

DESIGN AND ACCESS STATEMENT

STRATHMORE CENTRE REDEVELOPMENT, STRATHMORE ROAD, TEDDINGTON TW11 8UH

1.0 Introduction

PA Housing commissioned Living Architects to design a scheme for a mixed nursery and residential development on a site located on the south side of Strathmore Road in Teddington. The existing site is occupied by Scamps nursery and the former The Strathmore Centre. The Strathmore Centre has been vacated for some time.

PA Housing is an award-winning provider of affordable, quality homes across London, the Home Counties, the South East and the Midlands. PA Housing have varied housing stock that provides dedicated solutions for first-time buyers, sheltered and supported housing for older people, and those in general need.

Living Architects are an award-winning architectural practice with extensive experience in residential, education, and commercial sectors.

Living Architects have prepared a scheme that proposes a mixed nursery and residential development with the demolition of all existing buildings; erection of a single storey nursery building, and three-storey buildings comprising 30 residential dwellings (6 x 1 bed, 17 x 2 bed and 7 x 3 bed units); creation of 32 no. car parking spaces, ancillary cycle store, new tree planting and landscaping.

2.0 Existing Site and Surrounds

The site is in Teddington, between Stanley Road to the west and Strathmore Road to the east and north, opposite Stanley School. The site is orientated north to south with a street frontage of 60m and depth of 130m, with a slightly tapered rectangular shape. The site is broadly level between 11.5m and 12.0m above ordnance datum.

Aside from the school opposite, the surrounding buildings are residential, with a small shopping area on Stanley Road to the south of Shacklegate Lane. Teddington cemetery and allotments are to the east, and Strawberry Hill Golf Course, Fulwell Garage and a small play area, Strawberry Woods, are located to the north.



KEY:

- Local shops, facilities, restaurants, bars and cafes
- Listed building: St Michael and St George Fulwell
- Building of townscape merit
- Open land of townscape merit
- Historic park and garden
- B Bus stop
- Playground: Strawberry Woods
- Train station: Fulwell
- Cycle route

Figure 1 Location Plan

Regular buses run along Stanley Road with bus stops within 150m of the site. Fulwell station is located approximately 400m away. A new Lidl store is due to open summer 2020 at the junction of South Road and Wellington Road, 400m from the site.

Residential properties are located to the east, south and west of the site, with back gardens facing the existing site. The properties are largely two storeys but there have been a number of loft conversions with rear dormer window extensions facing onto the site on both Strathmore and Stanley Roads.

The surrounding houses are of differing styles and age. The houses on Stanley Road area are characterised by bays, brickwork and render, with decorative elements, shallow porches, and are largely detached or semi-detached properties with front gardens and parking. The properties on Strathmore Road are set out in blocks of four to six properties separated by small gaps of 1-2m and are at varying distances from the roadway with front gardens and some parking. These houses are simple brick buildings with pitched roofs. The school is traditional and contemporary with Victorian classrooms in yellow and red brickwork and pitched roofs, with newer blocks to Strathmore Road in a blue Staffordshire brick with large asymmetric glazed areas and flat roofs.

The building line on Stanley Road is regular but on Strathmore Road to the east and north of the site, the building line is irregular.

The existing site consists of an existing private access roadway leading to Scamps day nursery to the south of the site, a single storey building, and the vacant Strathmore Centre to the north forming the main built portion of the site, with buildings from single to three storeys high. The private access road is informally used for parking by residents and commuters and those attending the school. An area within the site is used by Scamps.

Several trees can be found throughout the site, although there are no existing trees with Tree Preservation Orders nor any with Category A status. All existing trees are category B or less, as per Arboricultural Report included as part of this application. Through the pre-application process, the council's tree officer indicated key

trees or groups of trees that should be retained as part of any development of the site and these have been indicated on the drawing 'site analysis', figure 2.

There is an electric substation located to the south-west corner of the site.

Strathmore Road is one-way (west) from the access point to the site so vehicular access to the site is from the east only, although exiting the site can be in either direction. Parking is generally unrestricted in the area. At present with unrestricted access onto the site the access road within the site is also used by residents and the parents dropping off at the school.

