





# Content

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## 1.0 Introduction

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### 1.1 Introduction

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This Design and Access Statement presents the proposal of a Co-Living development at 47a Lower Mortlake Road, Richmond, TW9 2LW.

The new scheme proposes to convert an unused yard along the road into 16 self-contained living units with high quality communal living space.

### 1.2 Key Aspirations

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Have a positive impact on the Street and wider context.

Deliver new high quality Co-Living Units.

Ensure all units and communal spaces benefit from high levels of natural light.

Create a visually interesting and integrated building that will enhance the area through its integration into the context as well as it's quality of architectural detailing.

### 1.3 The Project Team

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**Architects:** Lynas Smith

**LYNAS  
SMITH**

**Planning Consultants:** DP9





### 1.3.1 Lynas Smith

Lynas Smith is an innovative architecture company motivated to design exceptional, sustainable buildings that define the landscape of the local area and the aspirations of its residents. Focusing on mixed-use development that pioneers the relationship of uses and people working and living in the building, creating truly sustainable urban developments.

A predominant use of brick is evident throughout our past and current work, developing an understanding of how it is best used in each context and the importance of such a familiar and traditional material on the feeling and experience of the occupier and building's users.

Monohaus, Hackney  
by Lynas Smith



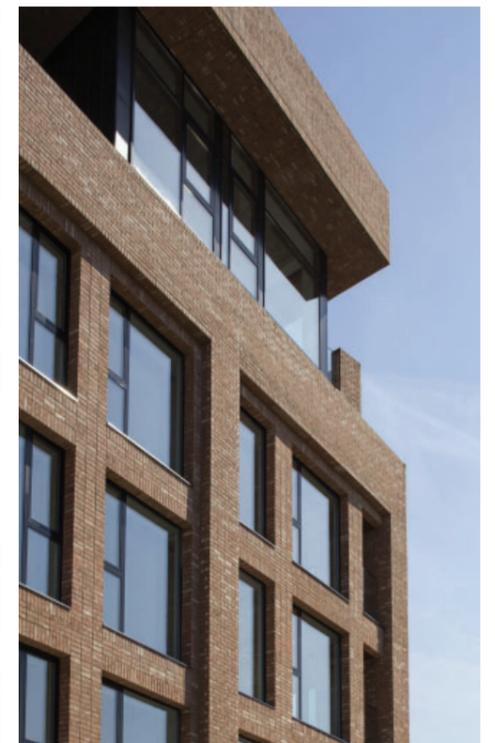
Anton Street Mews, Hackney  
by Lynas Smith



Downs Road, Hackney  
by Lynas Smith



The Warehouse, Mentmore Terrace, Hackney  
by Lynas Smith



## 2.0 Site





## 2.1 Local Context

The site is located along Lower Mortlake Road, near to Richmond Athletic Ground, The Quadrant and Richmond Green.

The site is located less than a 5-minute (250m) walk distance from Richmond Train Station which provides London Underground and Overground rail services.

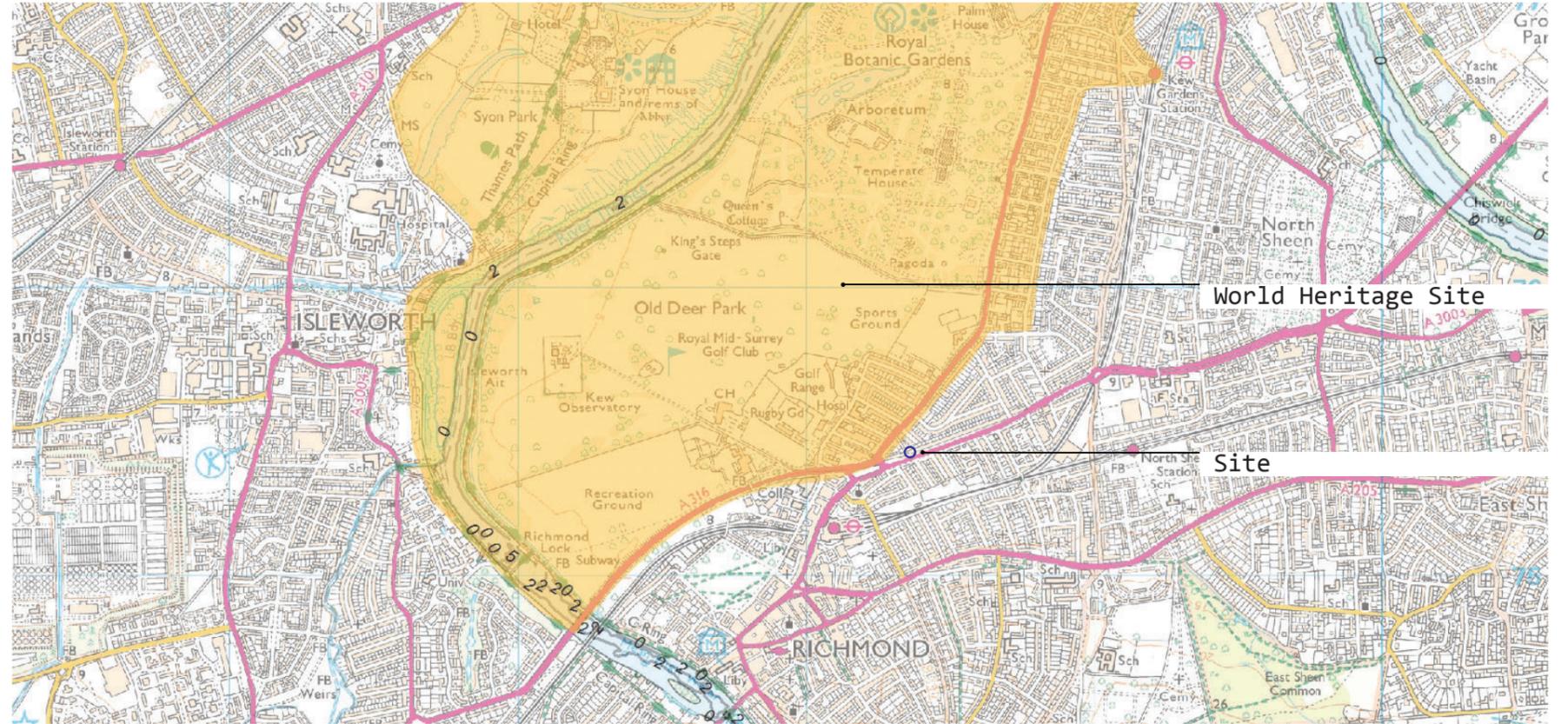
The site therefore has excellent accessibility to public transport and the retail and other facilities available a short distance in the surrounding area.

