

5. Paving – Whilst the indication of materials appropriate – granite, resin bound gravel, relates to materials used elsewhere in the borough for premium schemes, some use of York stone could be beneficial and appropriate.

Noted – we have not specified Yorkstone but have noted natural stone through much of the public realm. Yorkstone would be eminently suitable for that purpose – in various sizes and thicknesses to suit purpose in different areas. We will include in the next stage of documentation.

6. Street furniture – The stainless steel portray a city centre look, which is not appropriate for this location.

Noted – we will amend selection and re-issue more suitable furniture items – bollards and bins with powder coat finish and styling to reference the prevailing heritage character as recommended in Richmond Public Space Design Guide. This includes Manchester bollards and Pierhead litter bins as illustrated in attached spec sheets.

7. Signage – lack of detail

Noted – intention is for this detail to be provided at the next stage of design development.



Call our sales team: 01782 564411
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Pierhead Litter Bin
 BX 2311

Contemporary 63 litre heavy duty cast iron front opening litter bin designed to complement any site whilst maintaining Broxap's high quality standards in strength and durability.

Dimensions:

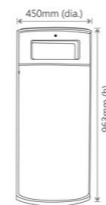
- Capacity: 63 litres
- Height: 963mm
- Diameter: 450mm
- Weight: 152kg

Features:

- Cast in 250 grade cast iron BS EN 1561:1997
- Fully galvanized steel liner with safety top edge and 2 handles
- Supplied with a galvanized sheet liner, and two litter posting apertures.

Options:

- Can be supplied with town crests/logos or customer designed artwork for an additional price



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Manchester Cast Bollard / SFD560

Product Description

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

Dimensions

Length 1300mm.
 Diameter 230mm.
 Manufactured from Cast Iron, Finished in black gloss.
 Root Fixed.



3. Application B – 18/0548

Reveals

Deep reveals are required to improve the design and provide some texture – minimum required 150mm. Confirm.

A minimum 150mm deep window reveal will be incorporated within the design of the school facade.

Horizontality

Elevation appears monotonous. Break up the elevations with more vertical elements. It is recommended a different contrasting brick or material for the area around the entrance is incorporated – the full height of the building.

More vertical elements (vertical fins) have been introduced within the building elevations to further break up the horizontality of the school form.

In addition to this, an area for signage has been designated on the South facade and a contrasting brick bond is proposed for the vertical piers (and reveal) around the main entrance area.



Proposed bay study elevation of secondary school



Revised east elevation of secondary school



Revised west elevation of secondary school



Revised south elevation of secondary school

Roof

Treatment is unclear. This should include green roof – show. Provide more details of screen around roof – this metal cladding screen appears obtrusive and unacceptable. This should be removed / replaced with softer more recessive treatment. What is the screen around the roof – appears obtrusive.