3.0 Key Aims / Brief

The key element of the brief is to optimise the residential development of the site within the limits of site constraints, planning policy and context. The London Borough of Richmond has requested that the site contain a replacement nursery building. The brief for the nursery building was developed between Scamps and The London Borough of Richmond. The residential buildings also needed to consider the following:

- Units to be designed to the Nationally Described Space Standards
- 10% of units should be to wheelchair housing standard in line with Approved Document Part M4 (3).
- 90% of units should be 'accessible and adaptable dwellings' to Approved Document Part M2(2).
- Housing mix to be agreed with local authority but initial discussions had this close to 18% 1 bed, 64% 2 bed and 18% 3 bed.
- Flats should be dual aspect and create active frontage.
- Minimum amenity should be 5m² per 1 bed / 2 person dwelling and 1m² per additional occupant.
- Amenity should be oriented to take account of sunlight and accessed from living spaces.
- Category 'B' trees to be retained where possible in accordance with tree officer requirements.

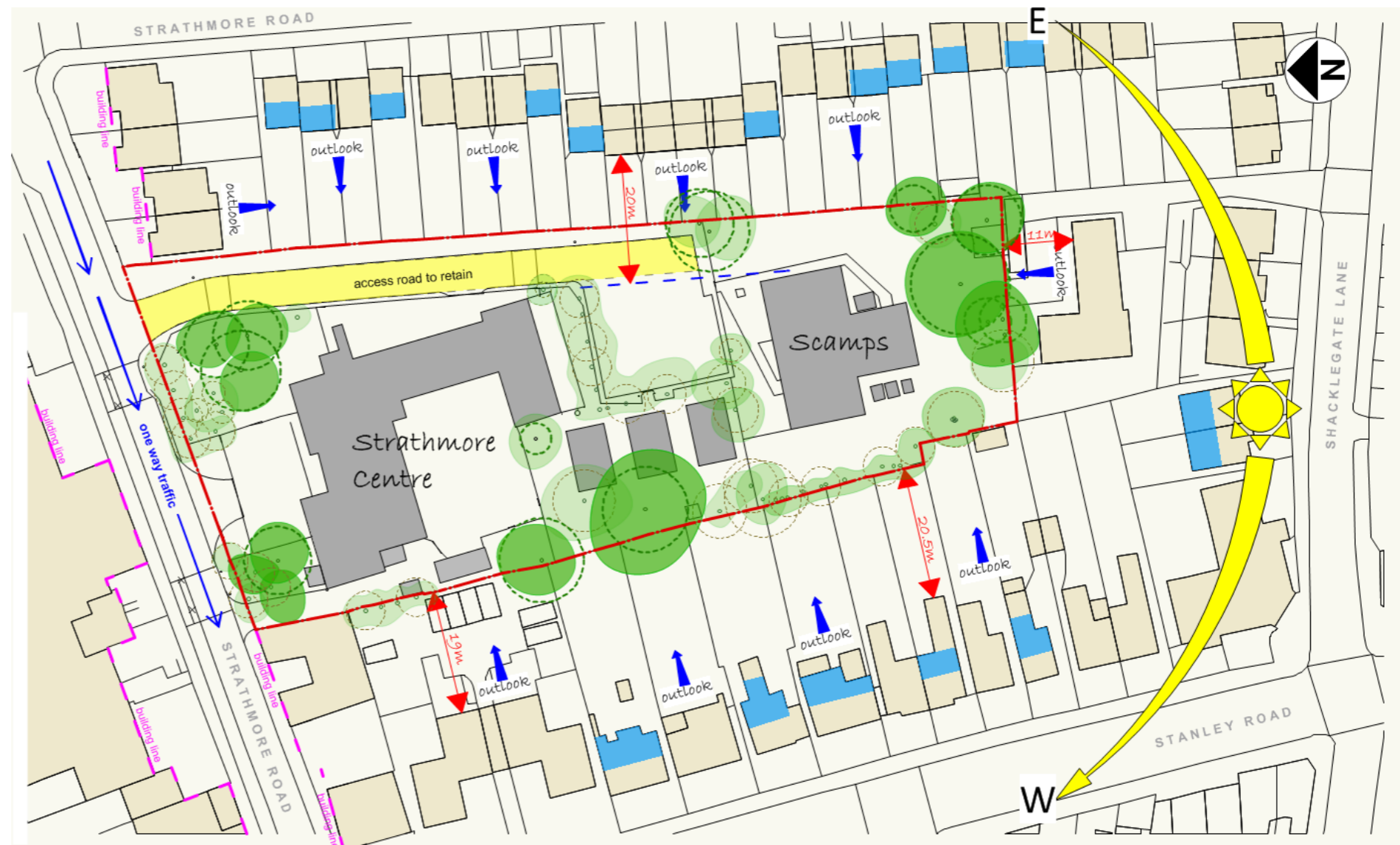


Figure 2 Site Analysis

- Car parking to be provided as 1 space per unit and should be 2.4m x 4.8m, with provision for 20% electric charging spaces.
- Cycle storage should be provided in line with standards, 1 space per 1 bed and 2 per 2+ bedrooms.
- Take account of the residential setting either side of the site, particularly in terms of scale, height, and massing.
- Materials to respect the local context and particularly take account of the modern architectural features of Stanley Primary school.
- Energy efficient buildings and use of sustainable materials.

4.0 Planning History

Prior to submission for planning, there have been two pre-application submissions, a design review with the Richmond Design Review Panel and a public consultation event.

4.1 Pre-application submission 01

An initial proposal was submitted in mid-2018 for a proposed mixed nursery and residential scheme comprising 43 dwellings (2x4 bed town houses, 8 x 1 bed units, 27 x 2 bed units, and 6 x 3 bed units), with on-site parking, communal amenity, and a nursery with play space and parking.