Richmond Context



## 2.2 Planning Context

Planning Designation - Richmond World Heritage Site



Planning Designation - Kew Foot Road Conservation Area



## 2.3 Lower Mortlake Road

The northern edge of Lower Mortlake Road has a well defined, continuous built edge along the Road consisting of mainly residential terraced housing. Some breaks allow for semi-detached housing of a varying nature (at our site). These buildings are primarily made up of 2/2.5 storey red brick buildings with simple openings.

There are Tudorbethan style house, nos. 5 and 7, and cottages nos. 9, 11 and 13 which are designated as Buildings of Townscape Merit. The terrace of 2 storey cottages nos. 15-45 (odds), which are also Buildings of Townscape Merit, have unfortunately been altered over the years with the replacement of original windows and doors, which has affected the quality of this prominent row.

In contrast to this, the Southern edge of Lower Mortlake Road lacks any hard edge and there is no continuity or street scene per se at least along the Road. To the south of the road, there are a mix of Victorian and Edwardian terraces with the gable ends facing the road, set amongst later twentieth-century housing, offices and industrial units staggered along the street scene.





## 2.4 Lower Mortlake Road Buildings/Character

Resi - 2 Story - East of Site



Resi - 3/2.5 Storey - West of Site



Resi - West of Site - Adhoc Alterations



Residential Streets - Gable Ends



Out of context - Fragmented Commercial



Commercial - Modern Buildings





## 2.2 Blue Anchor Alley

Blue Anchor Alley seems to have been a shortcut between Lower Mortlake Road and Kew Road, emerging onto the latter on the eastern side of the Blue Anchor pub, hence its name.

For some years, the alley was a narrow path lined with high walls, of the sort commonly found backing onto shops and warehouses in the City. One side was still farmland right up to the turn of the 20th century when it was finally built on, and the alley, opened onto a row of charming cottages.

Today it's still used by people seeking a short-cut. It has the air of a quaint mews with the cottages lining the heart of the alley, and the narrow high brick walls an imposing barrier at either end.

*The following is an Extract from "Conservation Area Study Kew Foot Road no.36 & Sheendale Road no.50" London Borough of Richmond upon Thames: May 2007*

"This charming pedestrian cut-through is a fascinating lane but suffers from the impact of the ugly wall of the yard at 88 Kew Road. The concrete slab paving is inappropriate and in poor condition and the concrete lamp posts are unattractive.

The pretty little cottages have been damaged by some inappropriate bow window fenestration. A very old wall in need of re-pointing borders the alley at the north west end."

