



D&A

Manor Road / Richmond

Design and Access Statement

Landscape addendum

June 2019 | A3004

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1.0 Landscape

1.1 Introduction

This Design and Access Statement 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

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.



Landscape Masterplan



1.2 Design Constraints / Advantages



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

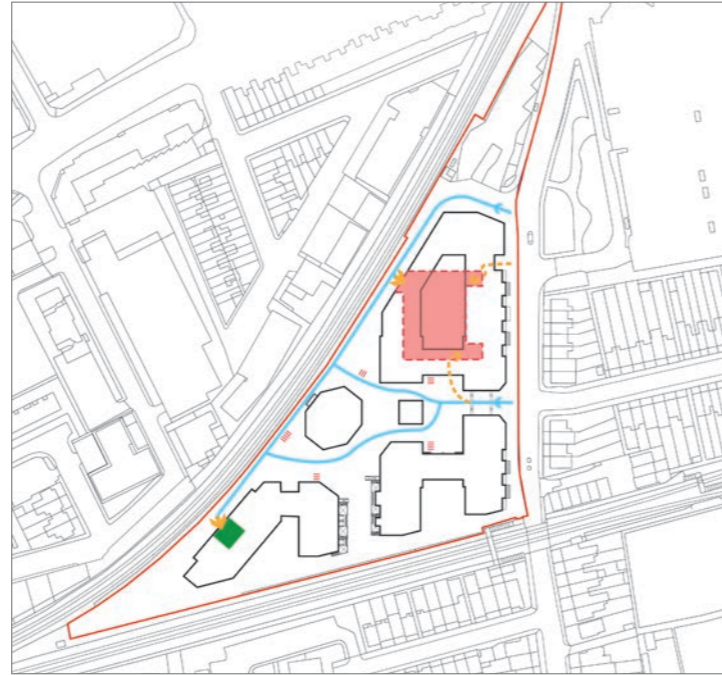
- Tree Preservation Order covering some of the vegetation on site;
- Poor quality trees generally within carparking area;
- Well established green screen (hedge) to western railway corridor;
- No existing street trees to frontage of Manor Road;
- Small pocket park opposite - beneficial open space and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

1.3 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.



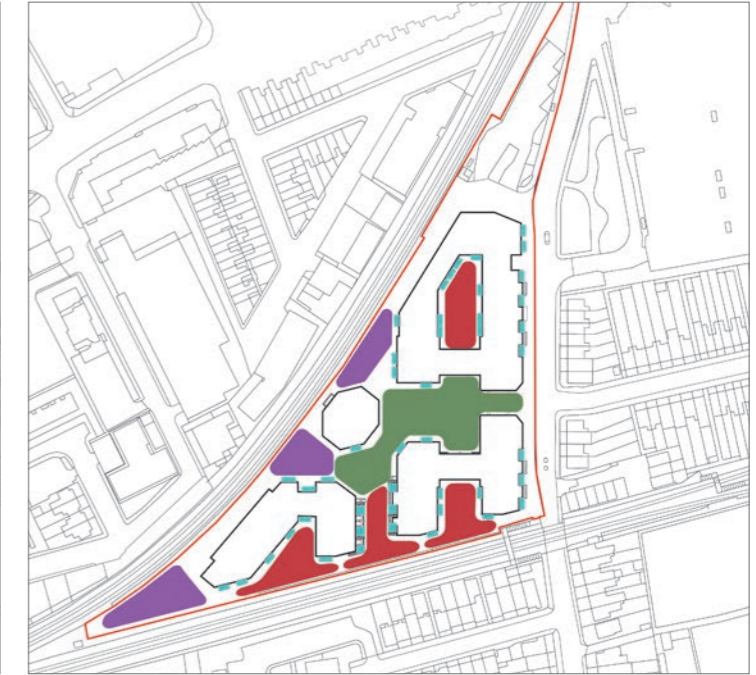
Cycle Accessibility

- 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

1.4 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 multi-purpose 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.

