

Duke of York, 672 Hanworth Road, Whitton, TW4 5NP
Design & Access Statement



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1.0 Introduction

1.1 Document Purpose

This Design and Access Statement is prepared for the London Borough of Richmond in respect to the proposed redevelopment of the site at The Duke of York, 672 Hanworth Road, Whitton, TW4 5NP.

The proposed development comprises of the:
'Demolition of the existing structures and the erection of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above'

1.2 Statement Structure

This statement is structured as follows:

Section 1 – Introduction

Section 2 – Site Appraisal
(Describes the site characteristics and the surrounding area)

Section 3 – Design Development
(Describes how the proposed development has evolved and changes made post pre application feedback)

Section 4 - The Proposal
(Describes the proposed development post pre application feedback)



Site location - aerial view



Existing buildings view 1



Existing buildings view 2

1.0 Introduction

1.3 Background

There have been no recent planning permissions submitted on this site. Written pre-app advice was received in October 2018 and 2 subsequent pre-app meetings in March & June 2019 were held with planning officers to progress the design to this final stage for submission of a formal planning application.

The building is currently a former Public House called the 'Duke of York'. The building has now been decommissioned as a Public House and is currently vacant.

The final design is the result of pre-application discussions with the LPA and has gained the support of the Urban Designer, Planning Officer and Local Highways Authority.



1. Site boundary south view



2. Site boundary east view



3. Site boundary north view



4. Site boundary west view

2.0 Site Appraisal

2.1 Site context



The site is located in a suburban location with mostly 2-3 storey residential units and mixed use developments. A number of loft conversions have been completed to properties in the area.

To the north of the site there are 2/3 storey buildings comprising of retail units on the ground floor and residential on the first floor with pitched roofs.

The site is adjacent to a Baptist Church (1.) on the south east boundary.

The site is located on a corner between Hanworth Road, Powder Mill Lane and Godfrey Way. Further to the west there is a landscape buffer (2.) Separating nearby residential units from a cemetery located further to the north (3.).

Along Powder Mill Lane there are residential and mixed-use buildings of 2-3 storeys in height.

-  2-3 storey residential buildings
-  2-3 storey mixed-use buildings (Retail GF, residential FF)





1. View of the Baptist Church to the east of the site.



2. Row of mixed-use buildings along Hanworth Road to the north of the site.

2.0 Site Appraisal

2.2 Street Views

These images of the surrounding buildings demonstrate the mix of scale and style in the neighbouring area.

Materials vary from red brick to painted/non painted render.



3. View south east along Powder Mill Lane.



4. View south west along Hanworth Road.



5. View from Powder Mill Lane to roundabout junction.



6. Streetscape of Hanworth Road opposite the site.



7. Streetscape opposite the site along Powder Mill Lane.



8. View of cemetery from junction between Godfrey Way and Hanworth Road.



2.0 Site Appraisal

2.3 Local transport and facilities

Plotted on the map are the various transport networks and their relationship to the site.

There are two bus stops approximately a 1-2 minute walk to the North of the site along Hanworth Road. These bus routes regularly serve Hounslow Train Station, Heathrow Central, Kingston and West Middlesex Hospital. The site is 1 mile away from Whitton Train Station which has a regular service into the centre of London.

Heathfield Recreation Ground is approximately a 5 minute walk from the proposed development, offering a full size football pitch, a variety of outdoor activities and a multi-use games area.

