

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 60% of the flat roof plate 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.

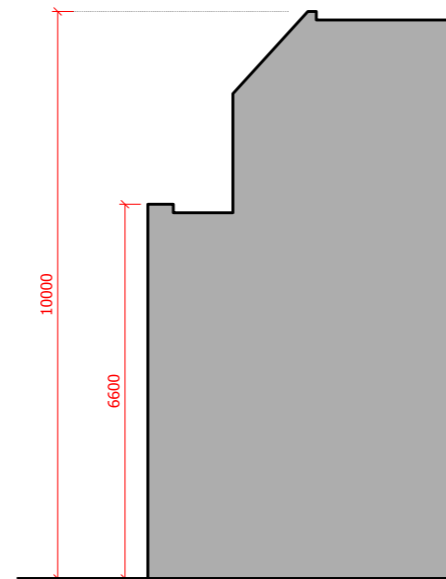
The distance between the residential massing [Block C] and the SEN School must be no less than 13.5m.

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.

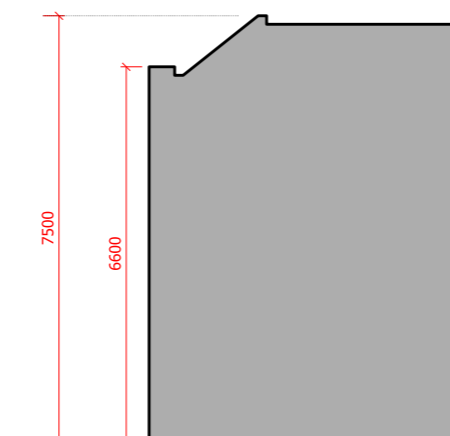
The distance between the eastern building line of the SEN School and the rear building line of the dwellings along South Worple Avenue must be no less than 20m as well as a minimum distance of 6m between the SEN School and the eastern site boundary wall.

