

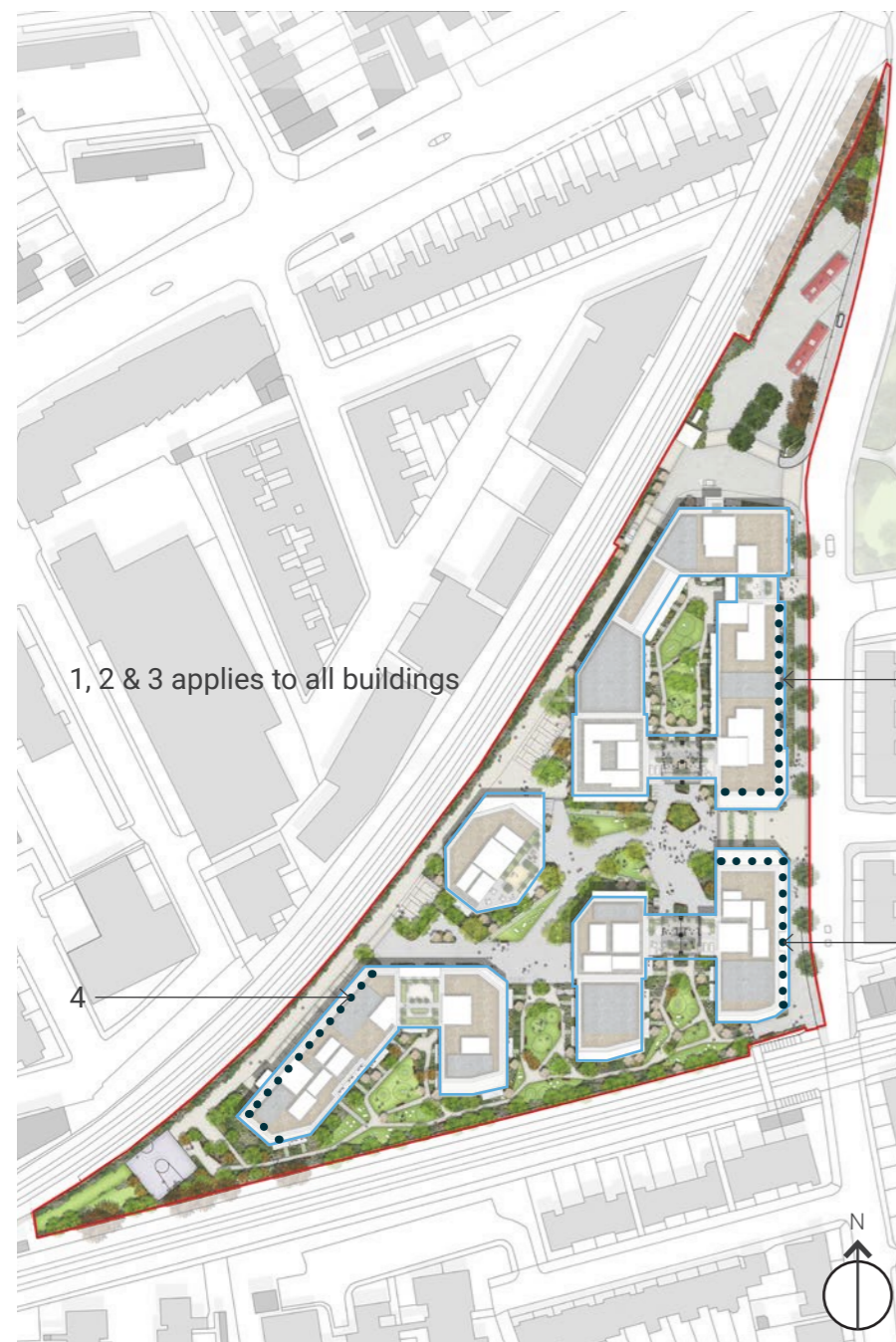
### 3.3 Architecture

#### Architecture changes since the planning submission

1. Material palette reviewed to provide greater definition to details and to reflect the context
2. Established an elevation hierarchy with emphasis placed on the elevations on Manor Road, fronting the neighbourhood square and facing the Sheendale Road Conservation Area
3. In response to the MDA panel, all elevations checked for consistency and 'calmness'
4. Top floor set-back' on Buildings A, C and D reviewed to appear less dominant and 'lighter'