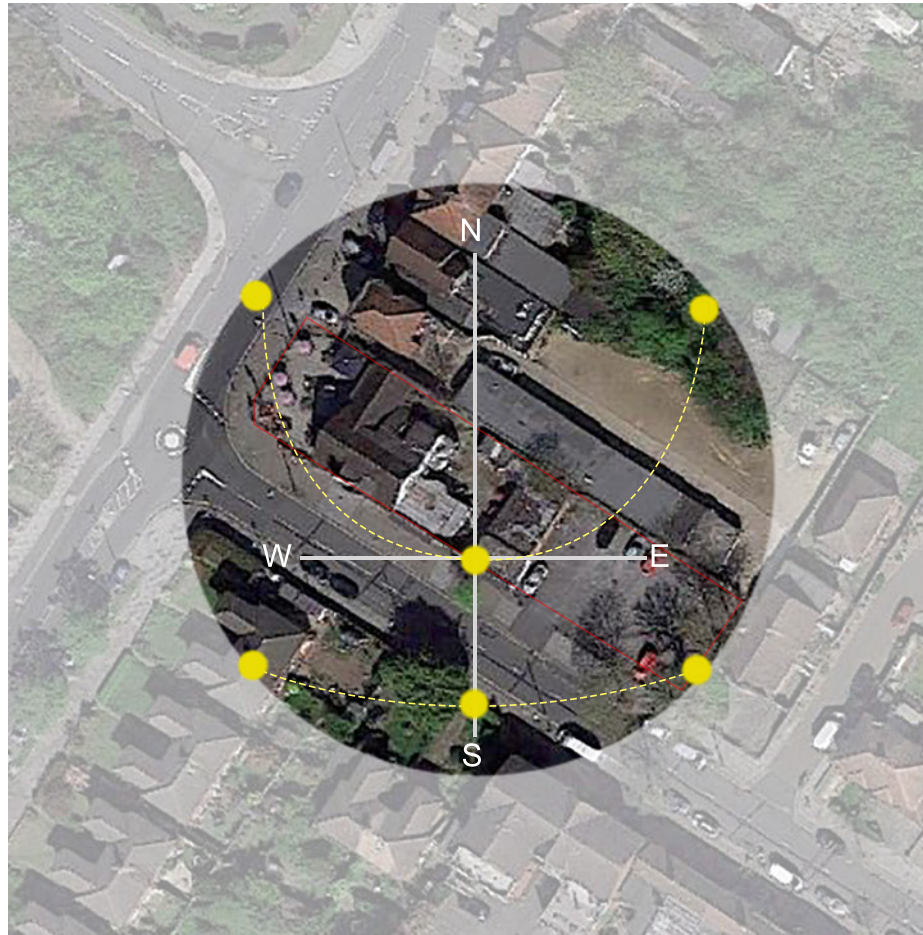
2.0 Site Appraisal




2.4 Sunlight Assessment

The scheme has been developed to consider daylighting effects on the neighbouring buildings, and for the proposed units. A daylight and sunlight analysis has been carried out to guide the scale and mass of the proposed. Considerations in meeting Policy DH(b) Protection of Amenity for Adjacent Occupiers were also greatly considered.

For more information please see separate daylight and sunlight report.

The images show the sun-path rounding the existing site in the summer and winter. The main south elevation along Powder Mill Lane receives the most daylight. Windows and balconies are found on the southern facade aiding with natural lighting of the building.



-  Sun Path throughout the day.
-  Sun
-  Site Boundary

Application Number	Status	Proposal
18/P208/PREAPP	Pre-Application October 2018	Four storey building with 35 residential units, community center, residential unit and basement parking
86/0071	Granted Permission 19/03/1986	Retention of new canopy over entrance to Hanworth Road and external decoration
86/0072/ADV	Granted Permission 19/03/1986	Internally illuminated free standing post sign and externally illuminated lettering mounted on exterior.
69/0392/ADV	Granted Permission 03/04/1969	For advertisements

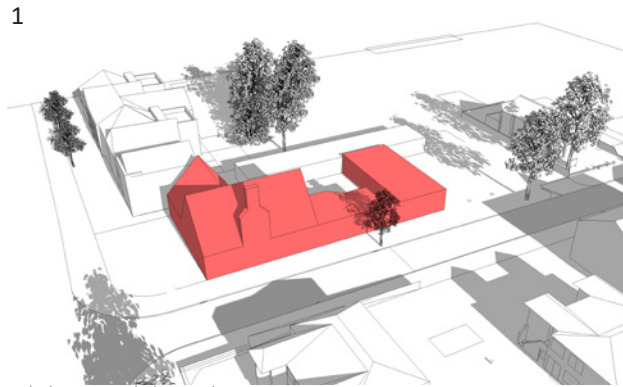
2.0 Site Appraisal

2.5 Previous Planning Applications

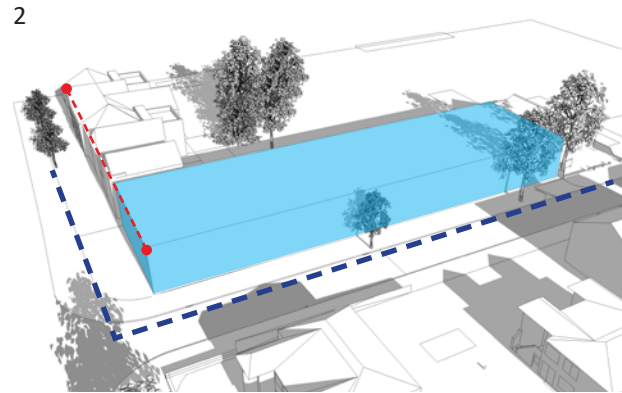
Previous applications for the site were mainly focused on small changes to the existing Public House.