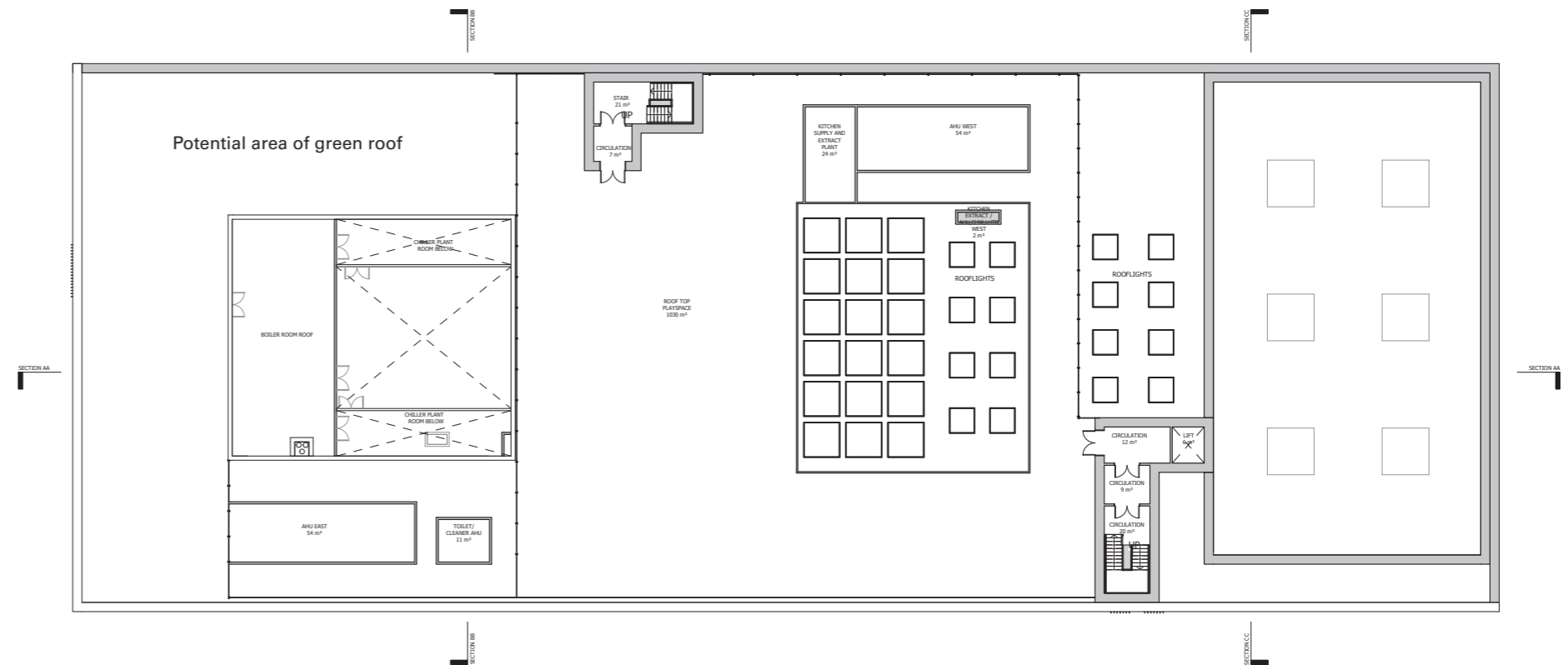
Accessible areas of the roof include plant areas and play space. Play space areas will have a coloured rubberised finish. The remainder of the roofscape will have a different flat roof finish (TBC) and will incorporate rooflights that are raised above surface level.

An area of roof to the North of the building could potentially be utilised as green roof, further to agreement with the ESFA.

Green wall

Is there any opportunity for green walls?

Green walls require a high level of maintenance, and as a consequence significant costs would be associated with the introduction of these features. Having introduced additional vertical breaks along the building facades, we do not believe that green walls will be required to animate the facades. Aside from this, there is limited opportunity in terms of blank elevations to incorporate green walls.



Proposed roof plan of secondary school

School

Sports facilities

Appearance of MUGA and associated sport facilities. It is unclear what these will look like – provide details of: Surfacing, Lighting and Boundary Treatment.

Surfacing of the outdoor school sports facilities are shown in the diagram below.