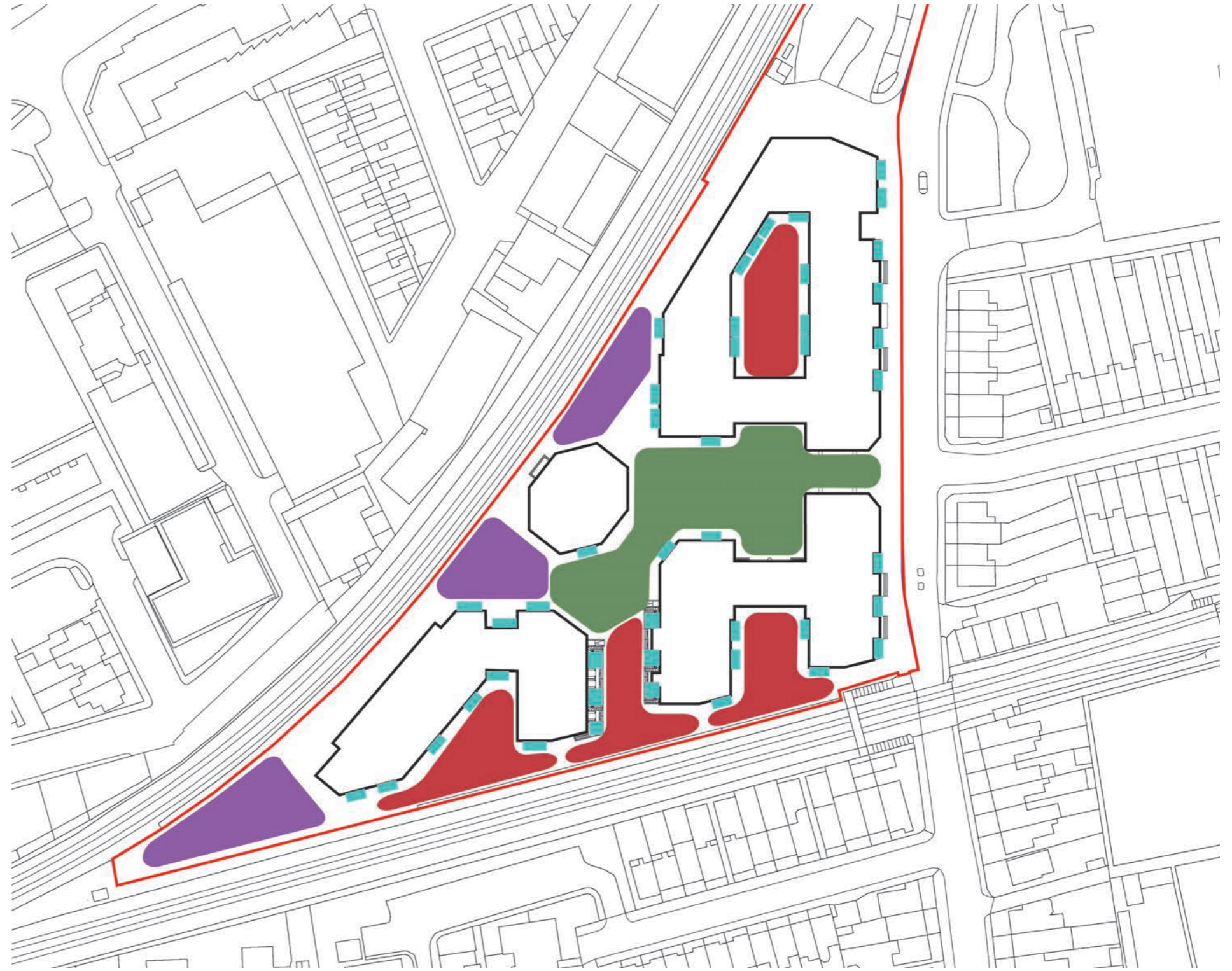
1.5 Character Areas

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.



Character areas



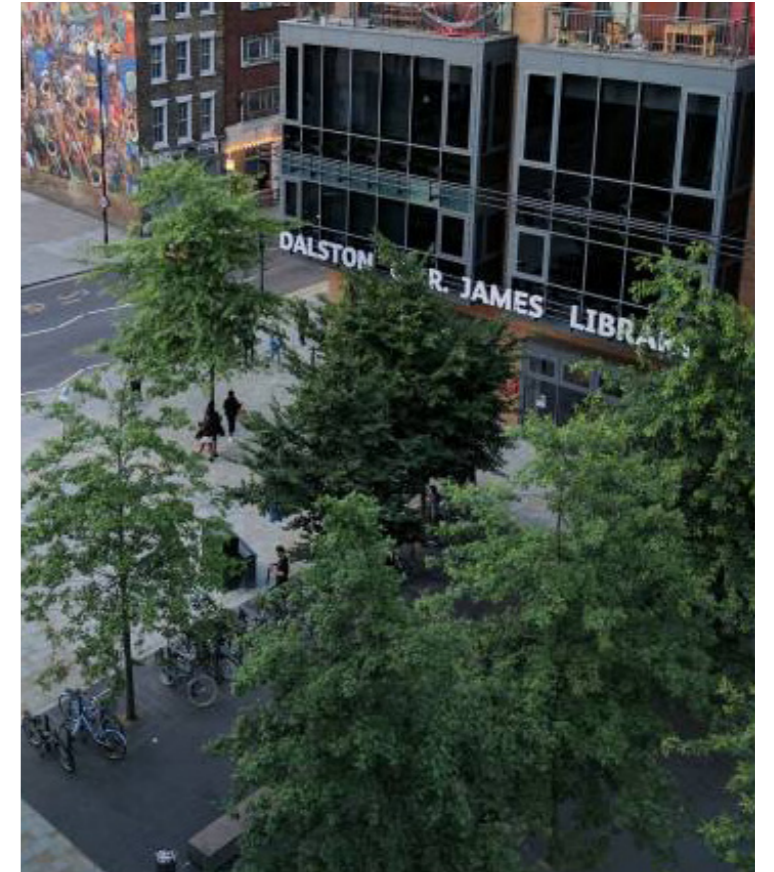
KEY

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

1.6 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.



Key plan

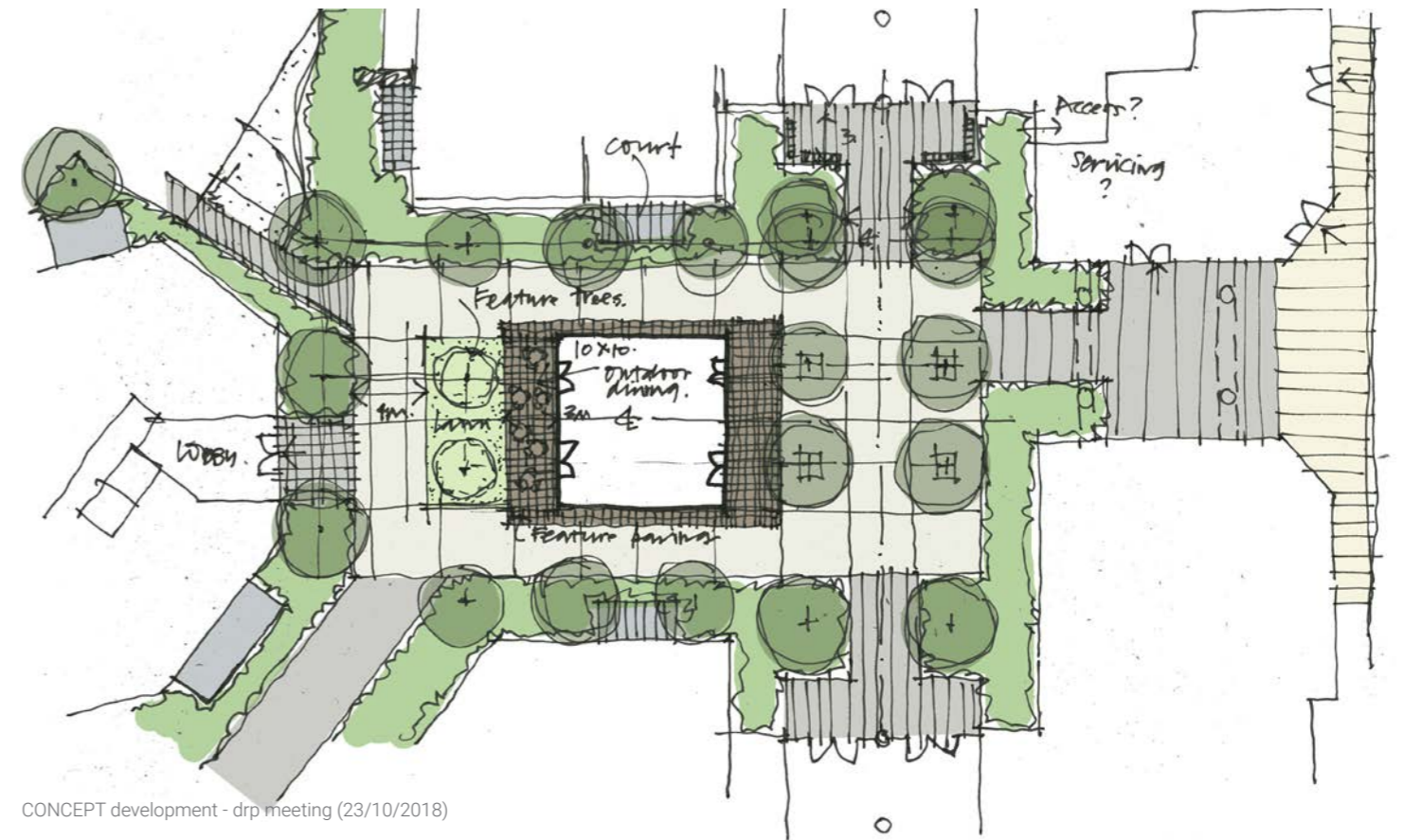
1.7 Public Open Space - Design Development