Alley - South Entrance



Mews Cottages - Entrances



Alley - North Entrance



Chamfered Entrance with Fenestration



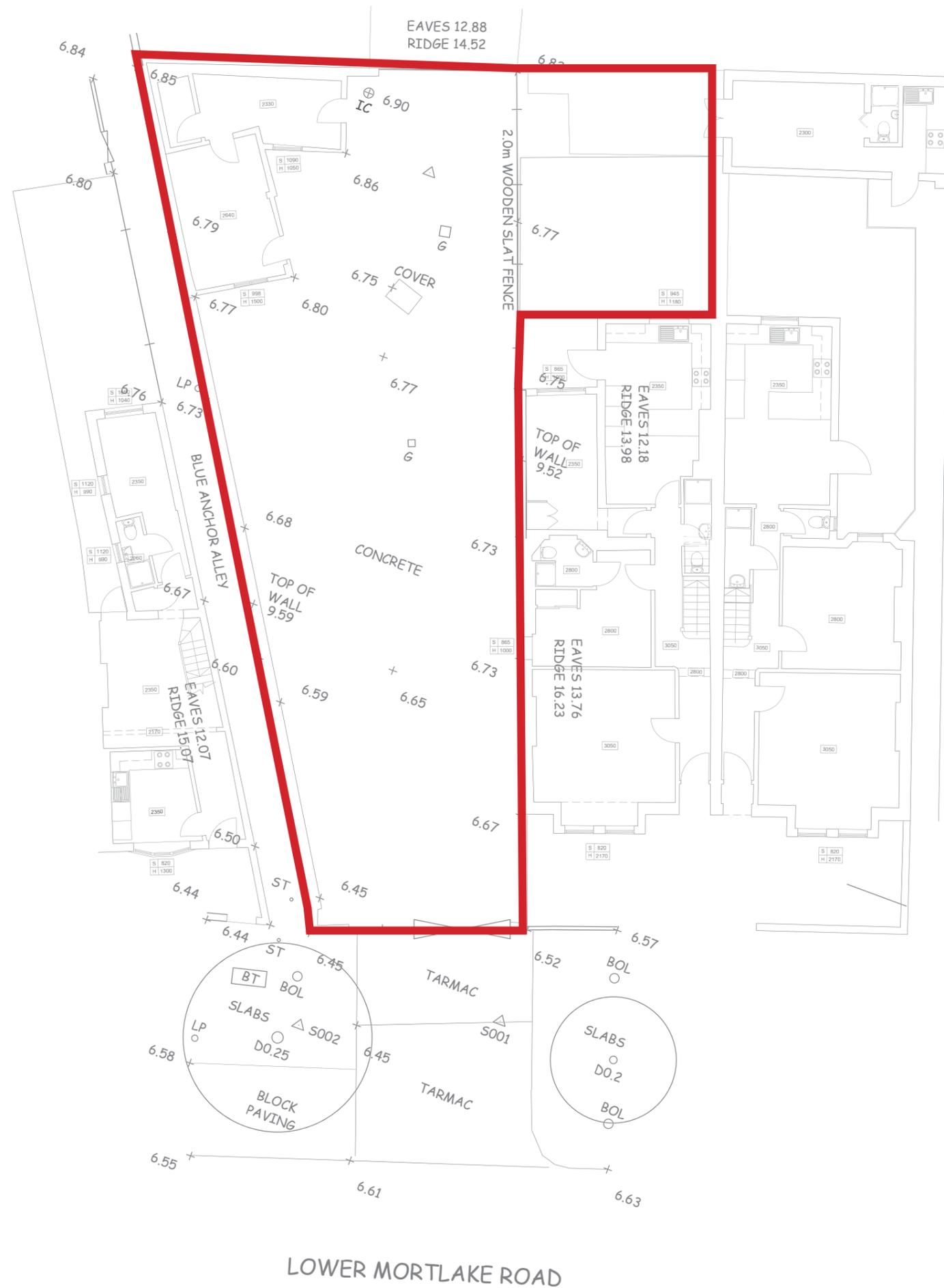
## 2.4 The Site

The existing site is located in 47a Lower Mortlake Road and has a total site area of 306sqm.

The current site is as an unused yard which has previously been used as a car wash facility.

Concrete hard-standing fills the entire site with a series of dilapidated shed like structures to the rear. The Western wall along Blue Anchor Alley is a high red brick wall with attractive brick but is in need of significant structural repair or replacing, with the existing or matching brick.

To the front of the Site, the wall and fence extend right to the boundary and create an eyesore along the road as an open empty space with hoarding to the street on the edge of the Conservation Area.





## 2.5 Site Pictures

Site Entrance from Lower Mortlake Road



Adhoc Structures on Site



Solid Brick Wall to Southern End (Site)



Looking into the current Unused Yard



View toward Lower Mortlake Road from Site



### 3.0 Opportunities and Constraints





## 3.0 Opportunities and Constraints Overview

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Following Site Visits and Analysis, we have collated our thoughts and produced a set of what we feel are the Opportunities and Constraints for the Site. These allow us to set out our Design Principles for the Proposed Scheme.

### Opportunities

To transform an underutilised site.

To provide a high quantity Co-living development which will create appropriate new living accommodation in the area.

Create a piece of architecture that enhances the area and has a positive effect on the setting of the adjacent Conservation Area.

To enhance and improve the alleyway both at the entrance point and along the edge of the site to improve security and sense of place.

### Constraints

The Conservation Area and Buildings of Townscape Merit adjacent to the site requires a sensitive design solution, provided through high quality architecture and selection of materials.

The Site is located on both a main road and a side alleyway. There is a requirement to suitably address both in terms of visibility and ensuring amenity to future residents.

## 4.0 Design Principles