This scheme indicated a single storey Scamps nursery building on Strathmore Road (north end of the site) with townhouses between the nursery and adjacent residential building, and two further blocks along the west and south boundaries of the site, at right angles to each other. The residential flats were all three storeys in height with flat roofs, private gardens on the ground floor with balconies above.



Communal amenity was provided to the east of the site between boundary and parking area in front of the residential blocks. Car parking was provided at 1:1 with spaces with Scamps and cycle storage in communal areas. An aspect of parking was indicated in undercrofts of the proposed buildings.

Following a meeting with the planning case officer, a response was received in October 2018 and the following key issues were raised with the proposed scheme:

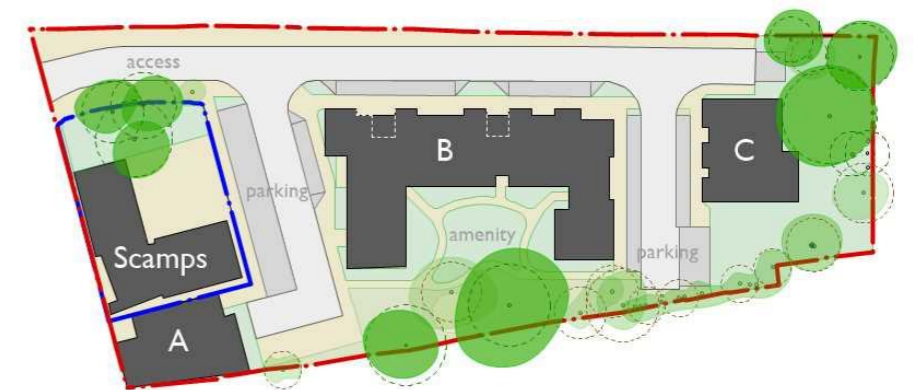
- Townhouses: the design and form were considered unacceptable and not optimum development for the location. The suggestion was for a deeper block, brought forward, and with pitched roof.
- Amenity: The scheme provided more amenity than required but it was deemed unacceptable due to the narrow nature of the amenity to the west of the site and to the east, the amenity was cut off from the flats by parking and the roadway.
- Scale of flats: The scale and massing of the main blocks were considered unacceptable due to the largely two-storey nature of the surrounding area. The block was also considered too long, and the suggestion was to reduce the height to two storeys with the possibility of accommodation set in from the main elevation.
- Undercrofts: The undercrofts should be omitted.
- Pedestrian environment: There was concern regarding the lack of direct continuous pavement throughout the development and it was recommended a footway of 2m in width should be incorporated.

- Parking: The scheme provides more spaces than required and the extra spaces should be omitted. The scheme also indicated a dropping off area for Scamps on Strathmore Road that caused concern. It was also noted the wheelchair parking should be closer to flat entrances.
- Location of blocks: There were objections to the proximity of the proposed blocks to the boundaries to the west and the south.
- Trees: The extent of tree loss was considered unacceptable and the report highlighted trees that should be retained.