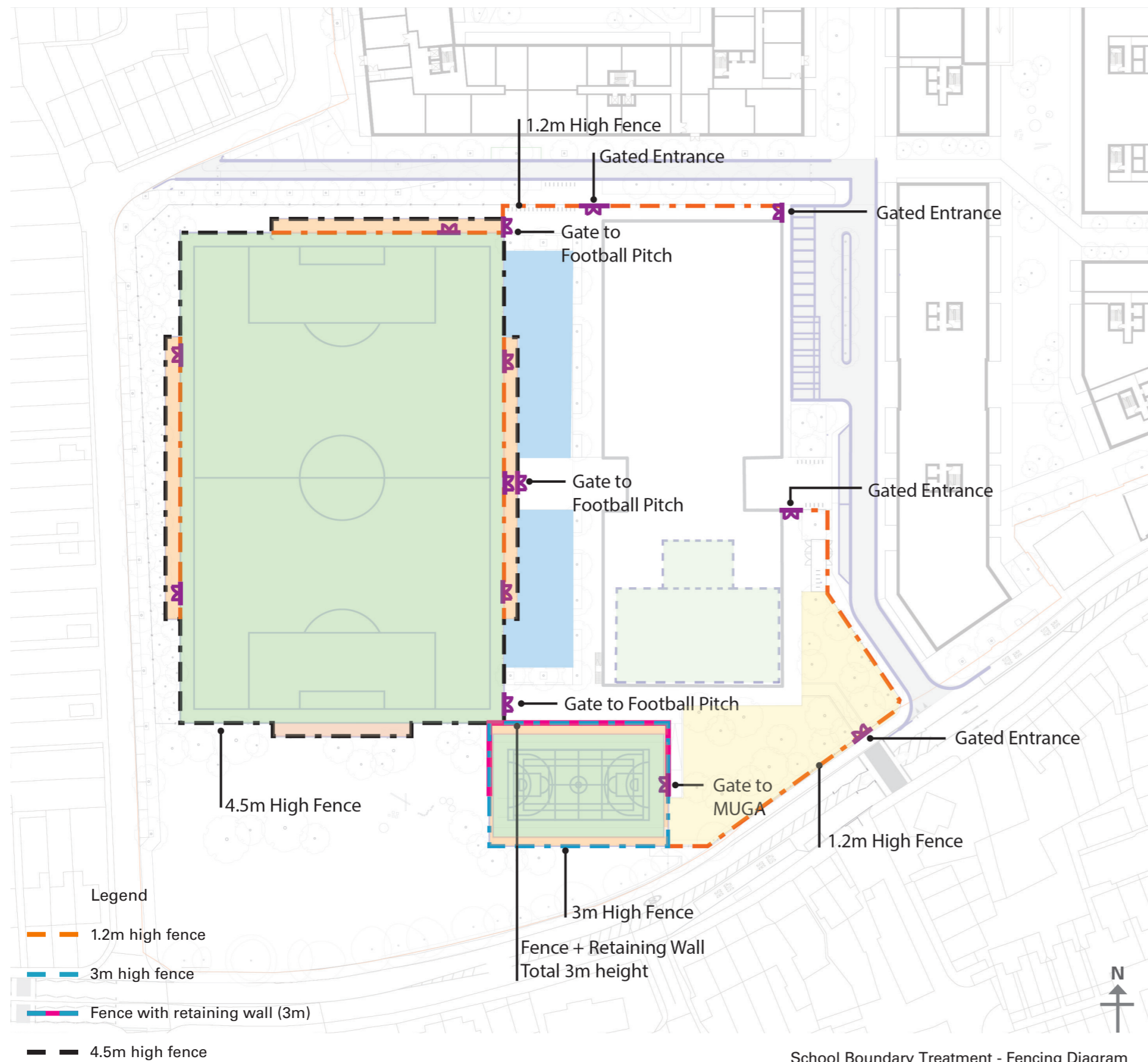


Boundary Treatment - Fencing

The school grounds will be fenced as indicated and include a full size all weather (3G) football pitch, a Multi-use Games Area (MUGA) and Habitat Area – as designated by Department for Education and Education Funding Agency’s recommendations, as well as circulation and open space for children during breaks and outdoor activity times. These facilities, along with the second Play Space on the roof of the school building, and the indoor gymnasium, will be accessible to the residents of the site development and the wider community of Mortlake under a Community Agreement (a draft has been submitted with this application). This is covered in more detail elsewhere in this submission.

Fencing to Sports Pitch and MUGA, as well as school grounds and Habitat Area will be in accordance with ESFA requirements and Sport England recommendations. Lighting has been designed for the sports pitch to designated FA levels (Category 2&3) – refer to Sports Pitch Lighting Assessment 547-(010)-RP-EX-LA.

Fencing heights of 4.5m, 3m and 1.2m is in accordance with height requirements under SAPCA (Spots and Play Construction Association) Code of Practice for the Construction and Maintenance of Fencing Systems All fence types are twin bar super rebound and black in colour. Products from manufacturers such as ZAUN and Sports & Safety Surfaces or similar approved will be used.

