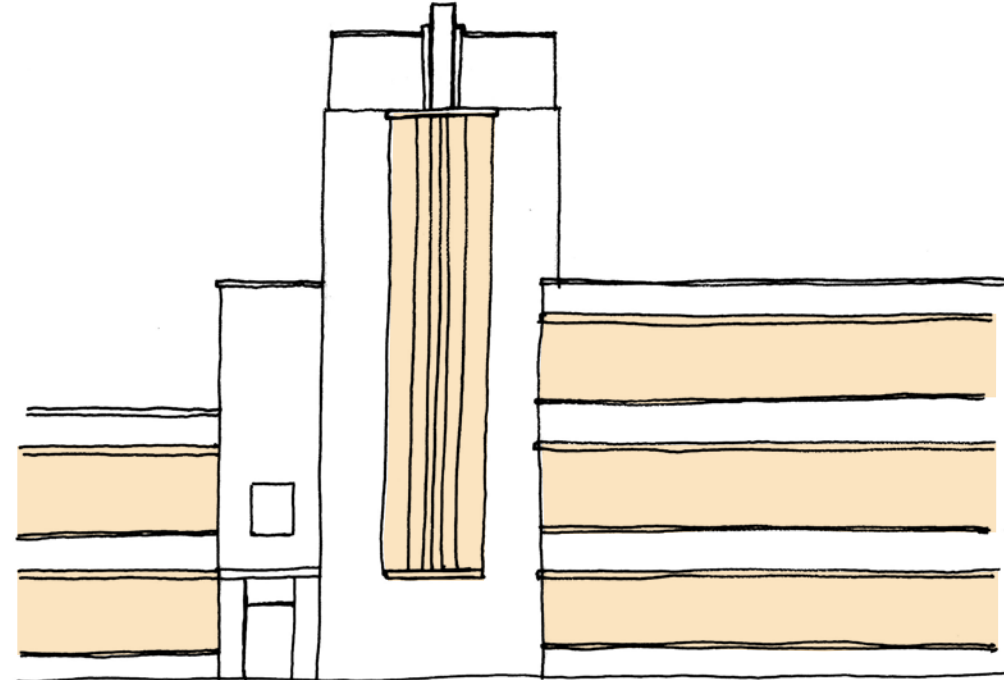
Existing character areas

Flat block character

As the local area is predominantly made up of low rise housing we are also looking at the College to influence the flat blocks, which will be a similar scale.

The existing college has some very elegant window and brickwork features that could be drawn on in a new residential development and would sit comfortably with the 1930's houses in the surrounding Heatham Estate.

We have also looked wider at mansion blocks in London, drawing particularly on the 1930's entrances and detailing because this language will sit comfortably in the site.



Horizontal banding and with vertical features

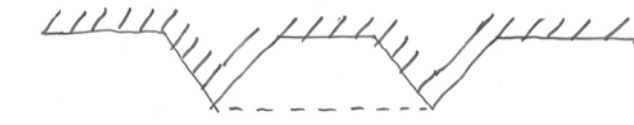
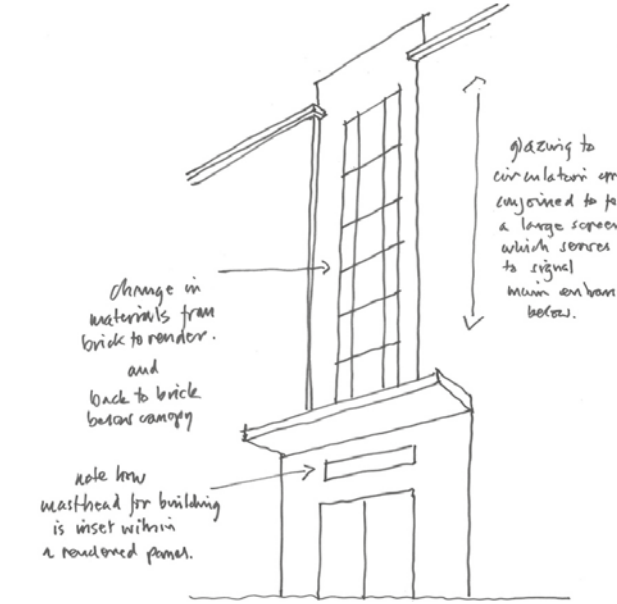


Entrance studies

The entrances will play a key role within the site creating punctuation in the buildings and aiding permeability and legibility.

To ensure that the entrances sit within the context of the area, we analysed the existing college entrance with its vertical emphasis, other 1930's buildings and smaller scale entrance to establish a principle. We have looked at key material details such as corbelling that are also apparent in the surrounding area.

We have several styles of entrance (inset and protruding) that respond to the aspects and locations. We carried out a series of studies to establish how these could be applied.



canopy shades the apex of outset bays providing a natural place of shelter for the entrance.