#### 3.3.1 Materiality

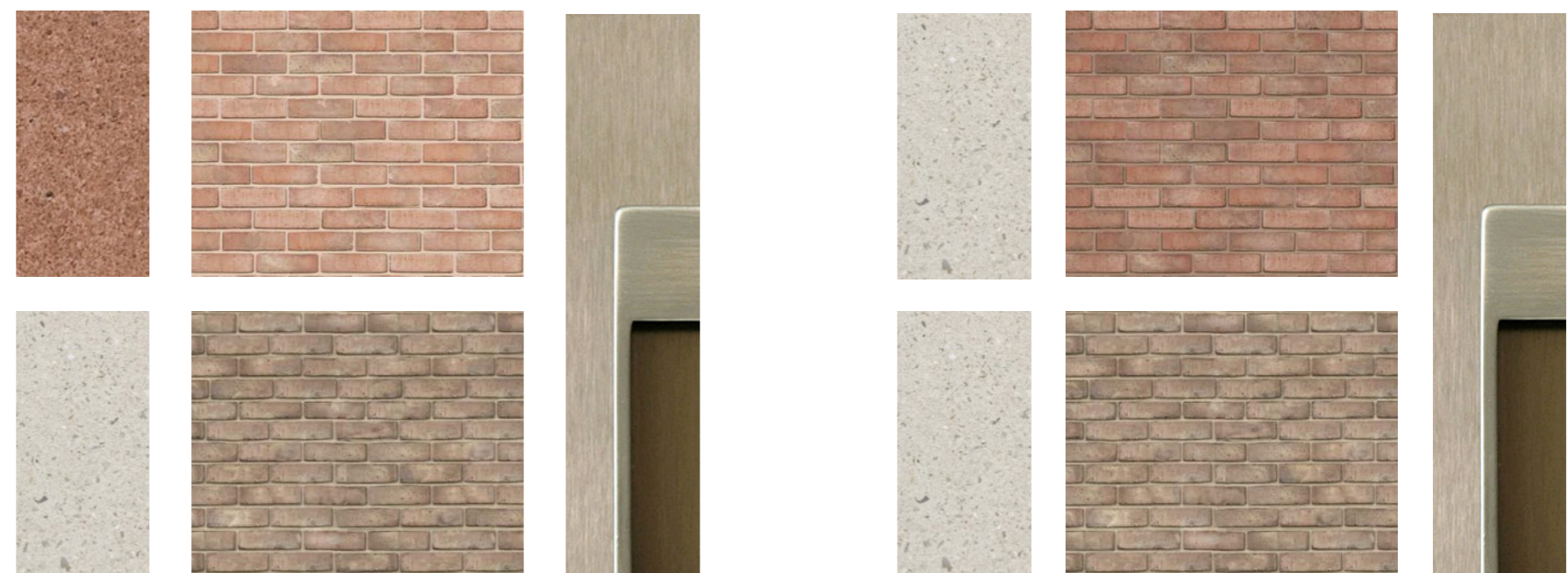
- The proposed material palette is influenced by materials within the local context which are predominantly brick with either brick or stone detailing
- Architectural details on buildings within the surrounding context are often expressed in contrasting materials/colour tones, see examples below
- As a result, the material palette for the amended proposed development has been updated to reflect a greater contrast in brick and stone tones. The red pigmented reconstituted stone has been removed in favour for a consistent approach to stonework detailing using the light grey/white reconstituted stone
- The red brick selected for the mended proposed development is darker and therefore has a greater contrast with the white/grey reconstituted stone
- A variety of brick tones are still included on the palette to provide variation across the scheme
- A light coloured metal for the balustrades, shop fronts, top-floor setback and fenestration will be used across the proposals as a tool to provide some uniformity across the family of new buildings



1, 2 & 3 applies to all buildings



Examples of buildings within the context demonstrating the use of a contrasting colour/material to highlight the detailing on the façade



Material palette original proposed development

Material palette original proposed development

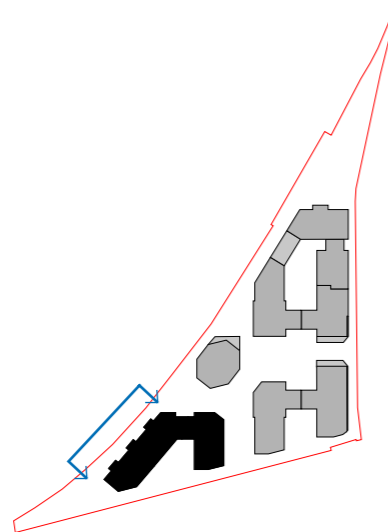
Diagram showing amendments to elevations and architectural design