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.

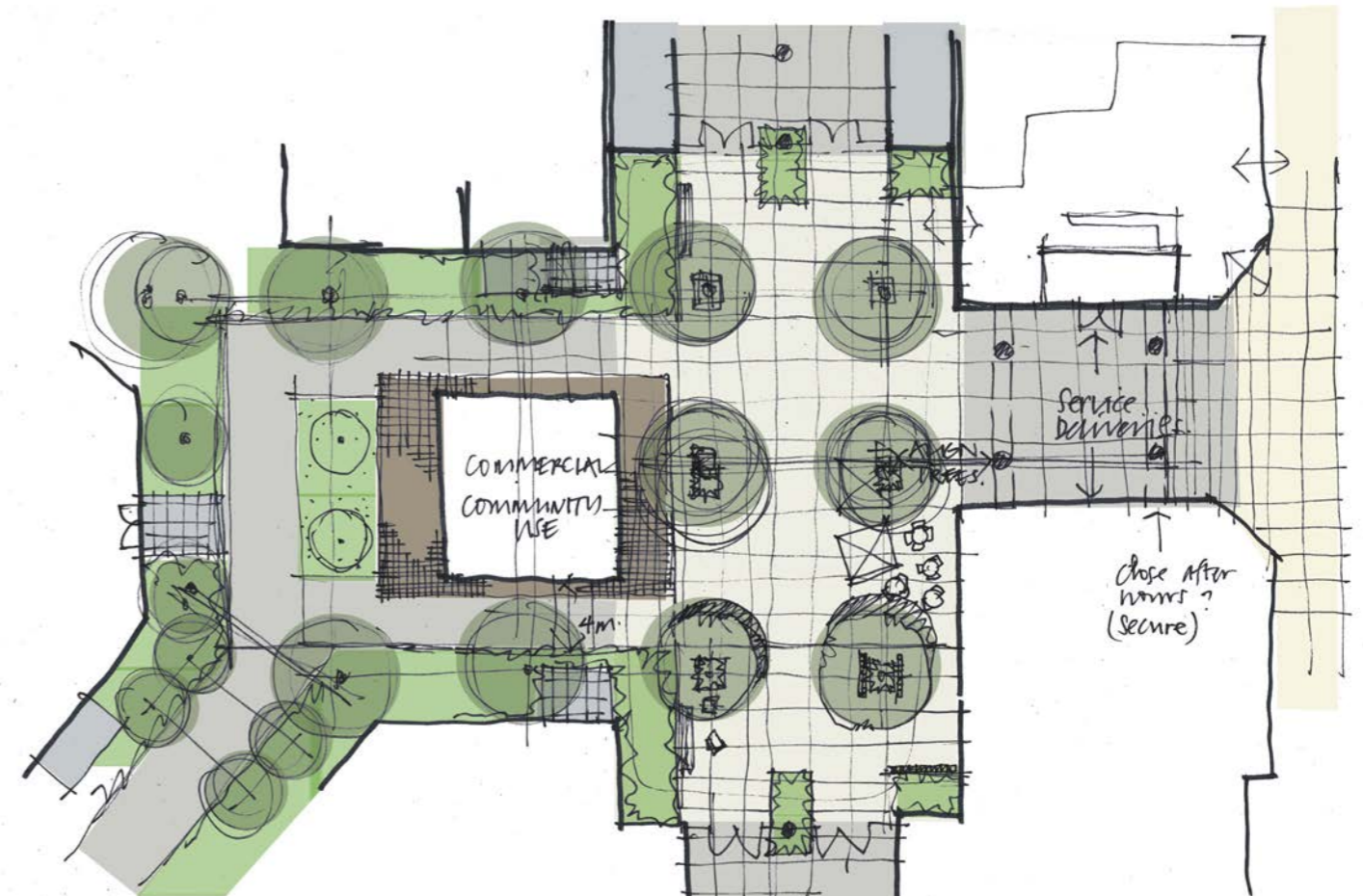
Scale comparisons to other similar and familiar spaces were undertaken to assist in the development of function and layout.