The dynamic appearance of the angled base within the overall composition signals an important location within the entrance details



Nestle Factory - Hawkins Brown



Horizontal banding and with vertical features



Existing College entrance - similar examples in 30's buildings



Inset entrances & tilted planes



Brick work details and corbelling features. - Modern example above

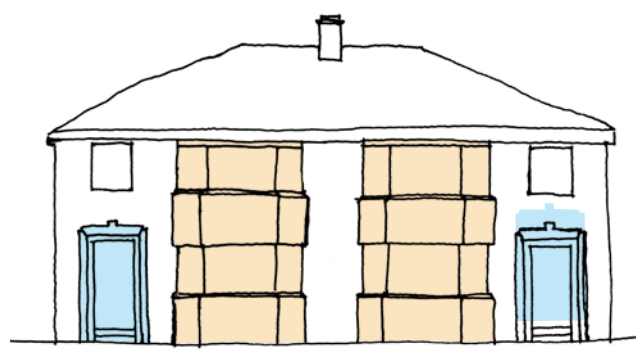
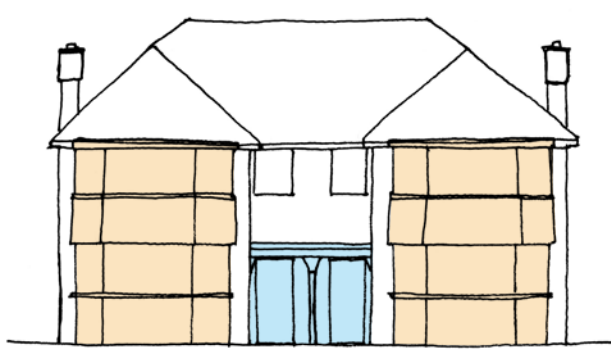
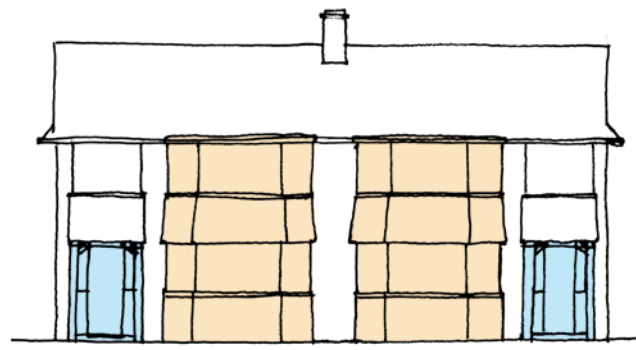


Local example

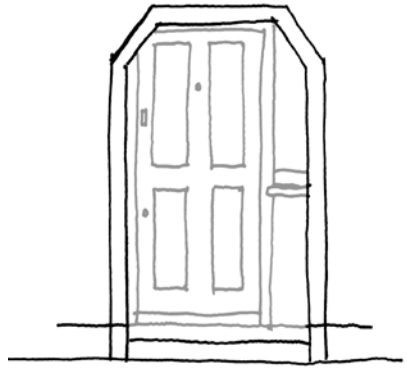
Paired bays and entrances

To develop proposals that respond to their setting we have looked to analyse the character of some of the local housing. The character of the local area has helped inform the character of the proposal.

The surrounding area is made up of a variety of historic styles with a rich array of features. The character of much of the low rise is semi detached or short terraces with individual bays and feature entrances.



Existing bay features



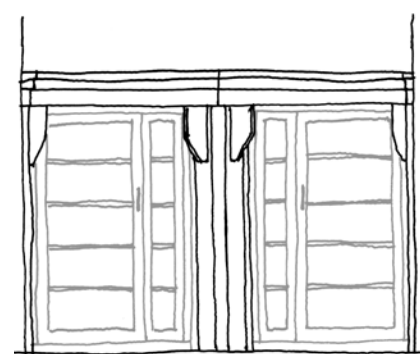
Angular archway



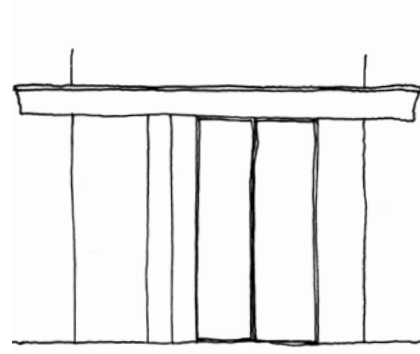
Existing door types



Feature brick work surrounds



Dual entrance with feature column



Horizontal planes



4.2 Material palette

Materiality Approach

The existing area is predominantly brick buildings with feature material elements such as tile hanging slate and concrete surround to windows. We have drawn on this for the materials for the site as we are keen that the development sits comfortably in its surroundings.

Drawing from the distinct characters of the surrounding area we have decided to have a variety of brick colours across the development to pepper the scheme with interest and avoid a homogenous approach. However, the application of these different brick types have been chosen carefully and the placement is in line with the principles we have established.

The ground floor across the majority of the site will be a white brick that creates a plinth for the development and gives the street level a human scale. The only exception to this are the houses to the southern edge of the site which will sit within the palette of materials but have some differences to the central block.

The courtyard block will utilise a buff brick with bronze accent elements this pallet is also applied to the southern houses.

The Gateway block and the mews houses will utilise a red brick and a gold coloured accent element.

The Gateway block and the mews houses will utilise a red brick and a gold coloured accent element.

5.1.9 MATERIALITY

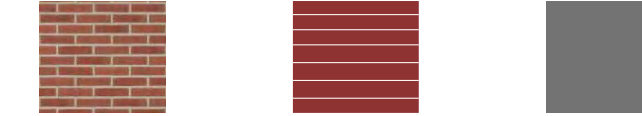
Buildings should be built using materials that are high quality, durable and resilient, and where possible they should be natural. The palette of materials should be chosen to complement each other and their use should provide continuity between different places within the redevelopment, and with the existing context.