3.3.2 Material changes to Building C

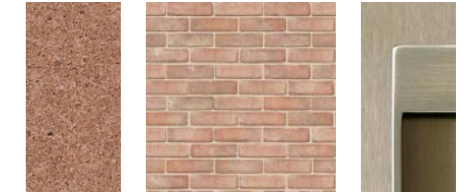
An example of how the material palette has aided in breaking up the façade is on Building C, fronting the conservation area. The white reconstituted stone references the white stonework details on the villas along Sheendale Road.



Villas along Sheendale Road



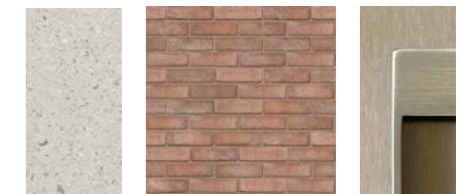
View from Dee Road looking east north. TVIA 12  
Original proposed development



Material palette original proposed development



View from Dee Road looking east north. TVIA 12  
Amended proposed development



Material palette original proposed development

## 3.3.3 Elevational details

Following comments received from the MDA panel suggested the elevations should be 'calmer' a comprehensive review of all the building façades on the original proposed development has aided in the refinement of the appearance of the amended proposed development.

An example of this is Building B, the central building in the scheme of which the elevational changes as listed below.



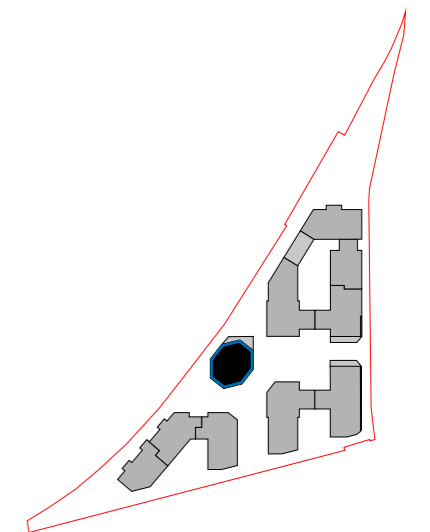
Building B original proposed development



Building B amended proposed development

### Building B elevational changes

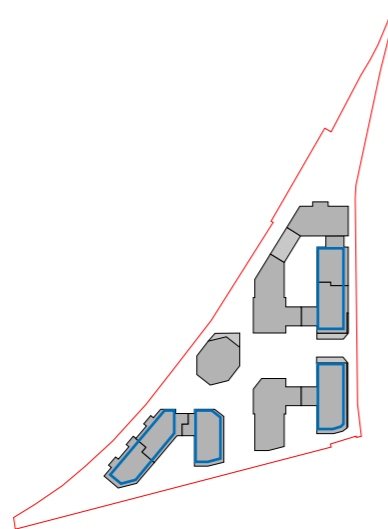
1. Arches on façade removed
2. Consistent detailing above/below windows
3. Finer detailing on stone banding
4. Consistent balcony shape
5. Removal of pavilion in front of building provides clarity to space and ease of wayfinding to main concierge from entrance of site
6. Reduction of stone detail across façade provides a more rational and calm appearance



## 3.3.4 Set-back on Manor Road

Following comments made by the MDA panel and the GLA, the detail of the top floor set-back along Manor Road and fronting the conservation area has been reviewed and the following changes made;

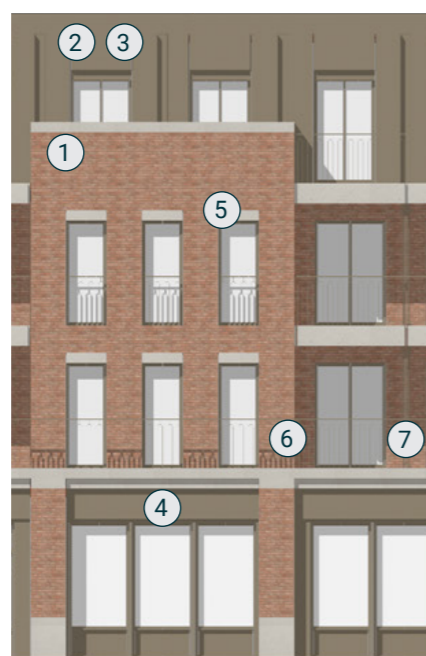
1. Parapet raised to diminish top floor
2. Material changed to lightweight metal cladding which references metalwork on the shop fronts and window frames
3. Metal cladding detailed into simple, repeating panels
4. Metalwork lightened
5. Stone detailing changed for added contrast to brickwork
6. Balustrade to run the length of first floor
7. Central column on balconies to be lightweight metalwork