KEY

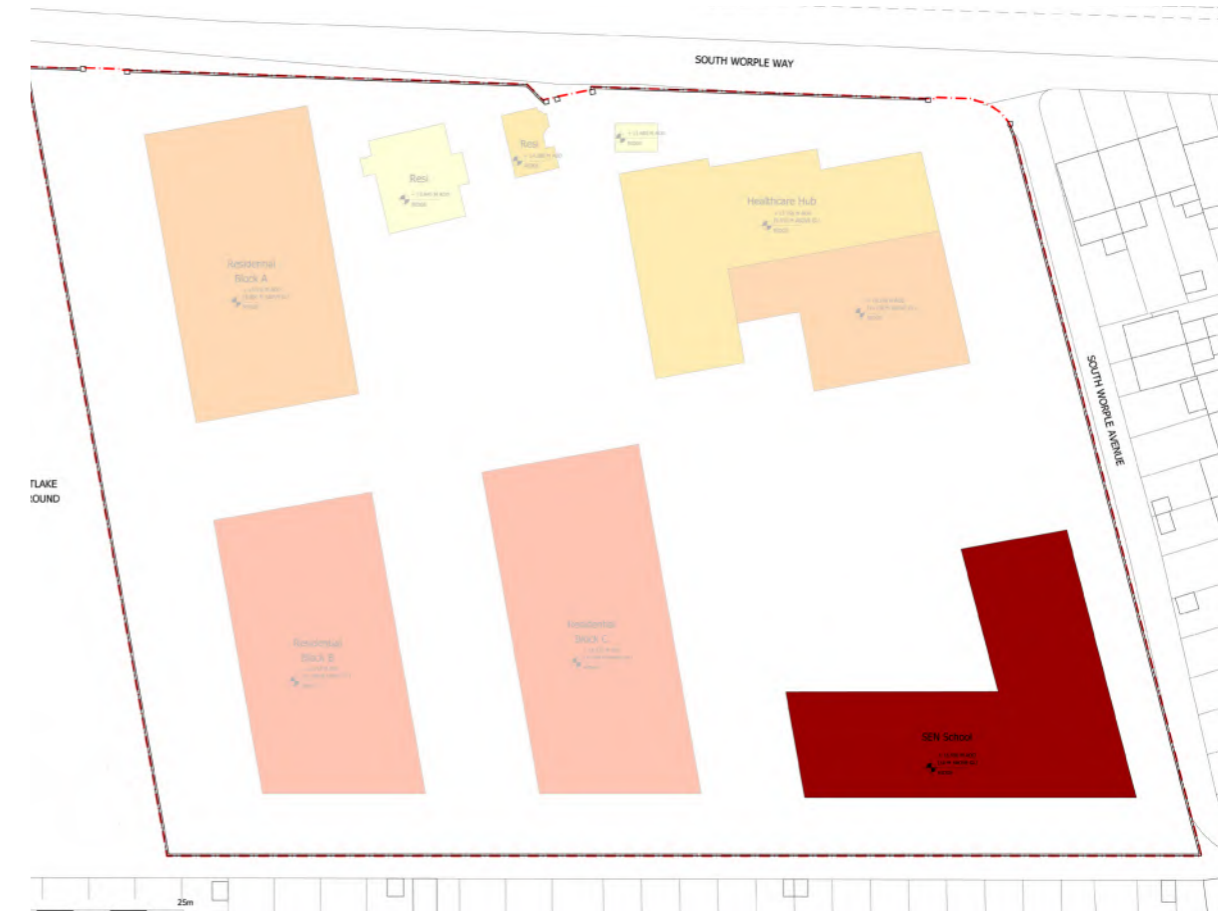
- 2 Storey
- 3 Storey



SEN School Maximum Height of 3 Storeys



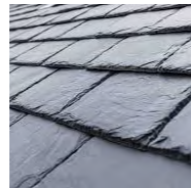
SEN School Maximum Height of 2 Storeys



SEN School Massing Constraints - Option 1



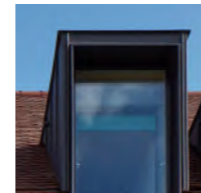
SEN School Massing Constraints - Option 2



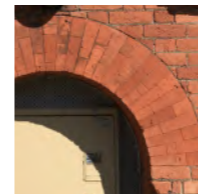
Natural Slate as found on BTMs / integrated PV tiles



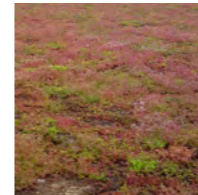
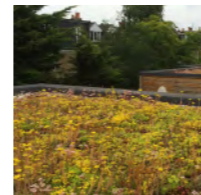
Red Gauged brickwork, found on the BTMs



Metal work of lead / zinc to balustrades and window bays



Decorative use of Brick Banding as found on BTMs



Wildflower / Sedum Roof Systems



Windows of the SEN School shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.

Windows along the western elevation shall be minimised to ensure privacy and avoid overlooking between the Residential Block C and the SEN School. Where windows are required, their location and design must minimise overlooking issues.

The form and mass of the SEN School [notably the roof] shall be broken down to provide visual interest whilst responding to the local vernacular and existing site in its design and materiality.

Where the building massing encroaches into the Root Protection Area [RPA] of the preserved trees, a specified treatment to the foundations shall be employed to minimise impact within these localised areas - particularly to the southern building line of the SEN School [cf. Landmark Trees: Arboricultural Impact Assessment Report].

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, i.e. of a similar tone, to the existing BTMs and to those specified in the health hub and residential blocks, and previously agreed with the LPA.

The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site.

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 100 mm.

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 1260 sq m for the use of the building users only [in line with BB104 Guidance for 90 students].

As per BB104 Guidance, the minimum external amenity space required for 90 students is 450 sq.m, not including 'float' of 810 sq. m.

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 with bands of granite setts at all entry points from the carriageway.

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

A minimum provision for electric vehicles of 20% will be provided with the remaining 80% as passive provision for electric vehicles in the future.

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.

Where the building massing encroaches into the Root Protection Area [RPA] of the preserved trees, a specified treatment to the foundations shall be employed to minimise impact within these localised areas - particularly to the north east corner of the building outline in relation to the T1 plane tree [cf. Landmark Trees: Arboricultural Impact Assessment Report].