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)

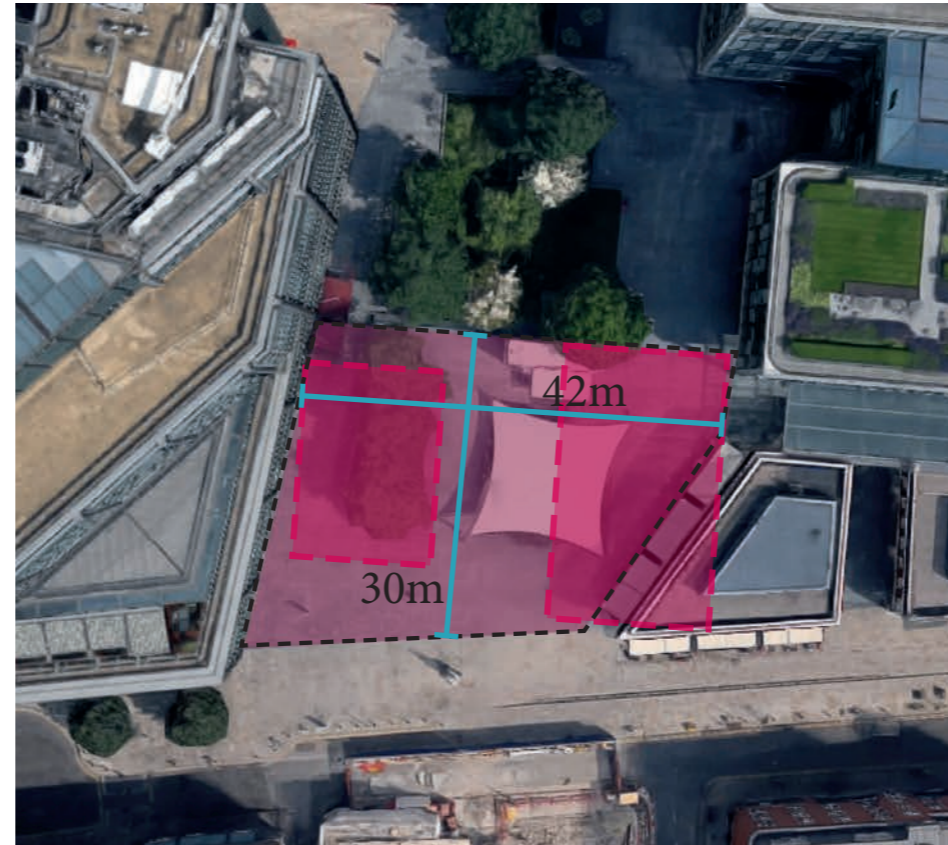


CONCEPT development - Technical meeting (30/10/2018)