View from Manor Road looking north. TVIA 02  
Original proposed development



View from Manor Road looking north. TVIA 02  
Amended proposed development



Manor Road bay studies.  
Original proposed development (left)  
Amended proposed development (right)

3.3.5 Commercial frontage along Manor Road

The shop frontage has been extended south towards the level crossing on Manor Road.

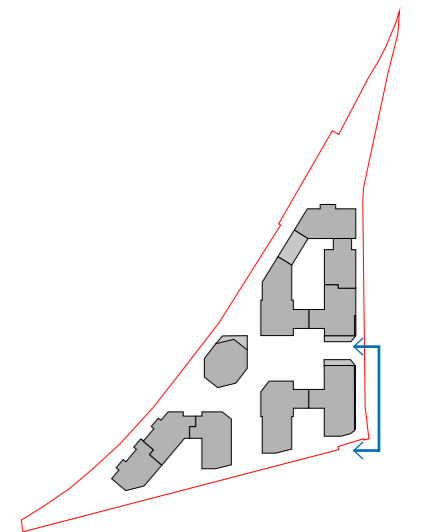


Traditional shop fronts in Richmond have a special history and character as referenced in the Richmond Shop-fronts SPD

- Fascia incorporating signage
- Pilasters and moldings frame the shop-front
- Glazing separated by mullions allows light in
- Stall risers protect the shop from damage at ground level



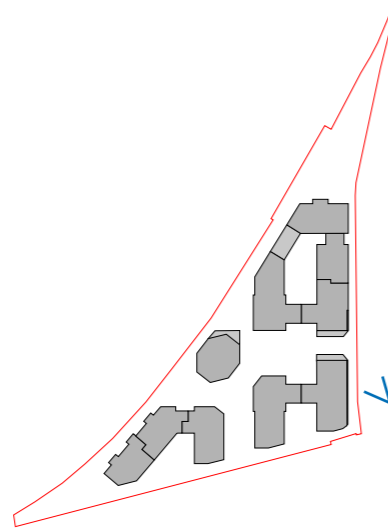
- +23.550 AOD
- Fourth FFL +20.400 AOD
- Third FFL +16.800 AOD
- Second FFL +13.650 AOD
- First FFL +10.500 AOD



Manor Road proposed elevation: Commercial frontage extended towards North Sheen station

### 3.3.6 View along Manor Road

- Top floor set-back rationalised to reduce 'stepping' to provide linear run along frontage
- 900mm wide window simplified to lose central mullion and become single openable window casement
- Central column on inset balconies replaced with stone column, consistent with detail across the site
- Retail frontage extended along Manor Road towards station



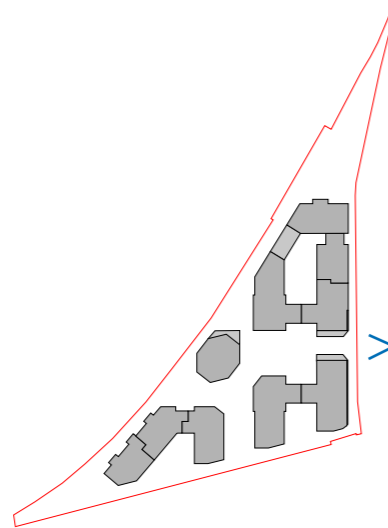
View from Manor Road (previous submission)



View from Manor Road

### 3.3.7 View from main pedestrian site entrance

- Window details rationalised across scheme
- Stone string course detail and lintel above window introduced where additional floor-to-floor build-up required to provide level access to roof terrace / roof build-up
- Balcony sizes and shapes rationalised to refine silhouette of Building B
- Arches used as a tool to signal a threshold (site entrance / concierge frontage etc) Removal of pavilion improves sight lines across the central square and towards the concierge at base of Building B
- Arches lost from sixth floor of Building B