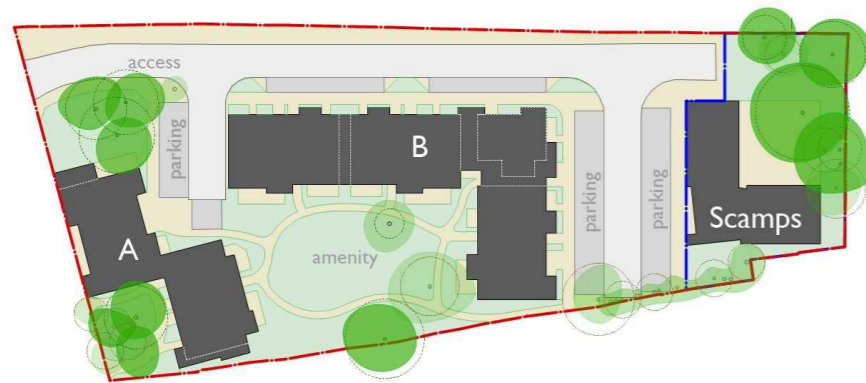
4.2 Design Options considered

As a consequence of the feedback received two design options were evaluated. The key difference was the location of the nursery building on the site and the implications on the residential provision and layout.

Option A retained the nursery to the north of the site adjacent to Strathmore Road and provided for 33 flats.



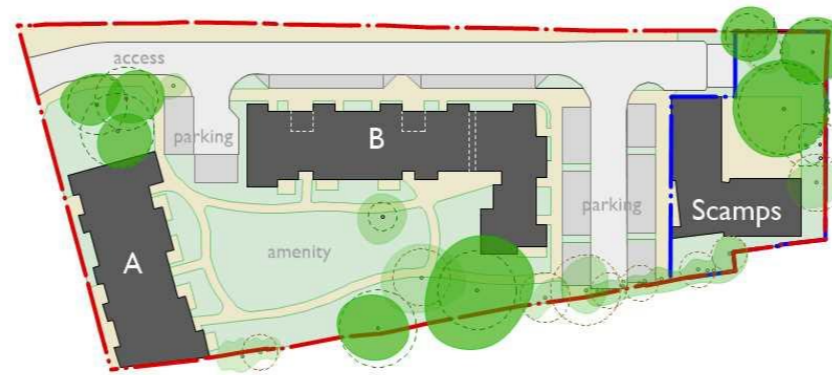
Option B returned the nursery building to the south of the site in much the same location as the present facility and provided for 34 flats.



In both options the access road was retained in the present alignment, the building massing reduced, and the communal amenity area moved to the west of the site. It was considered that Option B presented the optimal approach to the re-development of the site. The design was developed further and in January 2019 a second pre-app submission was made to The London Borough of Richmond.

4.3 Pre-application submission 02

A revised proposal was submitted in January 2019 with follow up meeting and updated response from the planning officer received in February 2019.



The revised scheme proposed a mixed nursery and residential proposal comprising 33 dwellings (6 x 1 bed units, 21 x 2 bed units, and 6 x 3 bed units), with on-site parking, communal amenity, and a nursery with play space and parking.

The proposal moved the Scamps nursery to the south of the site in a similar location to the existing nursery building, and created two further blocks of dwellings, one block along Strathmore Road following the line of the roadway and between the existing adjacent residential building and existing trees, and a further block running along the existing access road and turning the corner in front of the Scamps building.

In this arrangement the existing access road junction and alignment were retained, and the parking reduced to 1:1 for residential and 4 spaces for Scamps.

The two residential blocks had been designed to be dual aspect with entry directly from the street for ground floor flats to create active frontage.



4.4 Design Review Panel

As part of the pre-app process the planning authority requested the proposals be submitted to the Richmond Design Review Panel. The review was undertaken in July 2019 and the response was received dated 5 August 2019.

The panel expressed views on a number of points which the design team has considered in advance of submission of this application.

Location of Nursery: The location of the single storey building to the south of the site is preferred in relation to the adjacent residential properties to the south. The planning authority had previously indicated that a higher building in this location would have an overbearing on neighbouring properties.

The nursery facility is currently located in this general location so would not be introducing a new feature to other residents. The design of the nursery building has been adjusted to make its appearance more in keeping with the proposed residential buildings and therefore being more harmonious design.