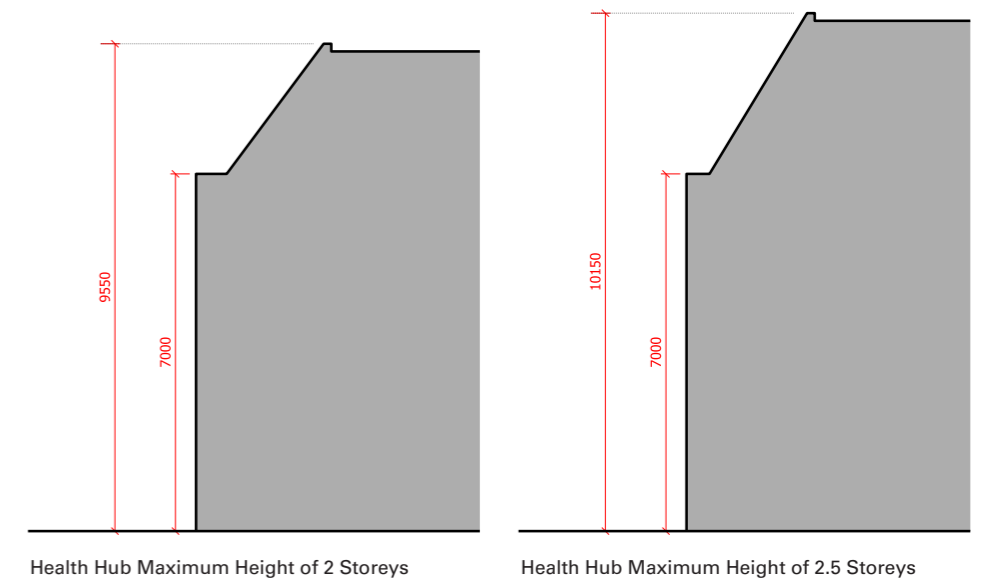
The massing of the Health Hub must be broken down through the design and form of the roof, use of materials, set backs and reveals [no less than 0.5m] where appropriate to provide a suitably variegated townscape aspect and respond to the surrounding area and/or the existing site.

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 with a minimum distance of 13m between the eastern elevation and the eastern perimeter wall.

The eastern building line of the Health Hub shall be no less than 20m from the rear building line of dwellings along South Worple Avenue and a minimum of 17m from the eastern flank wall of No. 14 South Worple Way.

The Health Hub shall comprise of no more than three storeys with the second floor [i.e. third storey] incorporated within the roof.



The second floor [i.e 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, as well as being similar to the design of the second floor [i.e third storey] of the residential blocks.

Windows of the Health Hub shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.

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

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.

The dormer windows shall be 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.

The second floor [i.e 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 area of flat roof, in line with Policy LP 17, unless demonstrated not to be feasible to the satisfaction of the LPA] in order to support local biodiversity.

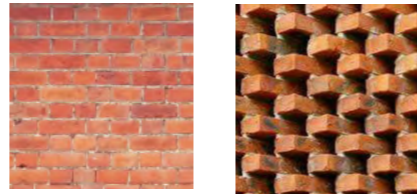
Any mechanical plant should be located within the pitched roof of the building with air inlets and outlets and photovoltaic panels at roof level. No mechanical plant shall exceed above the roof level.



Aerial View of the Illustrative Masterplan



Natural Slate as found on BTMs / integrated PV tiles



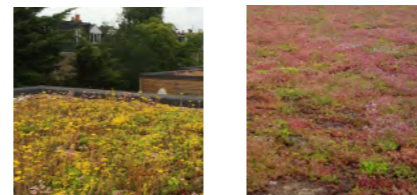
Red Gauged brickwork, found on the BTMs



Metal work of lead / zinc to balustrades and window bays



Decorative use of Brick Banding as found on BTMs



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 the existing BTMs and to those specified in the residential blocks, and previously agreed with the LPA.

The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site.

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

A minimum of 300 sq. m of soft landscaping shall be provided on the Health Hub parcel.

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 with bands of granite setts at all entry points from the carriageway.

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% will be provided with the remaining 80% as passive provision for electric vehicles in the future.

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.





- Key
- 1 Storey
 - 2 Storey
 - 2.5 Storey
 - 2.5 / 3 Storey

Residential Blocks Maximum Extents



Aerial View of the Illustrative Masterplan

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.

All elevations should be designed with sensitivity given to their facing context. Particular sensitivity should be given to the elevations addressing Grosvenor Avenue, due to its close proximity, 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.

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

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.

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



Appropriate Scale of Residential Massing Addressing South Worple Way



Appropriate Scale of Residential Massing Addressing Grovsnor Avenue



Surrounding Residential Area



Bedford Park

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 shall not exceed a maximum of 10.3m above ground level [16.71 m Above AOD] for Blocks B and C, and a maximum of 8.9 m above ground level [15.31 m Above AOD] for Block A.

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.

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.

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.

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.

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

Each residential block shall be designed with 3 to 4 brick chimney extending atop the parameter heights to break up the roof line with vertical elements which take inspiration from the brick chimneys found in the local residential architecture [including the nearby Garden Suburb of Bedford Park] and the existing site.