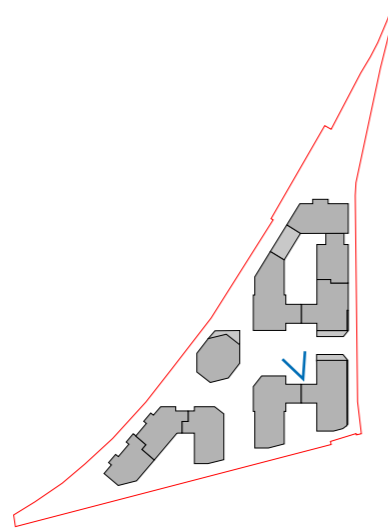


View from main pedestrian entrance to site (previous submission)

View from main pedestrian entrance to site

### 3.3.8 View from residents' lobby across public square

- Inset balcony detail consistent on each floor of Building A
- Simplified detail on link buildings
- Removal of pavilion creates a more generous area of new public realm
- Landscape design less formal to provide sense of neighbourhood square
- Base of Building B changed to provide an edge to the new square



View across central square from residential entrance to Building D (previous submission)



View across central square from residential entrance to Building D



## 3.4 Conclusion

In summary, the proposed amended development has optimised the site's potential and delivers an increased quantum of much needed new homes within the Royal Borough of Richmond upon Thames, 40% of which will be affordable homes.

The new homes are of high quality, with an increased number of dual aspect apartments from the original proposed development. Changes to the mix have been altered to better suit the current housing demand and recommended providers' preferred mix. Massing changes provide more variety of block heights on site.

The amended proposed development improves active frontages along Manor Road towards North Sheen station and introduces new street trees.

The omission of the pavilion from the original proposed development has allowed for a clearer character for the public realm and new neighbourhood square. The landscape design has significantly increased on site ecology and biodiversity as well as providing play space for children living in the development and local area.

The architecture of the amended proposed development has been rationalised and refined with more consistent detailing across the 4 buildings. The top floor set-back of the original proposed development has been revised to appear subservient to the main body of the building and 'lighter' in the amended proposed development.

To conclude, the revisions made since the submission of the original proposed development in February 2019 to the amended proposed development have increased the number of high quality new homes within buildings which reference the local architecture and compliment the local context alongside the delivery of new public realm for the residents of North Sheen.



**Introduction**

**Design process**

**Final design response**

**4.0 Access**

### 4.1 Access principles















This section provides an update on the Access strategy for the proposed amended development proposals on Manor Road, Richmond. It supports the drawings prepared for the proposed amended development. The core access principles for the development remain the same as the original proposed development; please refer to the Design and Access Statement for further information.