Parking: The panel indicated parking should be reduced, however the proposed level of parking is compliant with the Council's standards for affordable housing and is already lower than private C3 development. It also reflects the local context, noting that the surrounding area experiences high levels of parking stress, and responds to concerns expressed by local residents at public consultation events. Any reduction in parking would result in failure to comply with The London Borough of Richmond's parking standards.

Roof: Concern was expressed about the roof shape proposed on the residential blocks:

The roof form in part arises from the requirement to reduce the bulk on the 2nd floor level. There is no overriding architectural form within the area. To give this site some architectural expression and identity, the design responds to the more contemporary feel of the adjacent school buildings.

A green sedum roof is proposed to the nursery building and on the upper parts of the roof of the residential blocks.

Refuse: The panel expressed concern that the refuse stores were located adjacent the main entrances to the residential blocks. These have been redesigned into remote free-standing compounds.

5.0 Public Consultation

On the 26 November 2019 a public consultation event was held to advise local residents of the emerging proposals for the site, and the upcoming planning application.

The presentation was in the form of a static exhibition with display boards. In attendance were representatives from the applicant, the planning consultant, the architects, the highways engineers and the landscape architects.

Included within the planning submission document is the record of the consultation and the responses received.

Following the resident consultation, the proposals were amended.

- The location of the secured cycle stands was adjusted.
- Proposed landscaping was adjusted.
- Additional drop off areas designated for the nursery building within the site were identified and
- Electrical vehicle parking spaces are indicated.

To supplement the planning application additional reports were obtained. The additional information is included within the application documents.

The Strathmore Centre Redevelopment 3



The Proposal

The proposed development has been through a pre-application process with the planners. An initial scheme was submitted and has since been significantly redesigned in order to address concerns raised and respond to comments.

The proposed development includes demolition of the existing buildings on site, and the provision of a new nursery building. The new residential accommodation comprises 30 affordable housing dwellings arranged within two buildings, external play space, refuse stores, car parking, cycle storage and communal landscaping.

The existing roadway into the site has been retained and further extended into the site to create access for parking and for the Scamps nursery building located to the rear of the site. The proposed new buildings follow the line of the streets and create a large communal landscaped area between the buildings and the western boundary.

The residential blocks have been designed to have direct access to the street and to the rear communal area. Each unit is dual aspect with kitchens and secondary bedrooms facing the street and principle bedrooms and living spaces to the rear. Each flat has private amenity consisting of either a balcony or external terrace.

The existing trees have been retained as much as possible and new landscaping and trees are proposed. A new play area is proposed in the communal area where there is good natural surveillance from surrounding flats.

New footpaths are proposed alongside the access roadway to create easy access for residents and connect to existing footpaths to create better connectivity.

The buildings are a total of three floors with the third floor set back from the street elevation to reduce the visual impact. The roof form will wrap over the building to form wall cladding and will incorporate a green roof.

The edges of the new blocks have been pulled away from the internal boundaries of the site to create greater privacy for the residents on Stanley Road and Strathmore Road where back gardens face onto the site. We have retained the line of natural screening along the west boundary and have added a continuous green buffer along the eastern boundary fence to further enhance privacy and reduce the impact of the new development on the amenity of existing residents.

Communal parking spaces have been created throughout the development. There are a total of 34 spaces for the residential units (1 per unit plus 4 visitor spaces) and 4 spaces (including the two drop-off bays) for Scamps. Wheelchair parking has been located close to wheelchair flats and at the entrance to Scamps. A small pick-up / drop-off area has been indicated for Scamps.

Two tier cycle storage is provided in two locations on opposite sides of the site for easy access for residents. A total of 56 spaces are proposed, 28 in each location. Scamps will have secure cycle parking within their own site area for 4 bicycles.

The Strathmore Centre Redevelopment: Scamps 7

Scamps Nursery

The Scamps Nursery is currently located to the south of the site and is in need of renewal.

The overall proposal includes for relocation of the Nursery further to the south and building a completely new nursery, specifically suited to the needs of Scamps and the other building users.

The proposed plan shows the provision of a nursery and all associated rooms, together with a substantial canopy in a courtyard space. This provides a protected and relatively private area for children to take advantage of indoor/ outdoor activities.

The larger hall space provides for after school activities for older children, together with the opportunity for additional community use.