Windows of the residential blocks shall be designed to reference those of the existing BTMs in their decorative design, scale and proportion with a mix of full length windows [as found on Elizabeth Lodge and Beatrice Ward] and shorter windows, similar to those on the Administration Building and Laundry.

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.

Block C shall be no less than 1.5m from the SEN Boundary [as shown in C645_P_00_006 - Rev_D]. Habitable rooms within units in Block C at close proximity to the SEN School boundary [minimum of 1.5m at pinch point] shall serve as dual aspect.

Where the building massing encroaches into the Root Protection Area [RPA] of the preserved trees, a specified treatment to the foundations shall be employed to minimise impact within these localised areas - particularly to the north east corner of Block A in relation to T57 plane tree [cf. Landmark Trees: Arboricultural Impact Assessment Report].



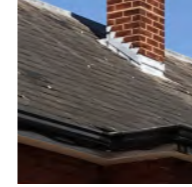
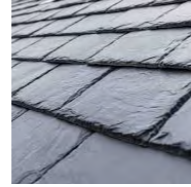
Residential Blocks Maximum Extents

Key

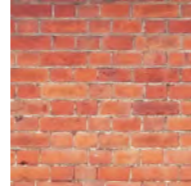
- Maximum Extent of Projecting Window Bays at First Floor and Second Floor Levels
- Maximum Extent of Principal Massing



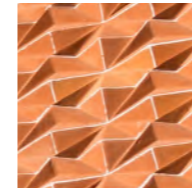
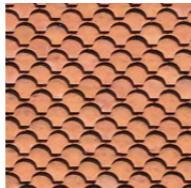
Example of contemporary detailing of vernacular form



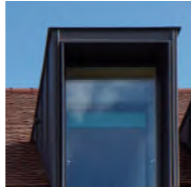
Natural Slate as found on BTMs



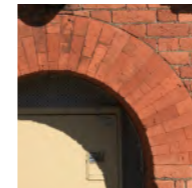
Gauged brickwork, found on the BTMs



Hanging tiles, as found in local vernacular, or textured brick-work



Decorative use of Brick Banding as found on BTMs



Typical Facade - Material Palette

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.

The colour and texture of the specified brick must be sympathetic, i.e. of a similar tone, to the existing BTMs and to those specified on the Health Hub and SEN School, and previously agreed with the LPA.

The brickwork may incorporate a mix of red, gauged and mixed stock brick to provide subtle contrast in various combinations for the detailing of the different buildings on site.

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

Windows, doors and projecting bay windows are to be 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 natural slate tiles as found on the existing BTMs 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

A minimum of 2440 sq. m of soft landscaping shall be provided on 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 at 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.





Sketch Roof Plan of Illustrative Scheme Demonstrating Minimum Green Roof Provision

Key:

Minimum Green Roof Area

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 with bands of granite setts at the entry points from the carriageway. 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 BREAAAM 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.