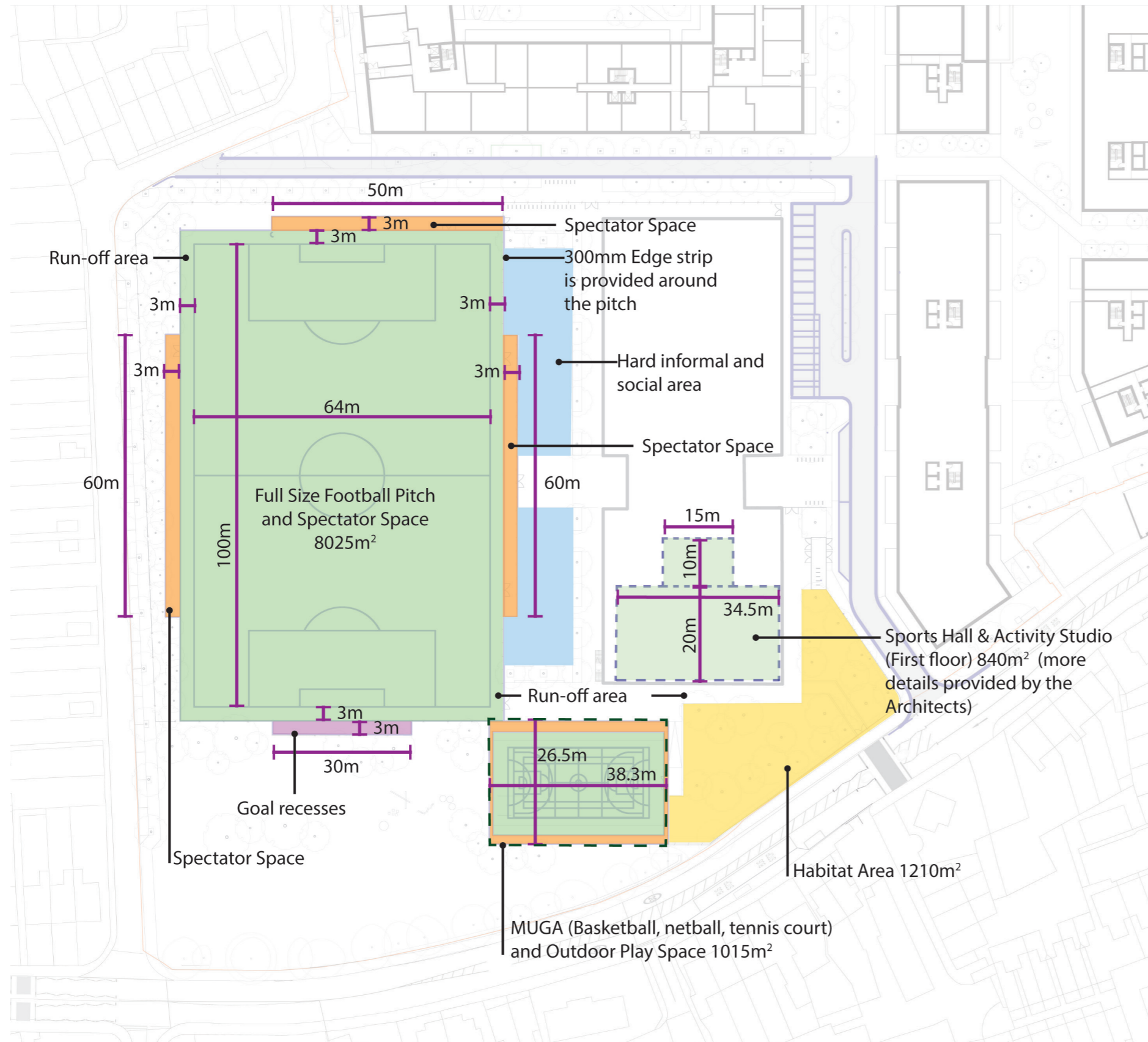


Precedent image from manufacturer ZAUN

Sports Provision

School Play facilities are considered in the application and have been measured as part of the 12 yr + age group provisions required under LBRuT and GLA Play Space requirements. Sports pitch - full size football pitch with spectator space, MUGA area (Basketball, netball, tennis court) as well as indoor sports hall and rooftop play area are provided for the school development, with total of 12120m².