Where specific buildings and features should stand out from the general redevelopment, for example to serve as landmarks, contrasting materials and/or colours should be permissible. Conversely, where buildings are not intended to stand out this should be reflected in the choice of colour and material.

Facades should be designed to avoid vandalism, damage, water staining, uneven weathering and decay.

Materiality wording in the design code.

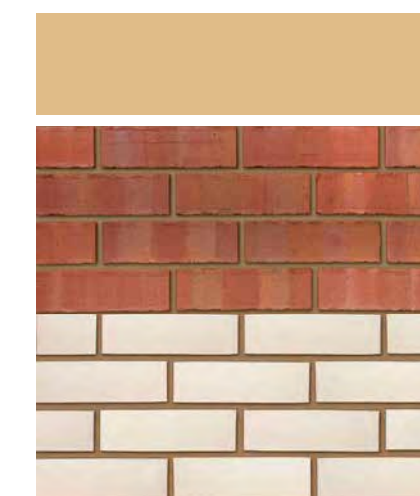
Existing



Precedents



Proposed material palette



4.3 Site identity

Character approach

Drawing from the surrounding areas diverse make up, we are dividing the site into various character areas that also work together in a cohesive development.

Gateway

Marsh Farm Lane is a green route which runs along the whole site and so the buildings that sit on this route will draw people into the site. The buildings at this end of the site are also the tallest and so likely to act as a landmark for place making.

Street & Mews

The terraces have a different scale and character to the larger blocks and will punctuate the site. Individual front doors and front gardens break up the streetscape. Street trees and landscaping create a more domestic feel to these areas. The flat blocks will respond to the houses through elevational treatment and character.

Courtyard

The 4 smaller blocks that sit at the centre of the site will form the heart of the development with front doors onto streets and direct access into the courtyard gardens. There are two cross routes which will help to tie the two sides of the development together.



Proposed character areas

Elevational approach

The overall elevational character will have a unifying approach across all of the buildings through brick types and detailing, however as we have established across the site there are a number of varied characters which could be drawn out in the street elevations.

01 Gateway

- > Drawing from the existing College building and art deco influences.
- > Horizontality
- > Brick features giving indication of routes and access points
- > Projecting balconies punctuating the elevations

02 School Elevation

- > Harder edge responding to developing context of the School
- > Horizontality and feature vertical elements
- > Brick features indicating entrances and key routes
- > Feature window details
- > Projecting balconies punctuating the elevations

03 Mews

- > Houses facing amenity space - softer quality
- > Features in common with houses on Southern Road
- > Modern take on 1930's features
- > Detailing around entrances
- > Inset entrances providing more privacy off street.

04 Street

- > Features within houses and flat blocks emulate each other
- > Brick detailing around entrances
- > Feature windows
- > Modern take on art deco features

05 Courtyards

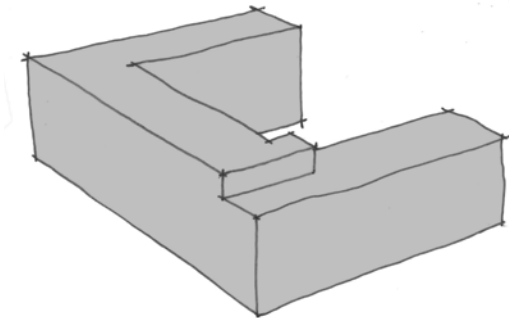
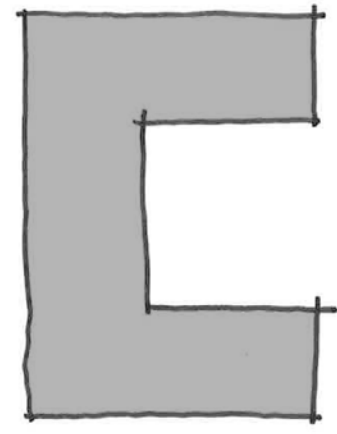
- > Inset balconies provide more private feel to space
- > More domestic treatment of features



Street elevations strategy

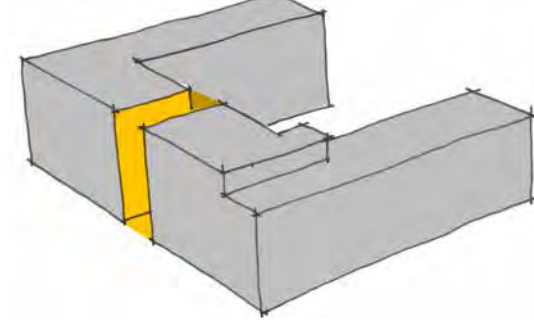
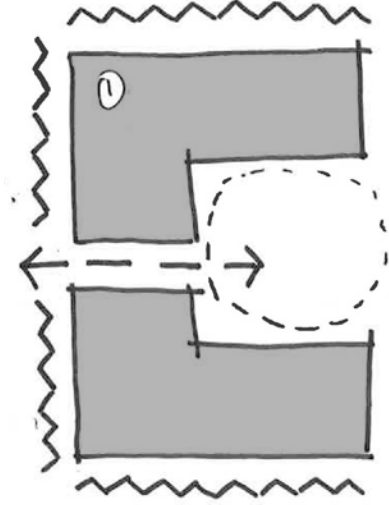
4.4 The Gateway