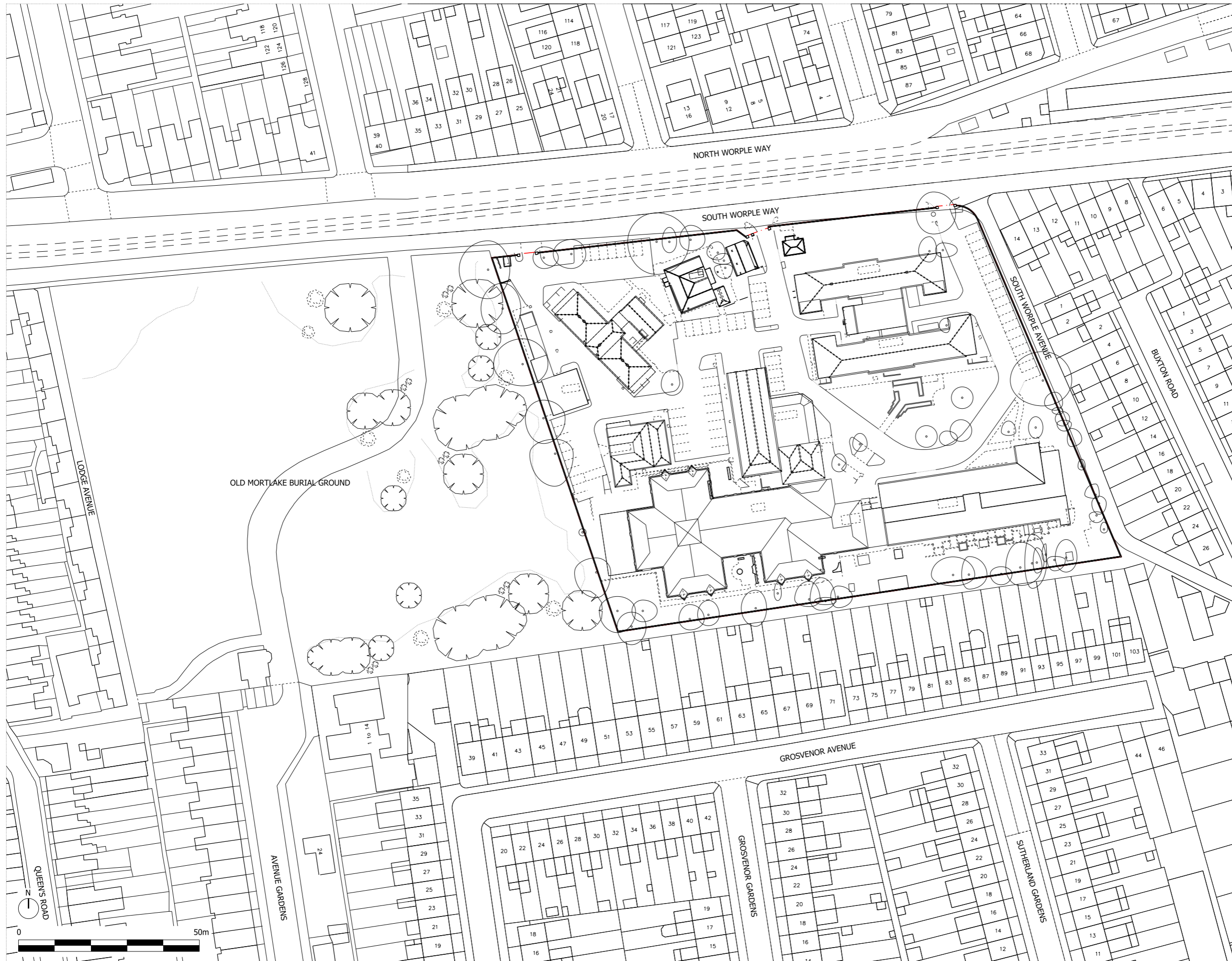
The development will achieve a reduction in surface water discharge to greenfield run off-rates. Where green-field run-off rates are not feasible, reasons shall be demonstrated for such, and in such instances, the minimum requirement to achieve at least a 50% attenuation of the site's surface run-off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

Roof forms should integrate wild flowers or brown roofs where possible [at least 70% of the area of flat roof for the Health Hub and Residential blocks, in line with Policy LP 17, and at least 68 % of the area of flat roof for the SEN School, unless demonstrated not to be feasible to the satisfaction of the LPA] in order to support local biodiversity.