To the front of the building there will be road access with a drop off / pick up area. External but secure cycle parking is included, as is a covered area for buggy storage.

The freehold of the building will be retained by the London Borough of Richmond upon Thames and leased to Scamps.



GROUND FLOOR PLAN



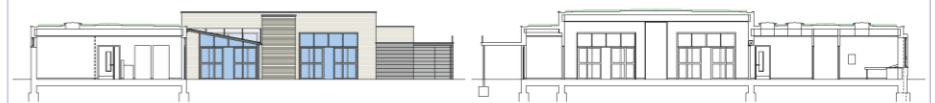
WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION



SECTION A-A

SECTION B-B

6.0 Design Statement

6.1 Summary of Proposal

The proposed development comprises demolition of all existing buildings; erection of part two, part three storey RESIDENTIAL buildings totaling 30 dwellings (being 6 x 1 bedroom, 17 x 2 bedroom and 7 x 3 bedroom units); a new single storey NURSERY building with secure external play areas. Adjusted site access, creation of total 36 no. car parking spaces, ancillary cycle stores, refuse compounds, dedicated play area, management of retained trees, new tree planting and landscaping.

6.2 Design Principles

Optimise the residential development of the site within the limits of site constraints, planning policy and context along with replacement of the nursery function within the proposals. The residential buildings also needed to consider the following:

- Dwelling units to be designed to the Nationally Described Space Standards with 10% of units should be to wheelchair housing standard in line with Approved Document Part M4 (3) and 90% to be 'accessible and adaptable dwellings' to Approved Document Part M2(2).
- Housing mix to be agreed with local authority but initial discussions had this close to 18% 1 bed, 64% 2 bed and 18% 3 bed.
- Flats should be dual aspect and create active frontage and to have private amenity areas.
- Car parking to be provided in line with policy.
- Cycle storage should be provided in line with standards.
- Respect the residential setting either side of the site, particularly in terms of scale, height, and massing.
- Materials to respect the local context and design to take account of the modern architectural features of Stanley Primary school.
- Energy efficient buildings and use of sustainable materials.

6.3 Parking

A total of 36 parking spaces are proposed on the site. This equates to 1 space per dwelling, two dedicated spaces serving the nursery and four spaces available for visitors to the site. Additionally, drop off areas are identified adjacent to the nursery.

The existing crossover from Strathmore Road into the existing Strathmore Centre is to be removed. This allows for 3 further parking spaces to be provided on Strathmore Road if desired by the highway authority.

Five parking spaces suitable for wheelchair users are identified. These comprise two spaces for the nursery, and three spaces for the residential.

6.4 Cycle Storage

Communal secured cycle storage spaces are indicated. For the residential properties these are in two areas with capacity for 28 cycles in each store. The two stores will have a two-tier arrangement to reduce the impact on the landscaping. Two additional stands (for 4 bicycles) are proposed for the nursery part of the site.

6.5 Refuse and Recycling Storage

Individual flats will contain refuse and recycling bins within the kitchens for initial collection. Communal refuse stores are located around the site having regard to the distances between the dwelling and the store, and the maximum distance allowed between the communal store and refuse collection point. Collectively the stores contain 2 x 240 litre bins, 8 x 360 litre bins for recycling along with 1 x 600 litre, 2 x 770 litre and 2 x 1100 litre bins for general waste.

The nursery area will operate a commercial refuse service. The refuse collection vehicles can enter the site and turn within the hammerhead between the residential Block B and the nursery.

6.6 Trees and Landscape

Existing trees are to be retained as directed by The London Borough of Richmond's arboricultural officer.

New communal landscaping is proposed throughout the site in accordance with the submitted masterplan drawing. This includes additional trees, new hard and soft landscaping, paths, fences etc.

6.7 Schedule of Accommodation

	1 bed	2 bed	3 bed	TOTAL
Ground Floor	-	7	3	10
First Floor	-	6	4	10
Second Floor	6	4		10
TOTAL	6	17	7	30
percentage	20%	57%	23%	

Within the general building mix 10% (i.e. three) dwellings are intended as wheelchair housing standard in line with Approved Document Part M4(3) (i.e. ground floor units 18, 19 and 24.) These are 2 x 2bedroom 3person units and 1 x 2bedroom 4person unit. All other units are to be 'accessible and adaptable dwellings' to Approved Document Part M2(2).