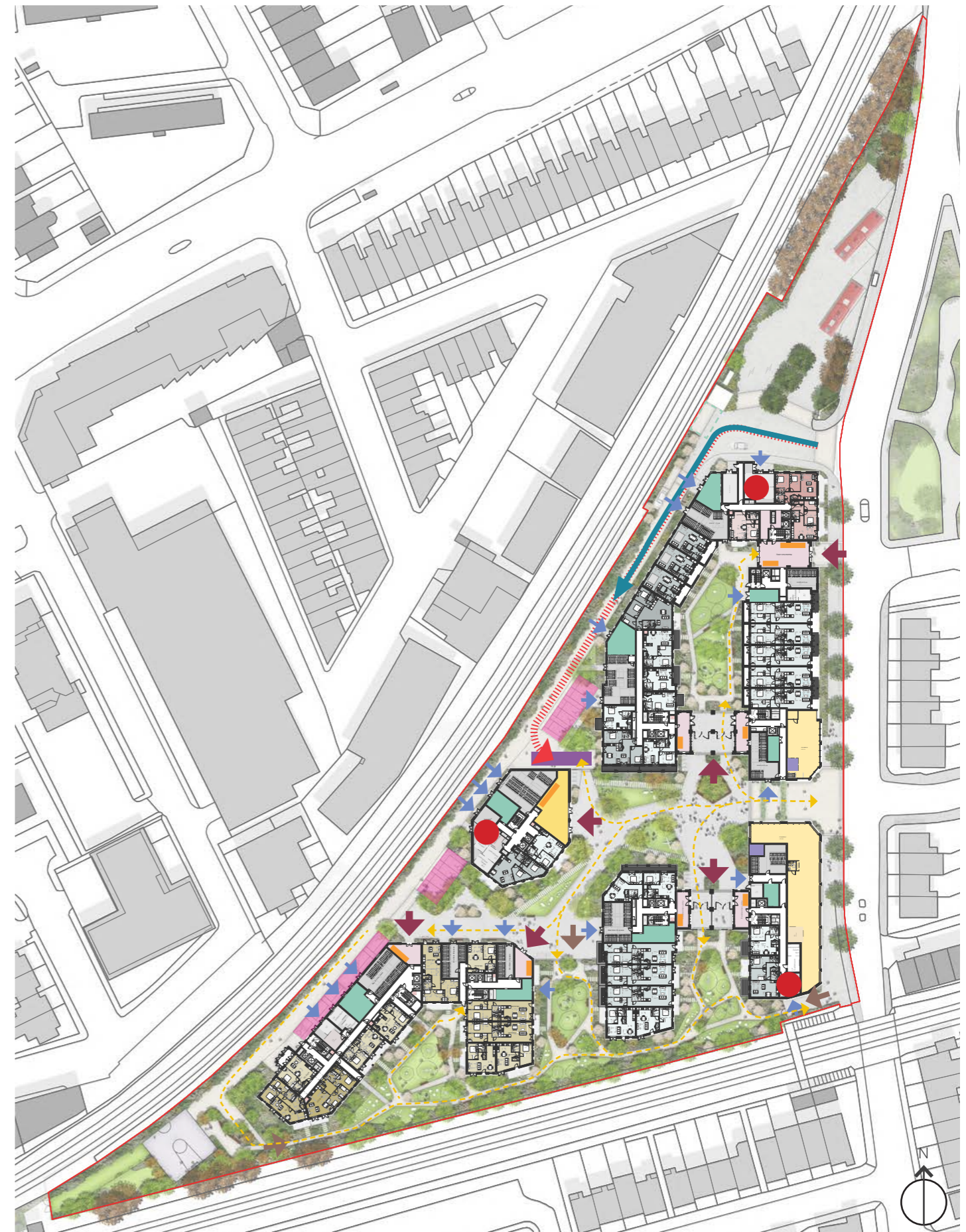
The only change to the proposed amended development proposals with regards to access is the location and design of the M4(3) wheelchair adaptable and accessible dwellings.

90% of the apartments across the scheme are designed as Part M category M4(2) dwellings. The remaining 10% will be category M4(3) dwellings.

This M4(3) dwelling comprise a split of M4(3) accessible apartments within Building C and M4(3) adaptable apartments elsewhere within the scheme. Examples of the location and layout of these apartments can be found on the following pages.

**Key:**

-  Central concierge location
-  Post box locations
-  Communal entrance
-  Access to courtyards
-  Non residential entrances
-  Pedestrian routes
-  Main access for general waste truck
-  Residential refuse store
-  Retail refuse store
-  Temporary refuse collection points
-  Substation/Gas meter room
-  Retail unit deliveries
-  Loading bay
-  Disabled parking bays



## 4.2 Part M4 (3) 'Wheelchair user dwellings'

To be read in conjunction with individual dwelling type plans.

10% of the residential dwellings will comply with Approved Document Part M4(3) of the Building Regulations, in line with RBRuT policy:

10% of all private for sale dwellings in the development to comply with Building Regulations requirement M4(3)(2)(a) 'wheelchair adaptable dwellings'.

10% of all social rented dwellings in the development to comply with Building Regulations requirement M4(3)(2)(b) 'wheelchair user dwellings'.

The following section covers the specific requirements of M4(3).

### Storage

Each wheelchair dwelling layout provides a wheelchair storage (1,100mm x 1,700mm) and transfer space with a clear width of at least 1,200mm.

Storage is provided in accordance with the minimum areas given.

No wheelchair dwellings are multi-storey and as such no provision is required for a through-floor lifting device.

### Living, kitchen and eating area

All apartments are single storey, therefore the main living area is on the entrance storey and the minimum internal floor area of the living room, dining room and kitchen meets the figures in table 3.2. The glazing system features a transom that is no higher than 850mm above floor level.

Each wheelchair accessible dwelling features an open plan living, dining and kitchen arrangement and the kitchen has a clear access zone of 1,500mm in front and between all units and appliances.