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

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--- SITE BOUNDARY

Revision of Fleming Lodge	18/12/18	GH	A
Revision description	Date	Check	Rev

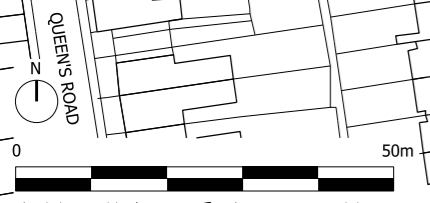
SQUIRE & PARTNERS

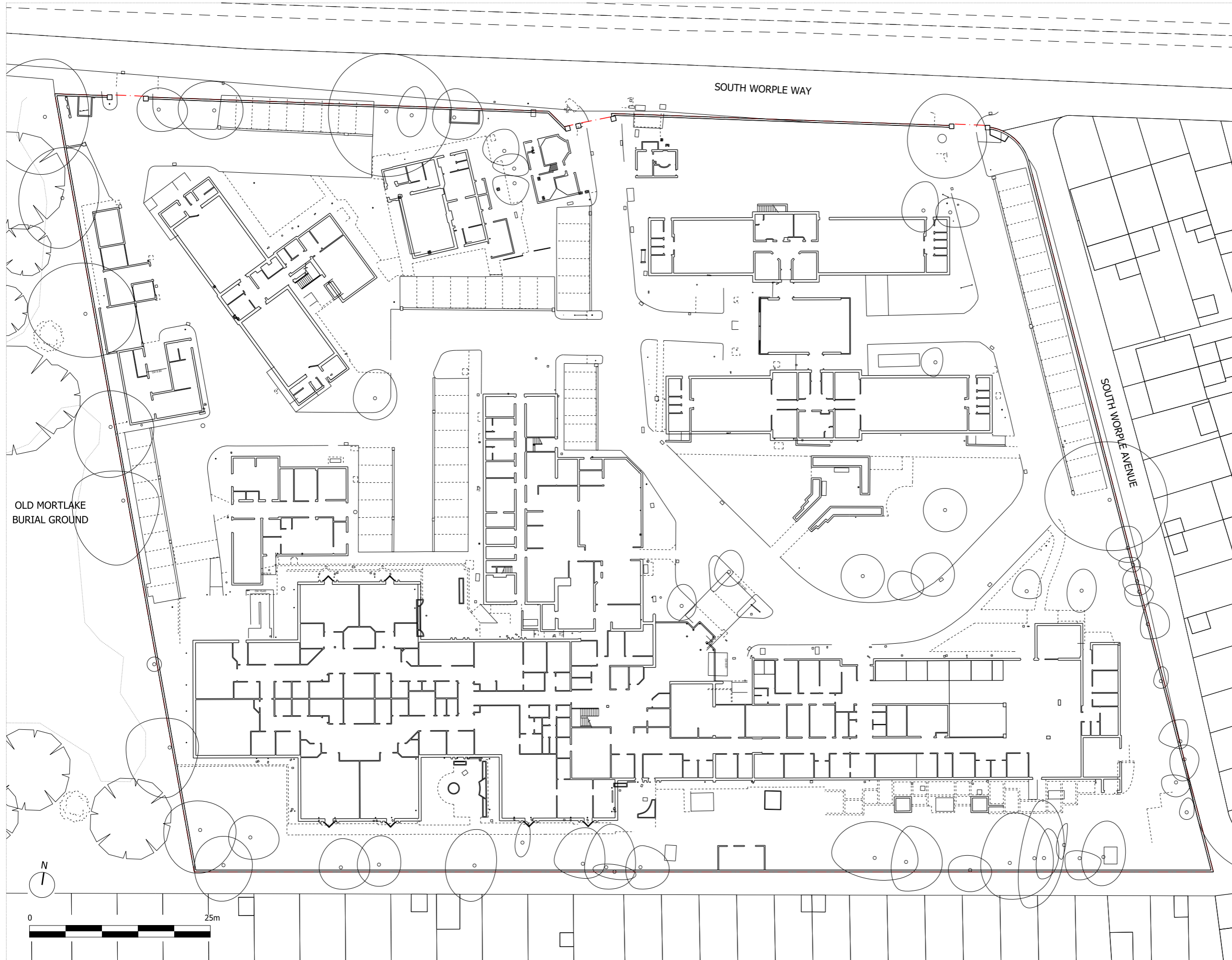
The Department Store
 248 Ferndale Road, London SW9 8FR
 T: 020 7278 5555
 info@squireandpartners.com
 www.squireandpartners.com

Project
Barnes Hospital
 South Worples Way
 Barnes, SW14 8SU

Drawing
Site Plan
 Existing

Drawn	Date	Scale
SSI	18/12/18	1:500@A1 1:1000@A3
Job number	Drawing number	Revision
18002	G100_P_00_001	A