1.8 Public Open Space - Scale Comparisons



Manor Road Square = 890m²



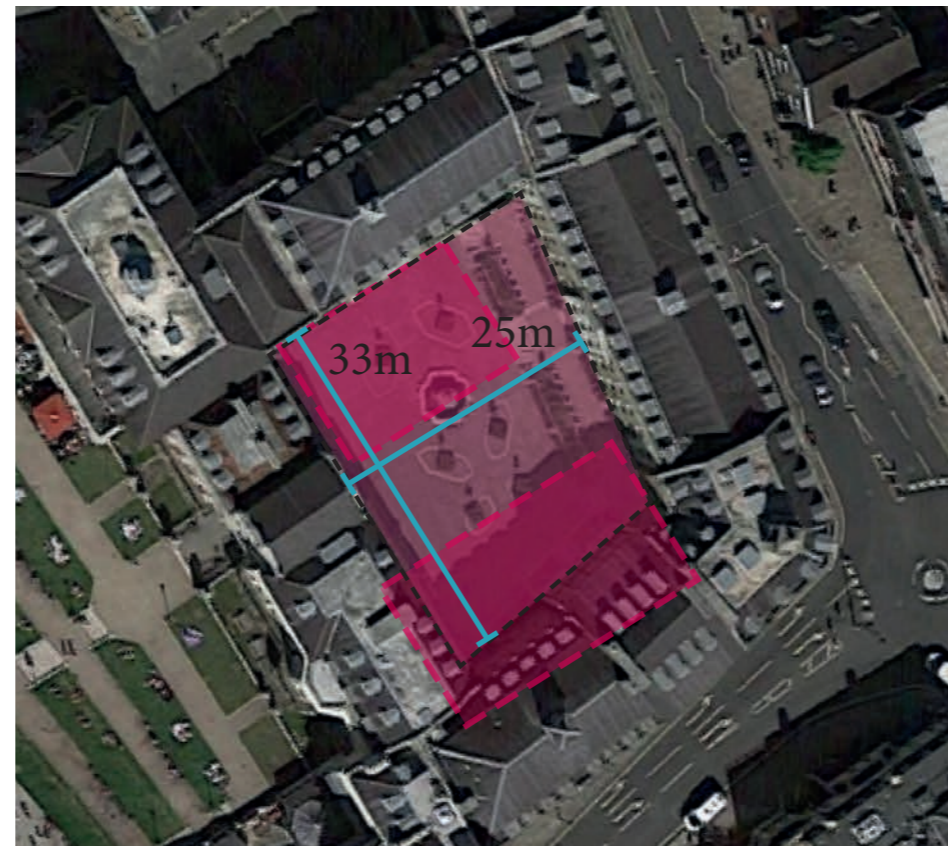
Bishop's Square, Spitalfields



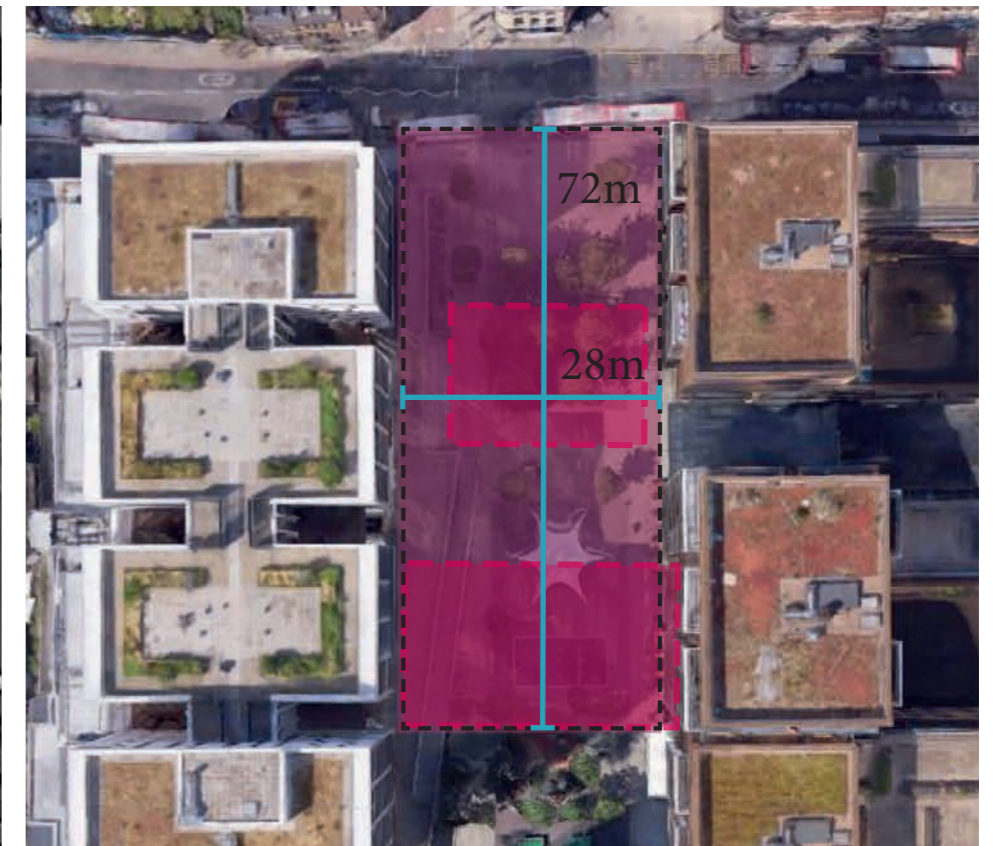
Gillett Square, Dalston



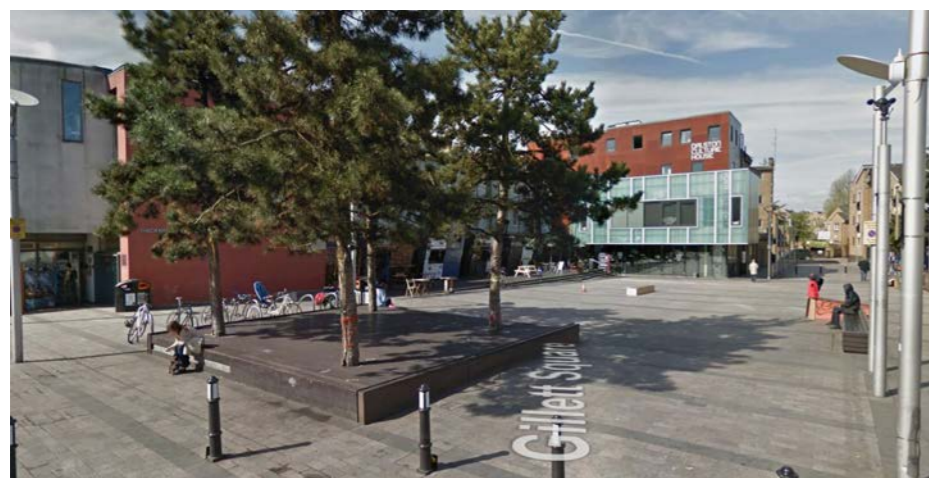
Dalston square



heron Square , RICHMOND



Dalston square

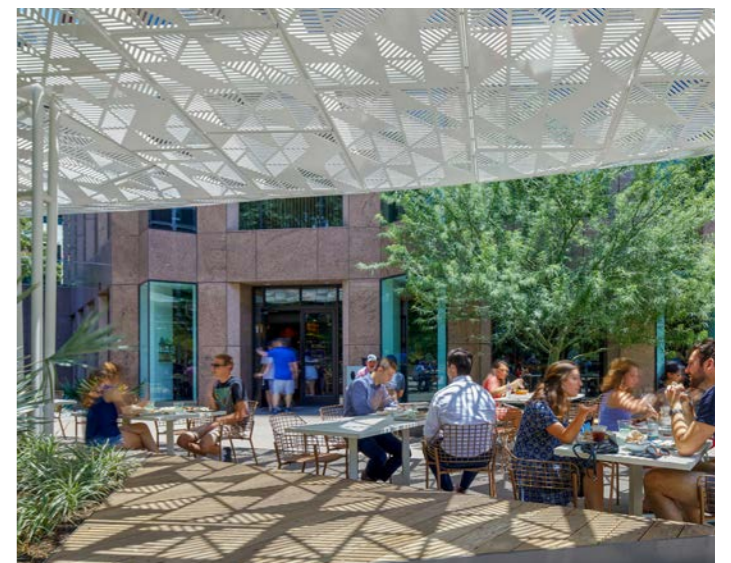
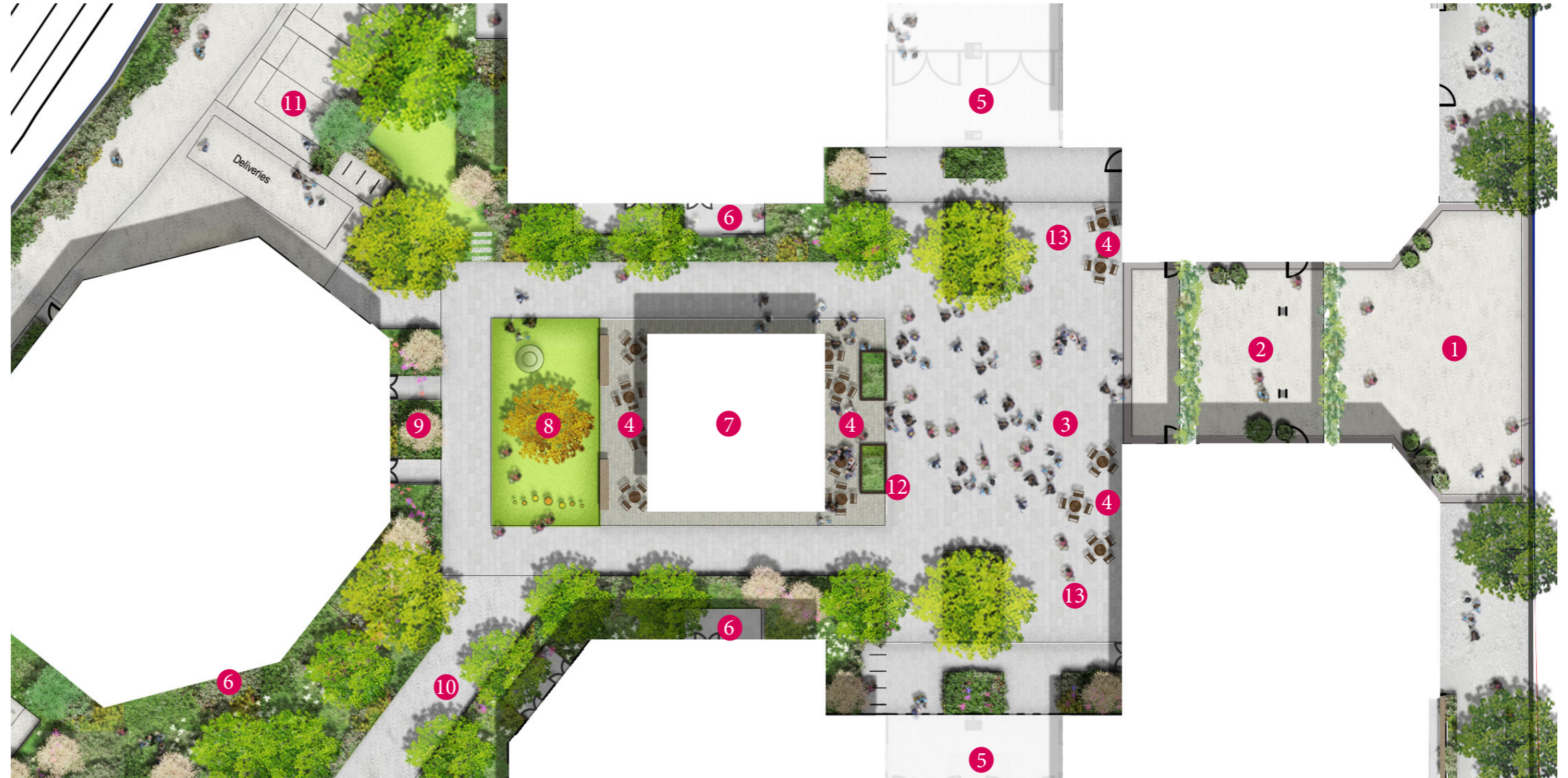