6.8 Amenity

- The site is arranged to have 3 significant communal amenity areas.
- One adjacent the site entrance on Strathmore Road. This exceeds 200sqm and features a group of retained trees.
 - The larger area to the west of Block B extends to over 1100sqm. This area features retained and new trees and the dedicated play area. The area is fenced from the access road so it becomes a private area accessible only by the residents
 - Within the nursery portion of the proposals, there is an extensive green margin to the west south and east accessible to the nursery children and staff.

In addition to the major areas noted a new landscaped buffer is proposed against the fence of the eastern boundary along with other incidental landscaped margins and beds throughout the site.

6.9 Building Appearance

The building design acknowledges the disparate domestic styles of the adjacent buildings and seeks to develop the contemporary design of the adjacent new school buildings whilst adopting a palette of traditional materials.

Walls: to be of yellow stock facing brick. In areas shown the brickwork will feature a projecting brick header arrangement which will add texture and shadow to the face brickwork reflecting traditional detailing in a contemporary way.

Parapets: will be a mixture of metal clad capping and soldier courses.

Roof: The curved zinc standing seam roof is the dominate feature of the proposals. It gives the development a defining identity whilst responding to the reduction in building form arising from the setting-in of the 2nd floor. The roof form is further enhanced by the dormer window arrangements and the continuation of the roof down to create the porch canopies at first floor level.

Windows and Doors: windows will be double glazed with frames in aluminium finish externally. Doors will be timber faced within aluminium frames. Windows and doors will meet the security principles of Secure by Design.

Areas: The dwellings have been designed in line with the nationally described space standards and Building Regulations Approved Document Part M

6.10 NURSERY: Scamps

The proposal includes for a completely new nursery building to replace the existing use on the site, specifically suited to the needs of Scamps and the other building users.

The proposals include the provision of a nursery hall and associated rooms, together with a substantial canopy in a courtyard space. This provides a protected and relatively private area for children to take advantage of indoor/ outdoor activities.

The larger hall space provides for after school activities for older children, together with the opportunity for additional community use.

To the front of the building there will be road access with drop off / pick up areas. External but secure cycle parking is included, as is a covered area for buggy storage.

7.0 Access Statement

7.1 Inclusive Access

The proposed scheme intends to meet all the obligations to be inclusive to meet the needs of all users.

As a minimum the residential development will be designed to meet the requirement of the Building Regulations Part M Volume 1.

Three dwellings are intended as wheelchair housing standard in line with Approved Document Part M4(3) Category 3: Wheelchair user dwellings.

All other units are to be to Approved Document Part M2(2) Category 2: Accessible and adaptable dwellings.

The nursery facility will be designed to meet the requirement of the Building Regulations Part M Volume 2 – Buildings other than dwellings.

7.1.1 Approaches and car parking

The proposed scheme will provide unobstructed and barrier-free level access to and from the entrance and exit points. The surface of material of pathways between the footpath and buildings will be firm, slip-resistant and reasonably smooth.

The proposed buildings are intended to be approached on foot from the footpath alongside the access road and by car from Strathmore Road via the site access road. There is level access from both locations to all the entrances at the front and rear of the proposed buildings.

7.1.2 Access into the building

The main communal entrances will be fitted with level thresholds and have a clear opening of 850mm and an overhanging roof for weather protection. A level area of at least 1500x1500mm will be provided at the entrance area free from door swings. Doors will be fully glazed with manifestations at low and eye levels.

7.1.3 Horizontal and Vertical Circulation

Internal corridors will be at least 1200mm wide.

The stairs have handrails to both sides including 300mm overrun at top and bottom, contrast strips on risers and nosings, and clear minimum width of 1000mm.

7.1.4 Finishes, Lighting and Acoustics

Internal surfaces of the communal areas will be designed to provide enough visual contrast between changes of surfaces, reduce glare and reflection and provide a mix of soft and hard surfaces to achieve a good acoustic environment.

Signage will be case sensitive, and pictograms and symbols will be used wherever possible.

7.1.5 Means of escape

Escape routes from the building will be through level thresholds and level access from the building to a fire assembly point.

7.2 Construction Traffic

Construction vehicles will access the site from Strathmore Lane. A full condition surveys will be undertaken prior to work commencing.

Access and egress will be restricted to avoid rush hour periods and school drop off and collection times to be agreed with the school.

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