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--- Site Boundary

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE



Revision of Fleming Lodge	18/12/12	GH	A
Revision description	Date	Check	Rev

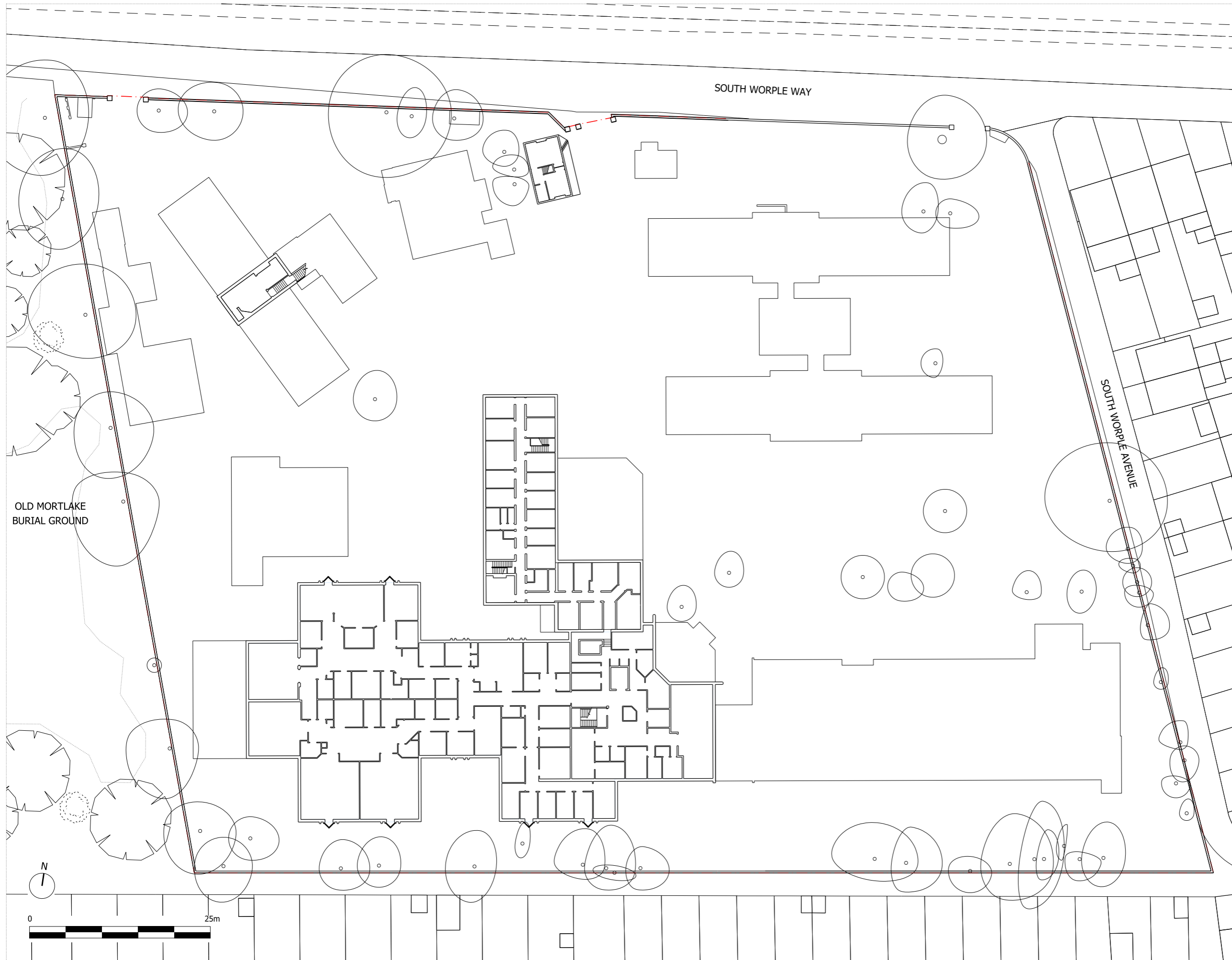
SQUIRE & PARTNERS

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
Existing
 Ground Floor

Drawn	Date	Scale
SSI	18/12/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	JA12_P_00_001	A