Gillett Square, Dalston

1.9 Public Open Space - Design














KEY

1	Manor Road Access - Pedestrian/Cycle Access
2	Main Entrance - Pedestrian/Cycle Access
3	Public Square
4	Commercial Spill Out/ Dining Areas
5	Entrance to Residential Blocks
6	Private Residential Terraces
7	Pavilion
8	Lawn Area
9	Lobby Access
10	Semi-Private Space Access
11	Accessible Parking Spaces
12	Opportunity for Informal play - 0-5 Years Play
13	Opportunity for Informal play - 5-11 Years Play



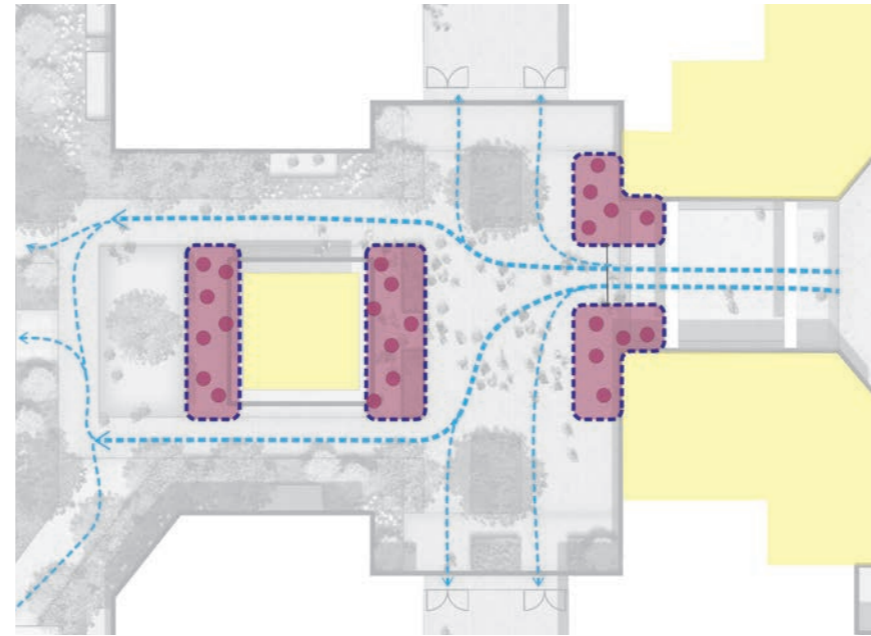
1.10 Public Open Space - Programme of Uses