Character development



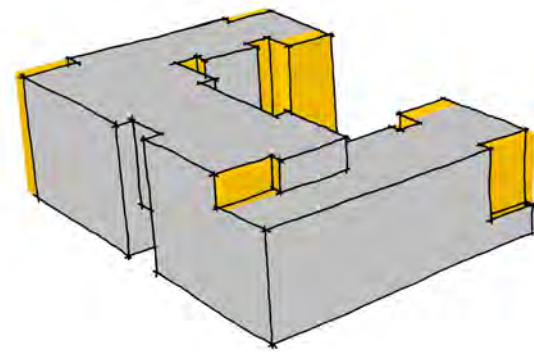
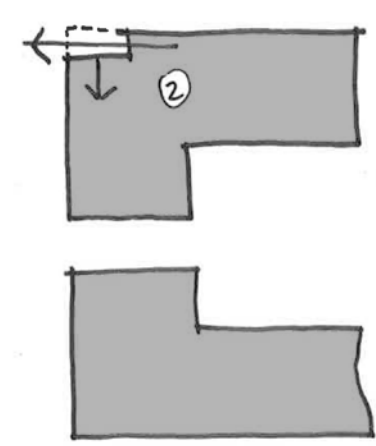
Original

- > Shape from the outline planning;
- > Fits within the outline parameters.



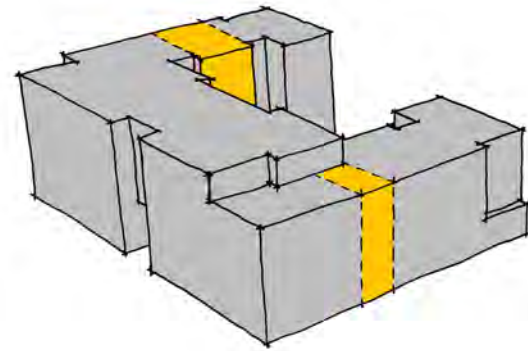
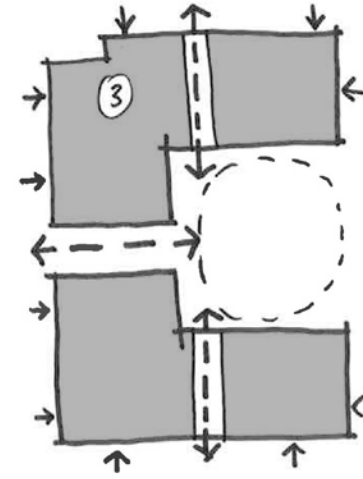
01 - Activation

- > Splitting the two elements to create permeability and elevation activation;
- > Establishing active frontages onto the main roads; and
- > Establishing secondary active frontages onto the amenity and courtyard.



02 - Asymmetry and dual aspect

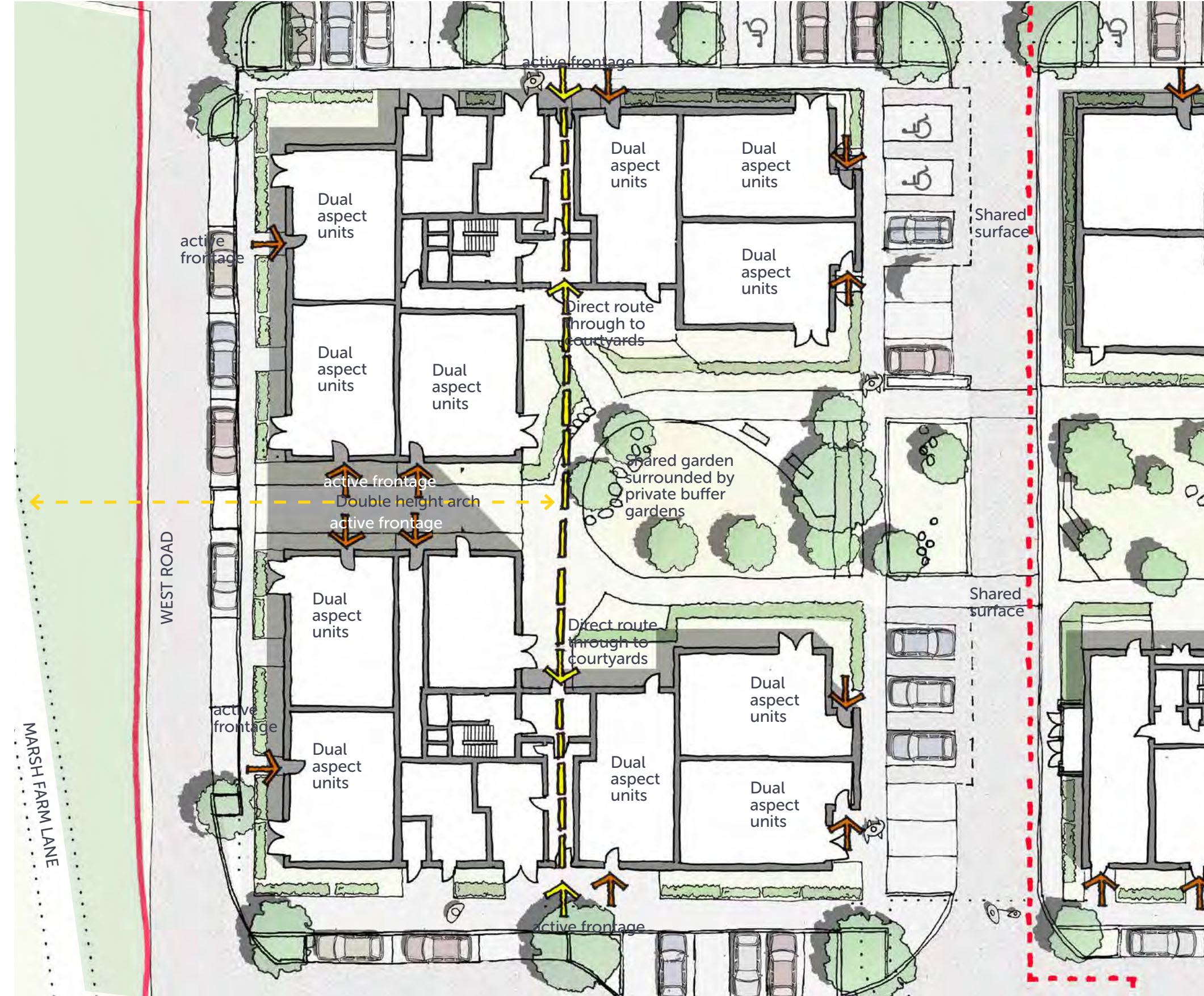
- > Creating elevational hierarchy between the two elements through variations; and
- > Creating a secondary view for flats.
- > Introduction of an archway between arms of the building