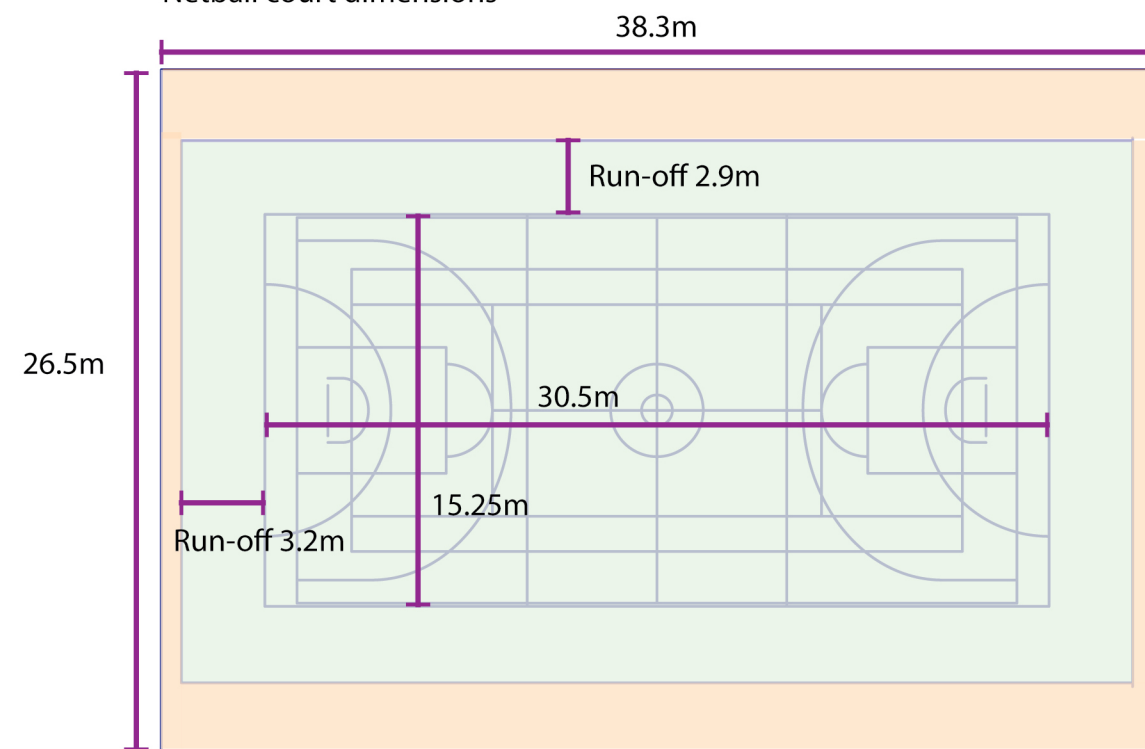
The football pitch and spectator space dimensions are using FA Guide to 3G Football Turf Pitches and designed for site specific condition.