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--- Site Boundary

Revision description	Date	Check	Rev
Revision of Fleming Lodge	18/12/18	GH	A

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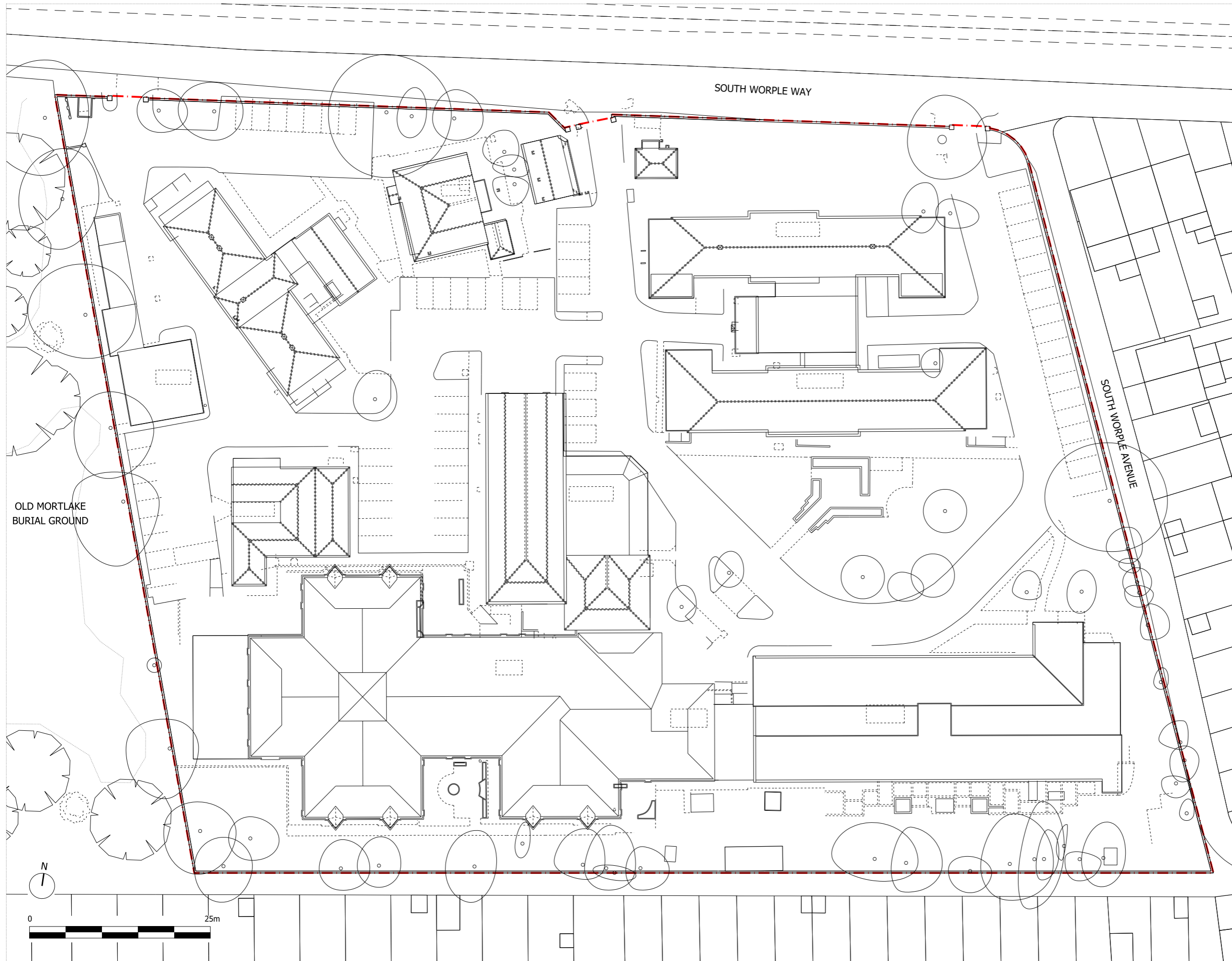
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 248 Ferndale Road, London SW9 8FR
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info@squireandpartners.com
 www.squireandpartners.com

Project
Barnes Hospital
South Worple Way
Barnes, SW14 8SU

Drawing
Existing
First Floor

Drawn	Date	Scale
SSI	18/12/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	JA12_P_01_001	A



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--- Site Boundary

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Revision of Fleming Lodge	18/12/18	GH	A
Revision description	Date	Check	Rev

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South Worple Way
Barnes, SW14 8SU

Drawing
Existing
Roof

Drawn	Date	Scale
SSI	18/12/2018	1:250@A1 1:500@A3
Job number	Drawing number	Revision
18002	JA12_P_RF_001	A



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



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--- Site Boundary

The existing walls and gates are to be retained and repaired where necessary.

At vehicular entrances, the gates will be widened as necessary for fluid vehicular movement.

Access & Landscape Revision	12/02/19	RB	E
Indicative Unit Layout Revision	22/11/18	RB	D
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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Project
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 South Worple Way
 Barnes, SW14 8SU

Drawing
Proposed
Ground Floor

Drawn	Date	Scale
SSI	29/05/19	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	G200_P_00_001	E



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--- Site Boundary

The existing walls and gates are to be retained and repaired where necessary.

At vehicular entrances, the gates will be widened as necessary for fluid vehicular movement.

OLD MORTLAKE BURIAL GROUND

SOUTH WORPLE WAY

SOUTH WORPLE AVENUE

Revised Ramp Location	15/02/19	RB	A
Revision description	Date	Check	Rev

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 Barnes, SW14 8SU

Drawing
Proposed
 Lower Ground Floor

Drawn	Date	Scale
RLe	15/02/2019	1: 250@A1 1: 500@A3
Job number	Drawing number	Revision
18002	G200_P_LG_001	A



Illustrative View of the Central Garden Square



Aerial View of the Illustrative Masterplan, South-East

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