The (adaptable) dwellings have worktop runs in accordance with table 3.3 and the layouts demonstrate how the kitchen could be easily adapted to meet the provisions of wheelchair accessible requirements at a future date without significant structural alterations or impact upon the rest of the dwelling.

The accessible dwellings have the full run of worktops required, as stated in table 3.4. The worktop incorporates a 2,200 mm minimum continuous section which includes a combined sink, drainer unit and hob. This section is either a height adjustable worktop or a fixed section capable of being fixed at various heights as required.

### Bedrooms

Every bedroom provides a 1,000mm wide clear access route from the doorway to the window. Every bedroom has a 1,200mm x 1,200mm manoeuvring space inside the doorway but clear of the bed and closed door. The principal double bedroom has a minimum floor area of at least 13.5 sq m and a minimum width of at least 3m. The principal bedroom also has a clear access zone 1,000mm wide to both sides and the foot of the bed and 1,200mm x 1,200mm manoeuvring spaces on both sides of the bed.

Every other double bedroom has a minimum floor area of at least 12.5 sq m, a minimum width of 3m and a 1,000mm clearance zone to one side of the bed and in front of all furniture. Every other single bedroom has a minimum floor area of at least 8.5 sq m, a minimum width of 2.4m and a 1,000mm clearance zone to one side of the bed and in front of all furniture.

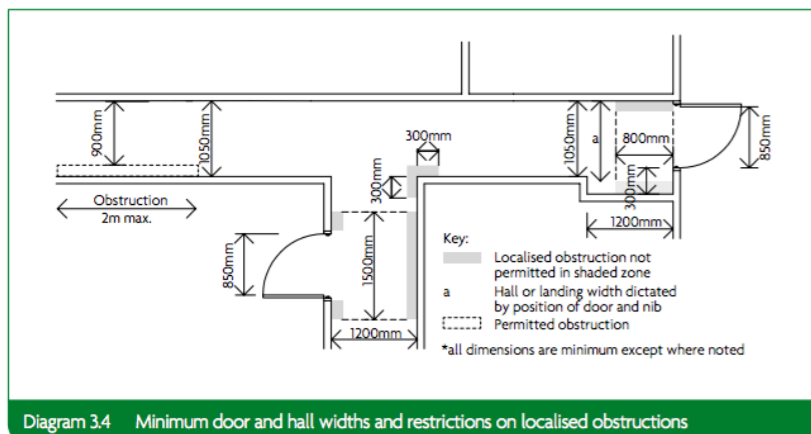


Diagram 3.4 Minimum door and hall widths and restrictions on localised obstructions

Number of bedspaces	2	3	4	5	6	7	8
Minimum floor area m <sup>2</sup>	25	27	29	31	33	35	37

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	4330	4730	5630	6730

Number of bedspaces	2	3 & 4	5	6-8
Minimum worktop length (mm)	6130	6530	7430	8530

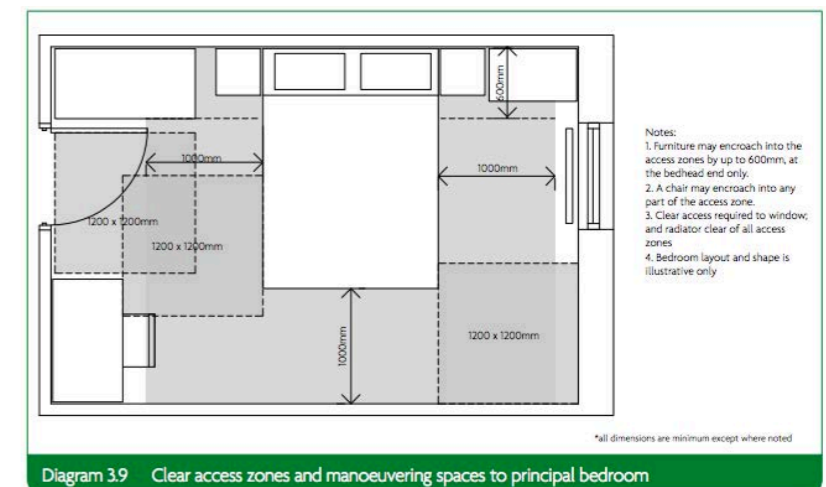


Diagram 3.9 Clear access zones and manoeuvring spaces to principal bedroom