03 - Routes through the building

- > Creating a slot within the plan providing direct access to the central amenity for residents and visual intrigue in the street scene;
- > Establishing front doors onto the streets to activate the street scape.

Character



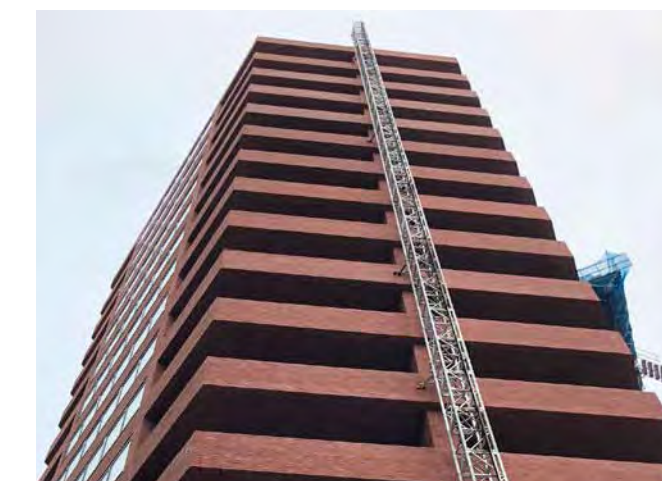
Character diagram



Modern mansion blocks - Stefan Forster



Feature brickwork, Horizontality, windows - Morris & company

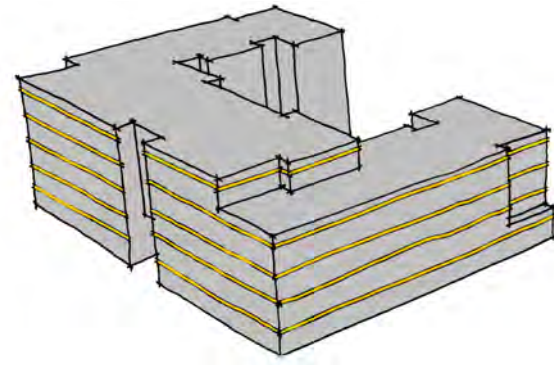


Brickwork balconies - Anthology Hoxton Press - Karakusevic Carson Architects and David Chipperfield Architects

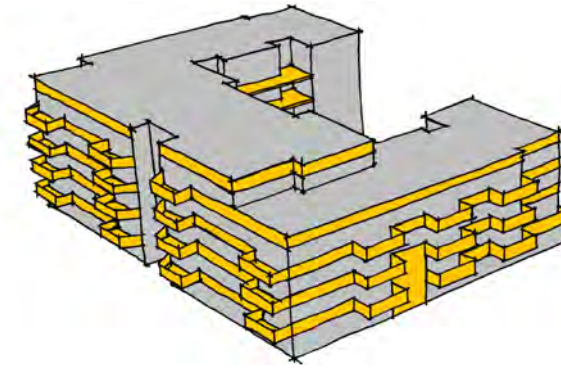
Elevational character

The approach for the Gateway blocks will lead people into the site with their architectural approach and pull details from mansion block architecture and the 30's features in the area

- > Horizontal emphasis
- > Ground floor emphasis of entrances
- > Inset balconies into the courtyard
- > Protruding balconies onto the street
- > Brick detailing for emphasis



Horizontal emphasis and key features in balconies



Elevational precedent 01 - Cholmeley Lodge



Elevational precedent 02 - The Reach - Pitman Tozer



Elevational precedent 03 - The crescent TV centre

Elevational development

Access through the block into amenity space beyond to increase permeability within the site

- > Gateway
- > Access to flats



Archway precedents



Indicative bay study

Elevational approach

The South facing elevations will have recessed balconies and brickwork to emulate the bay features in the area. And provide natural shading to reduce overheating to the flats.

Feature detailing in the brickwork will add character to the design and provide a Horizontality which is associated with the current buildings on the site.