KEY

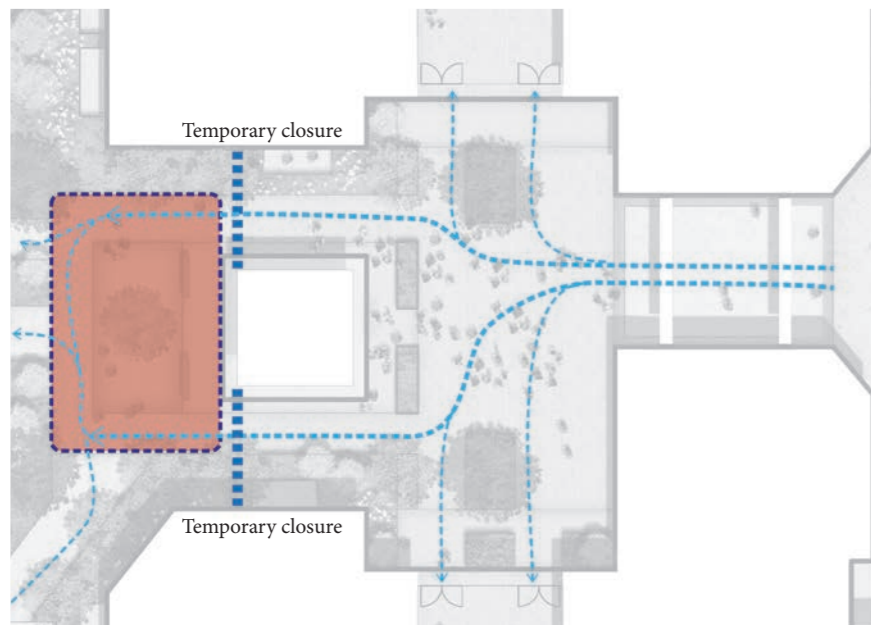
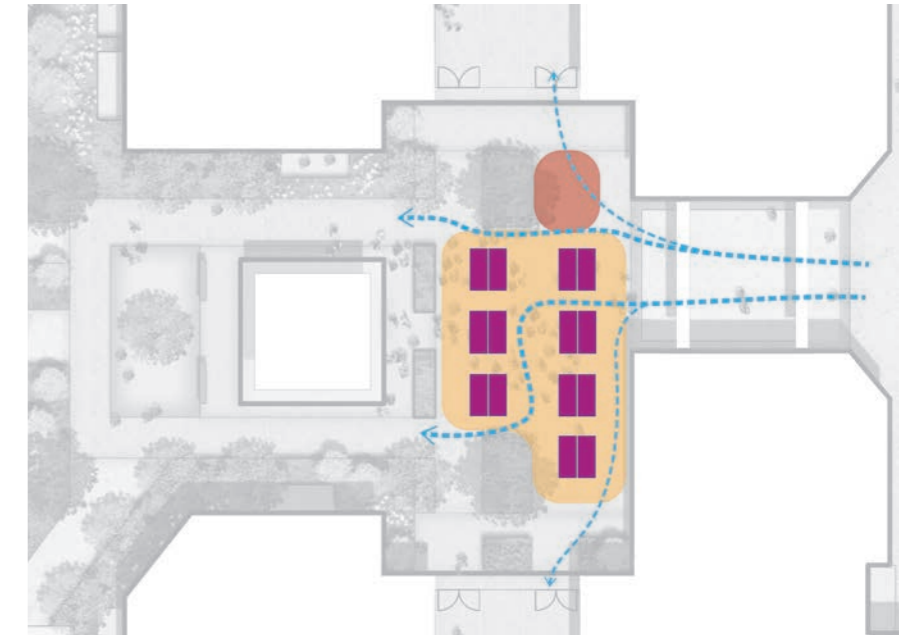
	Commercial Areas		Exhibition Panels (Indicative)
	Dining Areas		Outdoor Cinema Area
	Tables & Chairs		6.5m Screen
	Market Stalls		Seating (98no.)
	Active Use		Residential Street Party
	Temporary Seating Area		Pedestrian Circulation
	Area for Exhibitions & Installations		

The public open space is designed to be a flexible, predominantly hard paved area to provide opportunities and facilitate various types of uses and activities. The following diagrams give examples of different types and range of activities and functions.

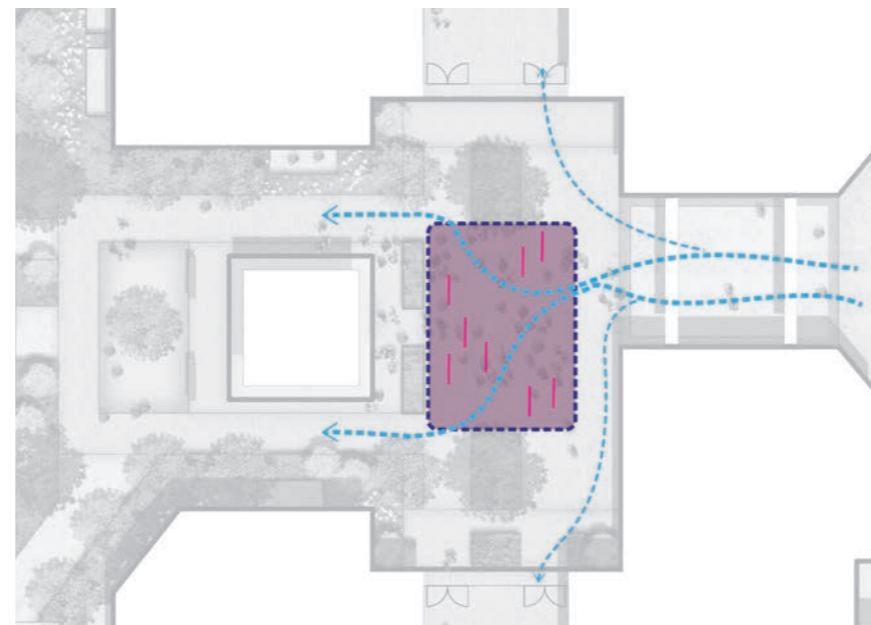
OUTDOOR DINING/COMMERCIAL RELATED ACTIVITY



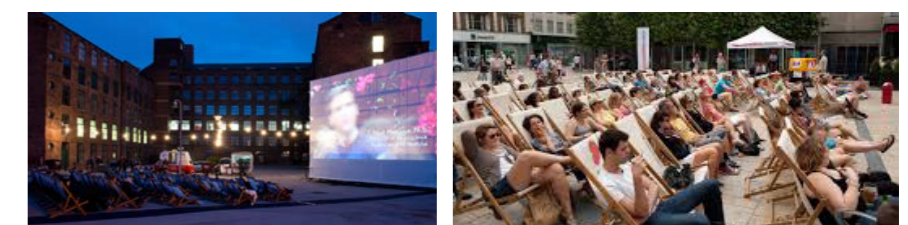
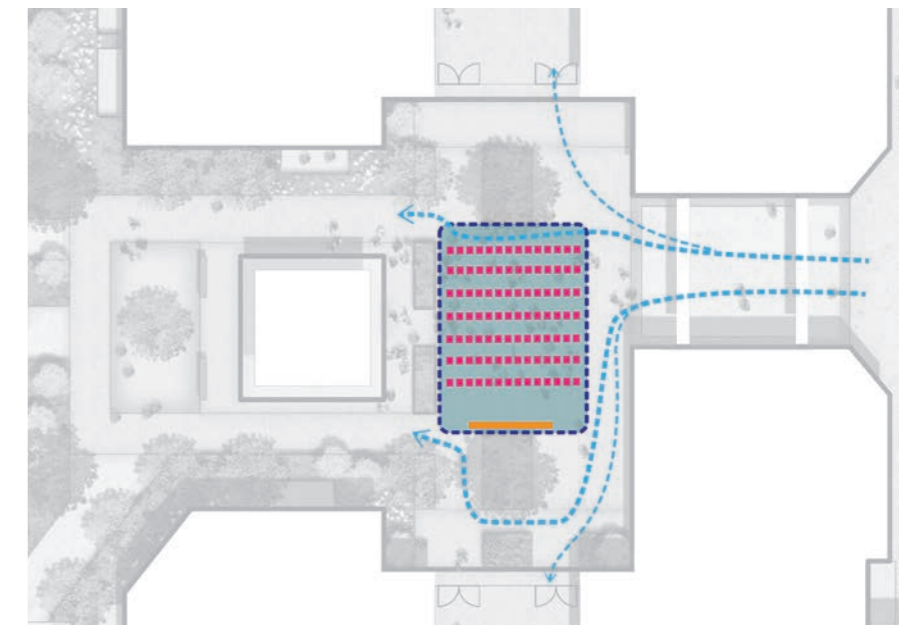
FARMERS MARKET



