

1.11 Single aspect units

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 the proposal.

During the design stage Assael have sought to maximise dual aspect units and minimise the occurrence of single aspect units. Where possible bay windows provide additional frontage to apartments with otherwise single-aspect outlooks. Railway fronting apartments have been designed with sheltered private amenity space in the form of winter gardens rather than open balconies. We have no single aspect 3 bedroom units.

To ensure optimisation of the density of the site and land use patterns it has been inevitable that there are single aspect units. These are prevalent where building efficiency has been optimised with 8 units per core. This is to ensure the most efficient use of land. A loss of this efficiency would severely reduce the viability of the scheme or result in increased height.

The single aspect units have been designed with the following design principles to ensure maximum quality of comfort for residents;

All units have been designed to below 25% glazing to floor area ratio. This is to reduce the risk of overheating due to excessive glazing while maintaining good daylighting levels. The sound reduction performance of the external façade will be controlled by the performance of the glazing to avoid excessive noise levels. All windows are specified to be operable allowing for maximum natural ventilation as possible.

Single aspect units in all blocks have been orientated to optimise views over Kew Gardens and the Royal Surrey Golf Club. Many of the units on the top floors will enjoy a long range view of Richmond Park.

All single aspect units have ensured privacy through adequate spacing of massing, with the minimum spacing between facing blocks of 18 meters. Street-facing residential apartments are to be raised above ground level to provide increased privacy for residents.

Single aspect units have been used to enlarge the extent of the active frontage along Manor Road. This is designed to improve the relationship with the public realm by generating liveliness and interest while creating natural surveillance with blocks C and D.



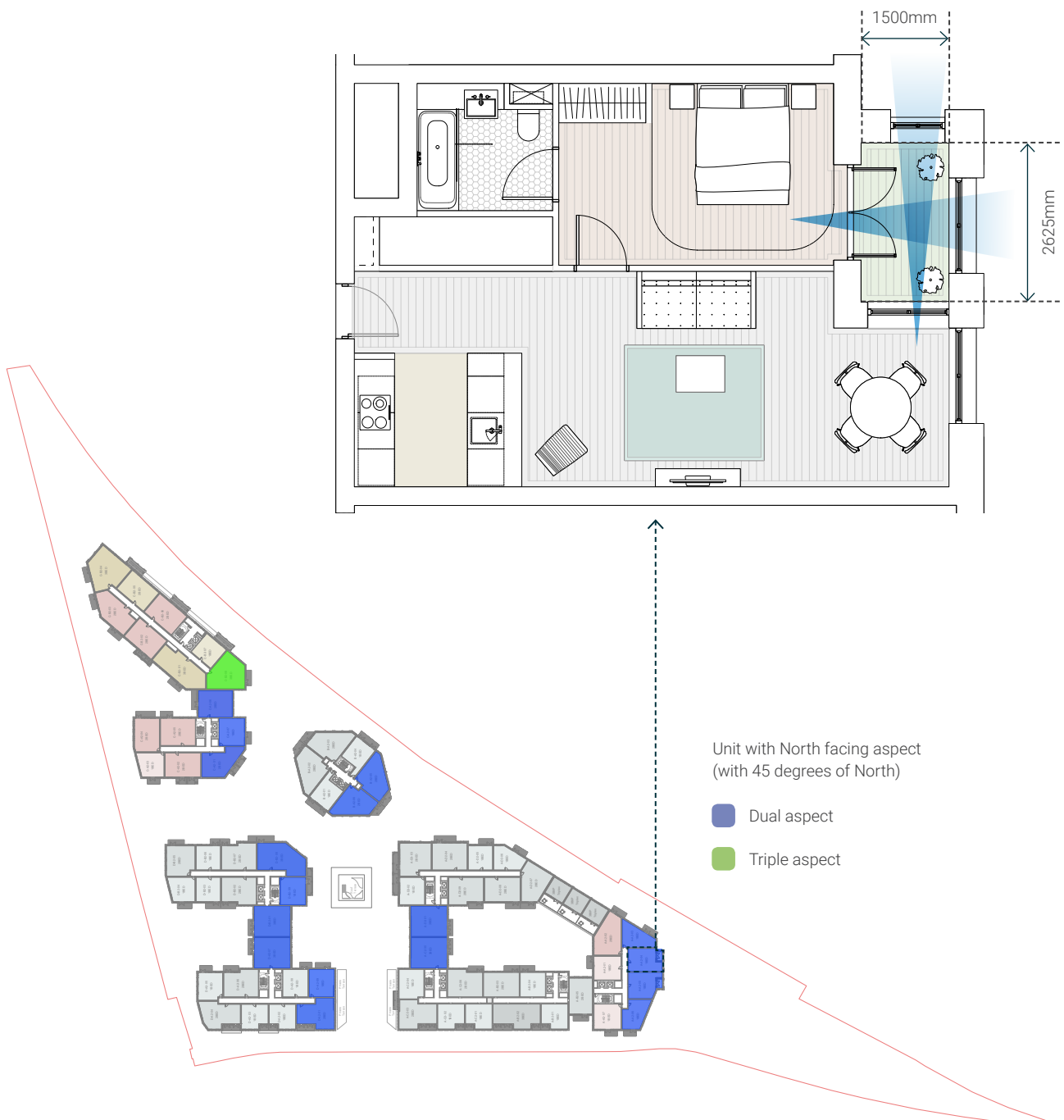
Single aspect units



1.12 North Aspect Units

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 scheme contains 100 units which have a Northern aspect (within 45° of North). 89 of these are dual aspect and 11 are triple aspect, thus, there are no north facing single aspect units.




Typical floor plan highlighting units with a Northern facing aspect.



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Document Control Form

Project number	A3004
Project title	Manor Road, Richmond
Document title	Design Rationale
Client	Avanton
Document status	Revision P7
Date of issue	May 2019
Prepared by	Abigail Sayers, Architectural Assistant
Checked by	Holly Barker, Architect

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Status	Revision	Date issued	Prepared by	Checked by
P1	For Planning	26/04/2019	AS	JL
P2	For Planning	02/05/2019	CC	JL
P3	For Planning	15/05/2019	AS	HB
P4	For Planning	20/05/2019	AS	HB
P5	For Planning	21/05/2019	AS	HB
P6	For Planning	21/05/2019	AS	HB
P7	For Planning	22/05/2019	AS	HB



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