Vertical inset entrance will punctuate the Horizontality and provide wayfinding in the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Horizontal emphasis



Local bay vernacular - Balconies emulate this.



Inset top floor towards the new houses

Brick banding

Banding continues into the balconies

Contrasting brickwork to ground floors

Front doors to ground floor flats activate street level

Defensible spaces

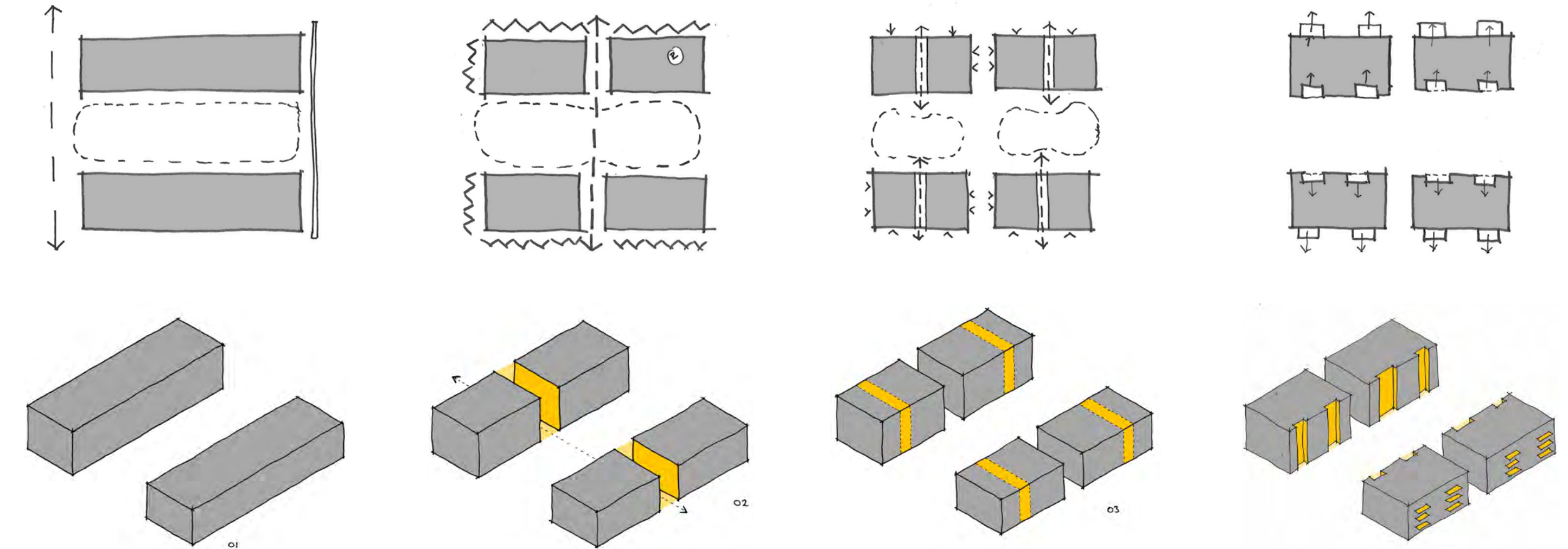
Indicative bay study - Contrast brickwork



Indicative view looking south-east from vehicular entrance to site

4.5 The Courtyard

Character development



Original

- > Shape from the outline planning;
- > Fits within the outline parameters; and
- > Sets up clear boundaries with houses and street.

01 - Increasing permeability & Activation

- > Splitting the linear blocks to create more activation and to be more in keeping with the surrounding context; and
- > Establishing the primary and secondary frontages.