RESIDENTIAL PARTIES



EXHIBITION/ART INSTALLATIONS



CINEMA SCREEN

1.11 Public Open Space - Visuals



views of central square



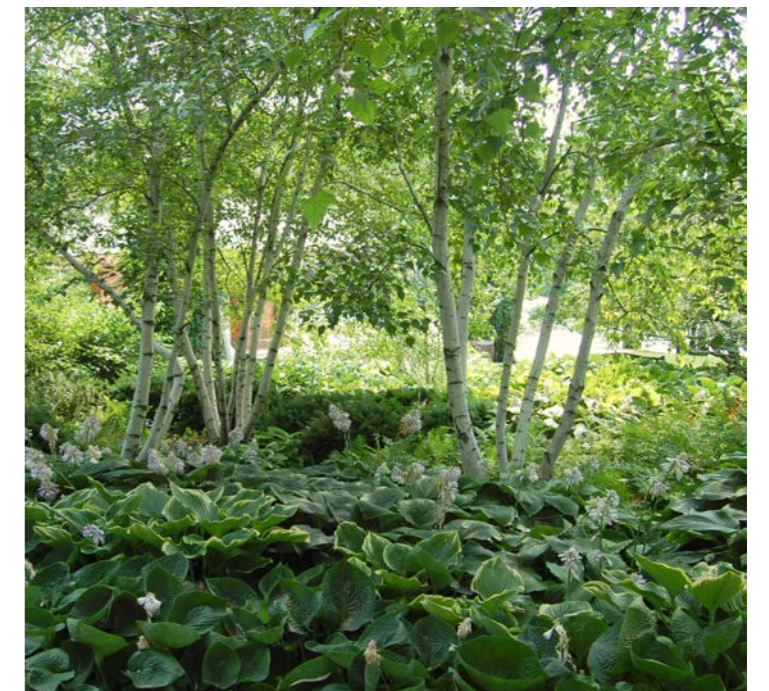
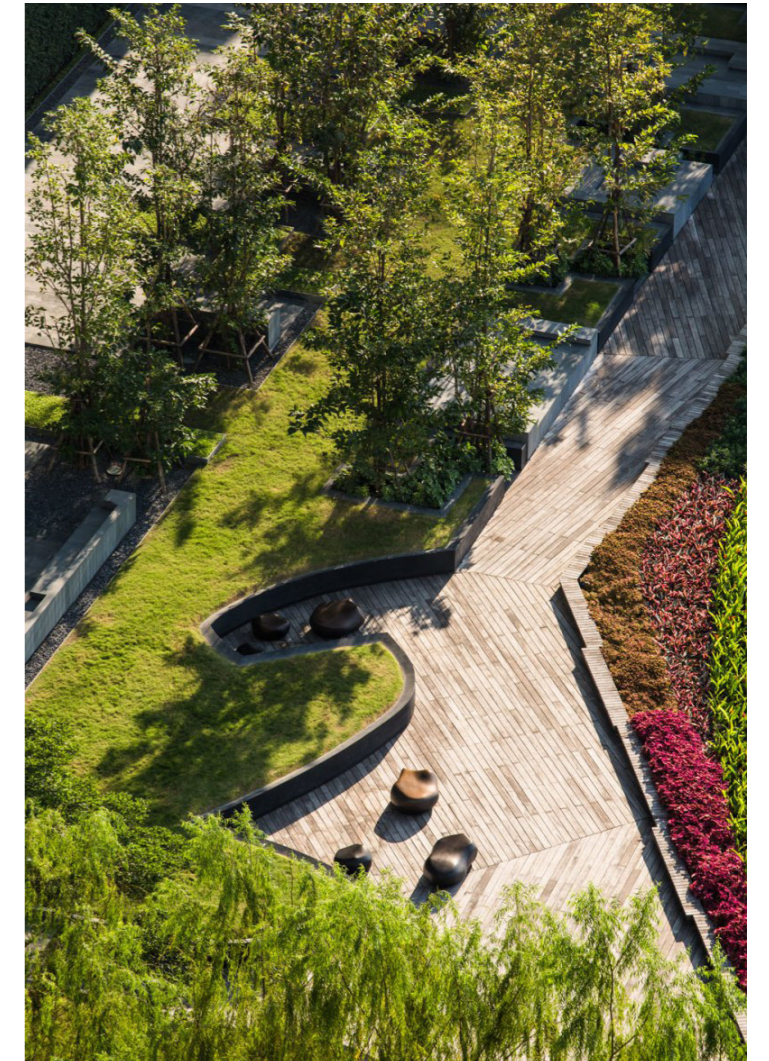
views of central square

1.12 Character Area 2 - Residential Amenity Courtyards

The built form layout of the development establishes a series of private enclosed courtyard spaces within each building cluster, providing secure communal amenity spaces for use by residents. Play facilities and a playable landscape has been designed to provide the required Doorstep Play and some Local Play facilities as recommended under the SPG (refer to the Play Strategy).

A mix of planting and open grassed and paved areas provide a range of quieter and more active areas, seating and feature planting to create a colourful and seasonal backdrop for residents.

Circulation and access to individual apartments (ground floor) and building foyers are provided with a low key permeable bound gravel pavement to maximise permeable surfaces and accentuate sustainable drainage opportunities.



Key plan

1.13 Residential Amenity Courtyards - Block A Design

KEY

1	Residential Amenity Space & 5-11 Years Play
2	0-5 Years Play
3	Manor Road Courtyard Entrance
4	Public Square Entrance
5	Planted Borders
6	Private Residential Terraces
7	Stepping Stone Paths