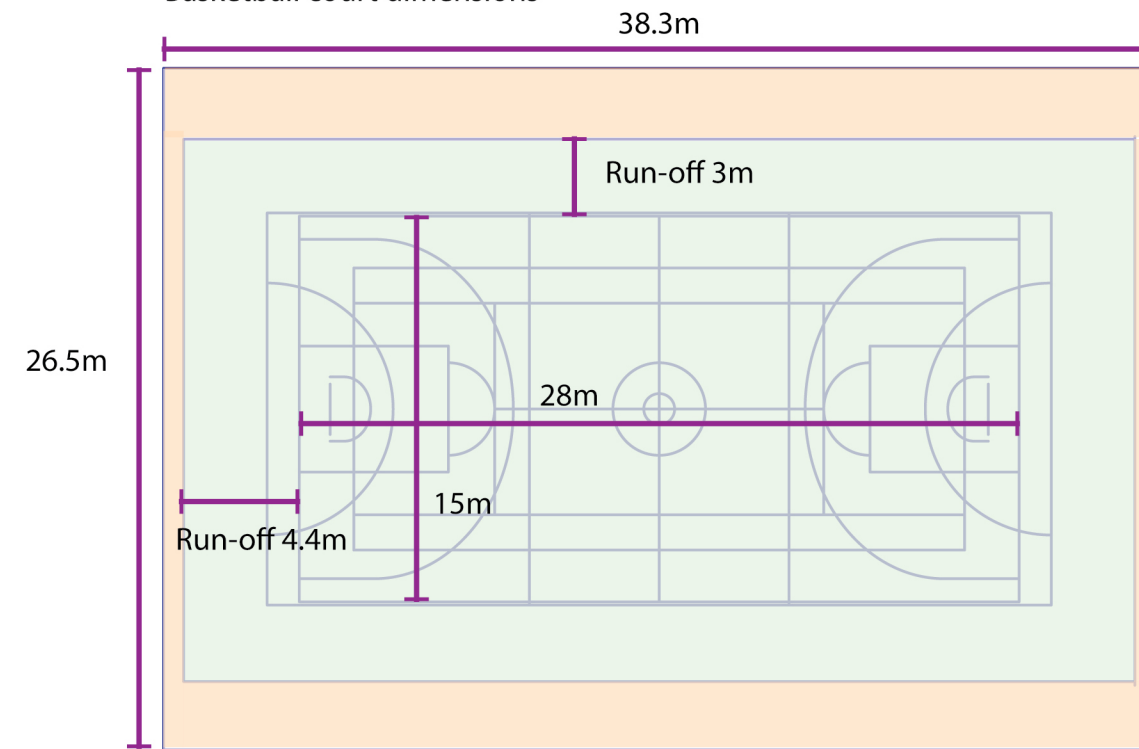
Legend

- Sports field
- Spectator area
- Goal recesses
- Social area
- Habitat area

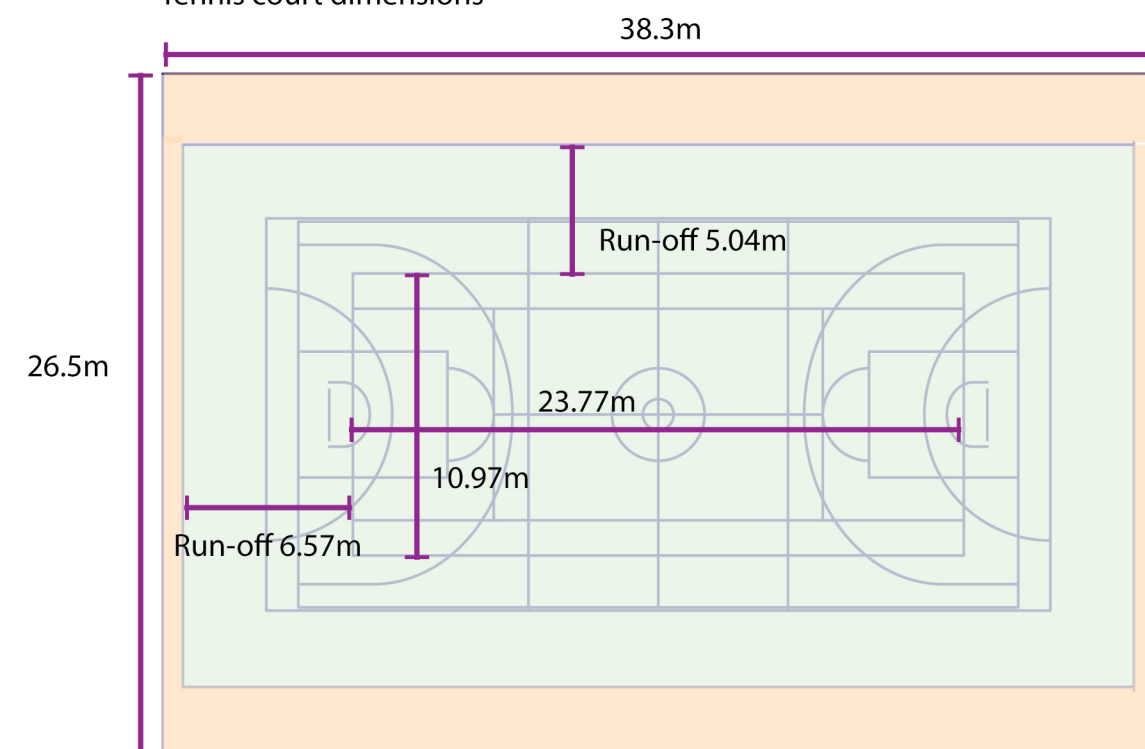
Netball court dimensions








Basketball court dimensions



Tennis court dimensions



Legend

-  Sports field
-  Spectator area
-  3m High fence
-  Fence and retaining wall total of 3m high
-  Gate

Bollards/Bins

Stainless steel bollards and bins give a city centre look which not appropriate in this location.

Noted – we will amend selection and re-issue more suitable furniture items – bollards and bins with powder coat finish and styling to reference the prevailing heritage character as recommended in Richmond Public Space Design Guide. This includes Manchester bollards and Pierhead litter bins as illustrated in attached spec sheets.



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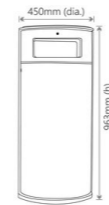
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4. Application C

Replacement Planting

Wall appears harsh on prominent corner.

Climbing planting is proposed in revised documents on the street frontage of the wall to soften the appearance of the full height brick wall.

Brick Wall

Materials looks rather 'red' / 'hash' in the visuals.

Multi stock bricks will be considered for the brick wall to soften appearance.

Pocket Park

Use of terminology – annotation of 'new open space' / 'new amenity area' / 'pocket park' on opposite side of Chertsey Court – this is essentially a pedestrian footway
What is the value of this? More open if area identified for further landscaping.

Terminology to this additional open space has been amended in documents and seating removed. This area of accessible public realm with additional street trees and hedge planting contribute to the physical and visual aspects of the redesigned intersection.



Chalkers Corner Rendered Plan

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