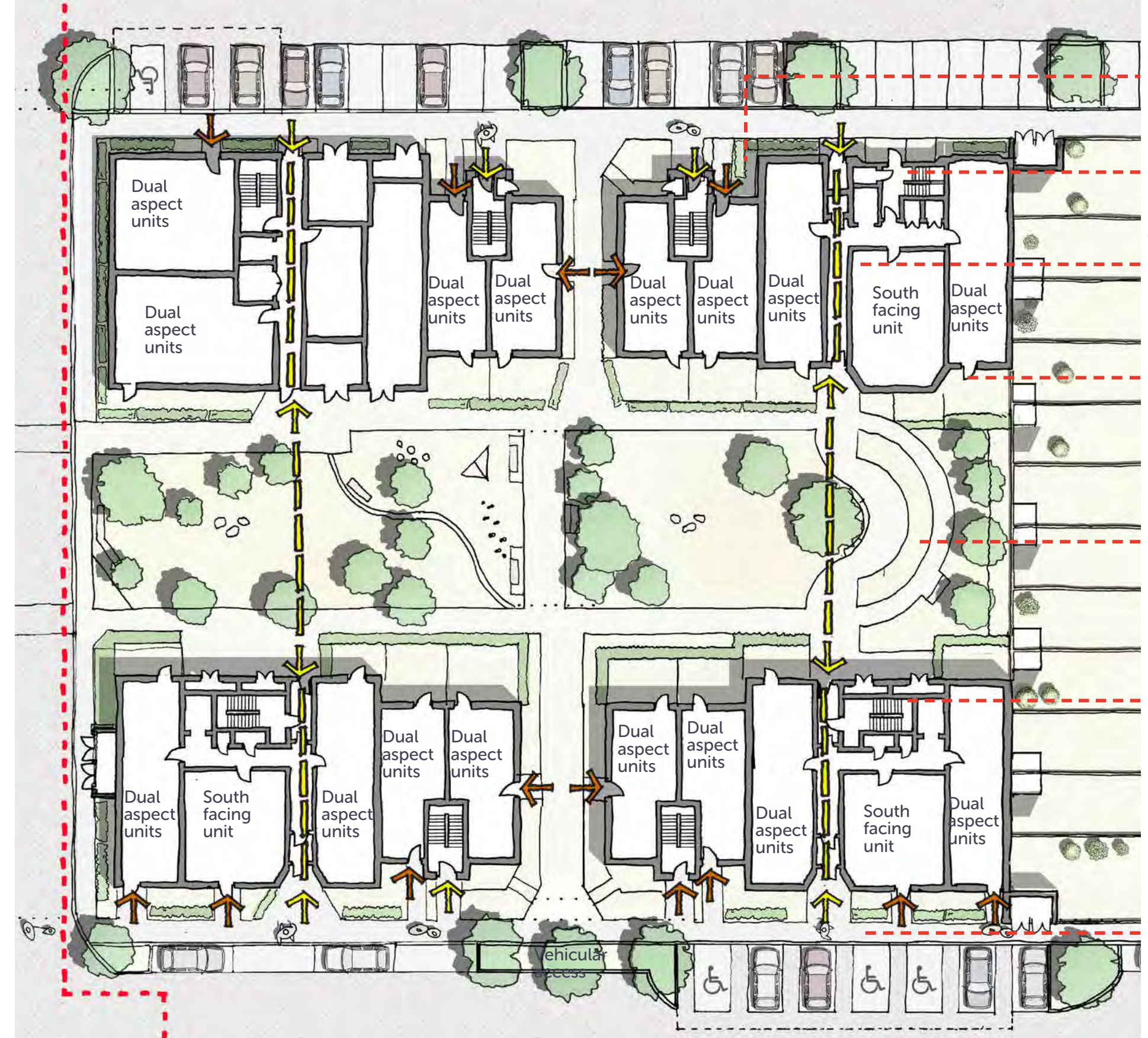
02 - Routes Through The Building

- > Creating a slot within the plan providing direct access to the central amenity for residents and visual intrigue in the street scene; and
- > Establishing front doors onto the streets to activate the street scape.

03 - Elevational Activation & Context

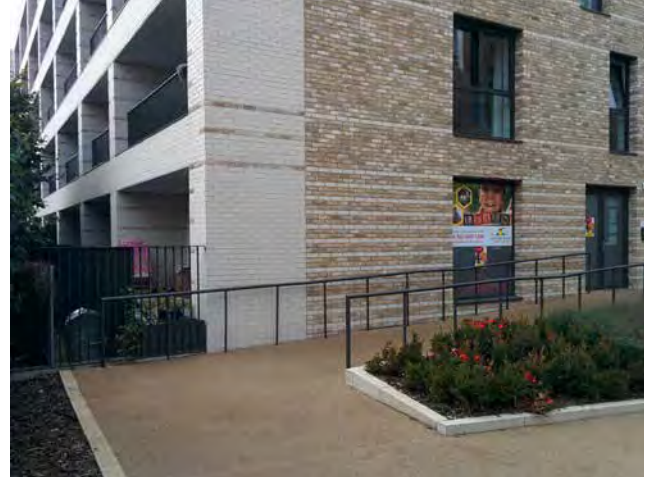
- > Creating hierarchy of balconies;
- > Protruding balconies responding to the street; and
- > Inset balconies responding to the amenity spaces.

Character



Character diagram

- Activation of street with doors and gardens
- Cores arranged to the north of the blocks
- Visual routes through into amenity spaces
- Ground floor flats resident gardens
- Shared residents gardens
- Cores arranged to the north of the blocks
- Activation of street with doors and gardens



Brick colour/type change in courtyards - Barrier Park



Wrapping balcony forms in mansion blocks

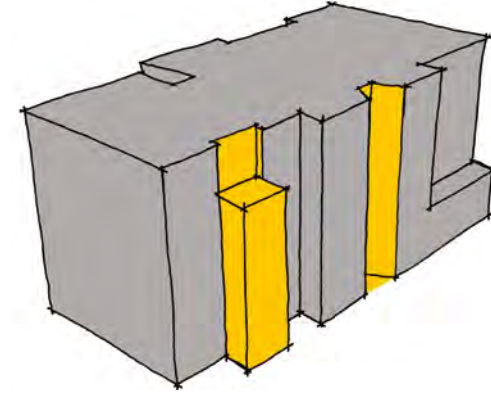


Amenity between two smaller blocks - Pages Walk, BPTW

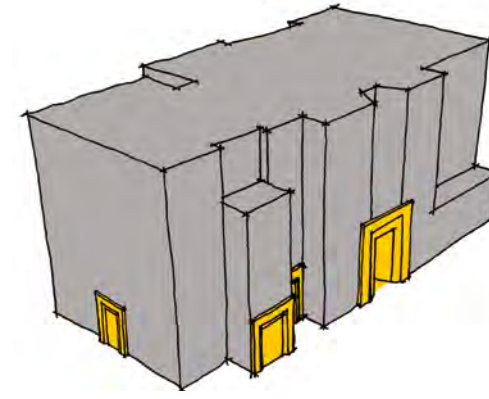
Elevational character

The approach for the Courtyard flat blocks will respond to the existing College building and some of the 1930's features in the area.

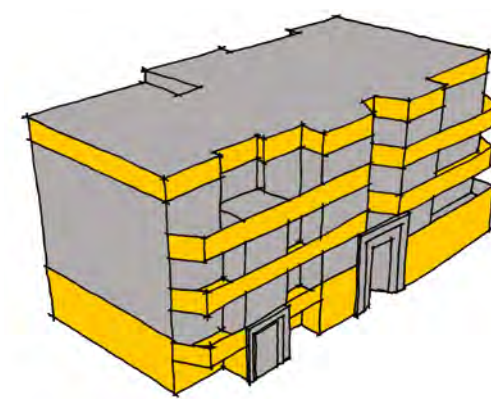
- > Horizontal emphasis
- > Vertical emphasis to entrances
- > Balconies punctuating facade
- > Horizontal brick detailing
- > Defined cores



Horizontality



Verticality to entrance



Protruding balconies & horizontal banding



Precedents - Stefan Forster; Hawkins Brown; Maccreanor Lavington



Indicative bay study

Primary southern elevational approach

The South facing elevations will have recessed balconies and brickwork to emulate the bay features in the area. And provide natural shading to reduce overheating to the flats.

Feature detailing in the brickwork will add character to the design and provide a horizontality which is associated with the current buildings on the site.

Vertical inset entrance will punctuate the horizontality and provide wayfinding in the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Bay Precedents - Maccreanor Lavington - South Gardens



Contrasting brickwork to coping

Inset balconies provide privacy and natural shading

Regular windows create a rhythm in the facade

Bay feature within elevation

Inset Entrance with vertical emphasis

Defensible spaces

Courtyard blocks - Blocks 1 & 2_South Road bay study

Maisonette layouts

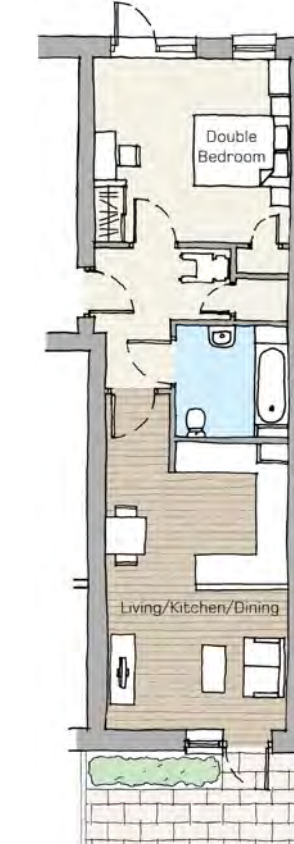
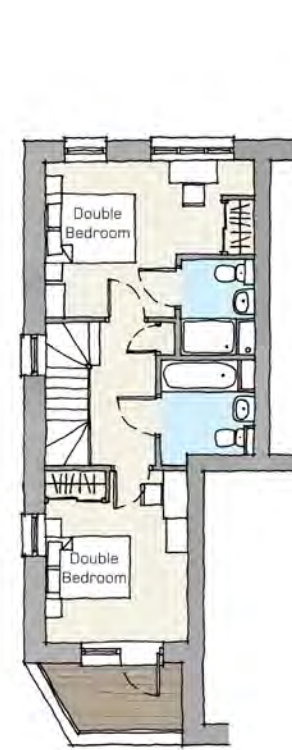
- > Maisonettes are arranged at the ends of the blocks and have front doors or shared access with only one other unit.
- > Depending on where the unit is it will either have a private terrace or a balcony

Typical flat layouts

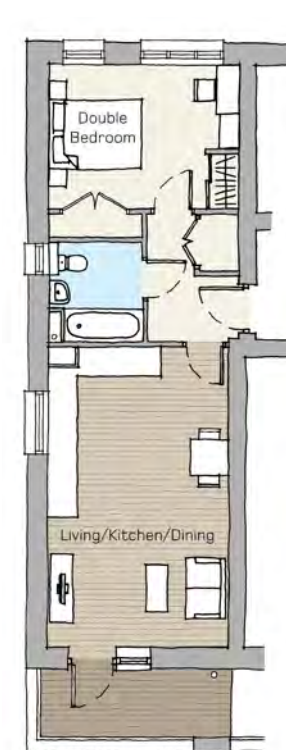
- > The majority of the flats within the scheme have been designed to be dual aspect.
- > All units have a private balcony or terrace depending on their location with in the site.



2 bed maisonette



1 bed wheelchair; 1 bed flat; 2 bed flat



Primary northern elevational approach

These elevations will have a harder feel to them with less protrusions allowing as much light as possible to enter the flats.

Detailing in the brickwork to add character to the design and provide a horizontality which is associated with the current buildings on the site.

Vertical protruding entrance will punctuate the streetscape.

Modern windows with characteristics similar to 1930's windows will provide a rigour to the elevations.



Banding Precedent - Haworth Tompkins - Meeting House Lane



Balconies create a bay feature giving relief to the elevation

Brick banding - providing horizontality

Contrasting base - creating a grounding for all of the blocks

Protruding entrances with brick corbelling detail

Courtyard blocks - Blocks 3 & 4 _North Road bay study