This proposal involves the demolition of all existing buildings and the introduction of a community centre, retail unit and residential accommodation.

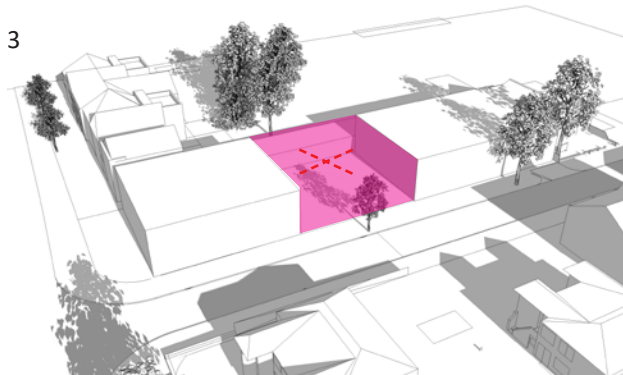
Written pre-app advice was received in October 2018 and 2 subsequent pre-app meetings in March & June 2019 were held with planning officers to progress the design to this final stage for submission of a formal planning application.



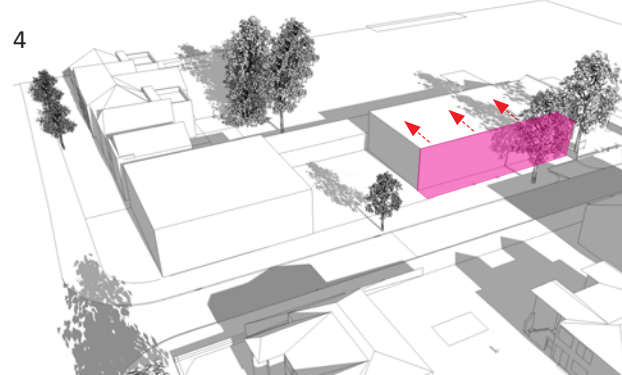
Existing mass is inconsistent.



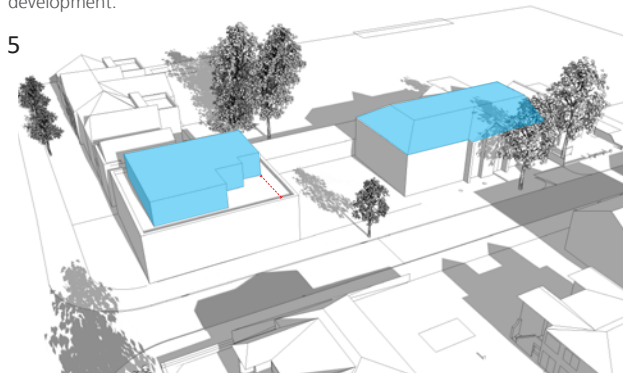
New mass erected to link existing neighbouring buildings.



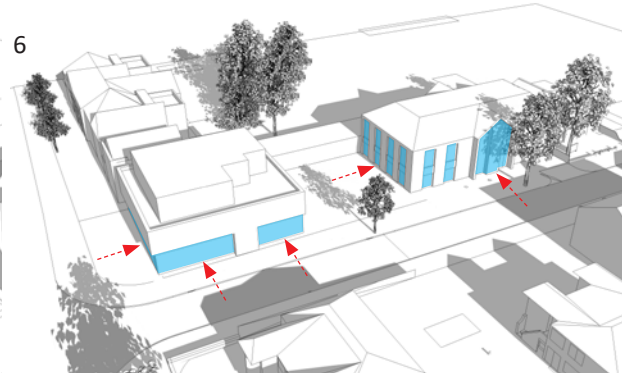
Buildings separated to reduce bulk and massing. Back corner chamfered to create communal amenity space and add an open corner to the development.



Mass reduced to follow the existing building line along Powder Mill Lane.



Additional storeys are recessed to break up the mass and create residential amenity space.



Feature mass added to the corner of the development to link Hanworth Road and Powder Mill Lane.

3.0 Design Development

3.1 Massing

Delivering a high quality residential development that links Hanworth Road and Powder Mill Lane was the main driving force behind the new design.

The massing of the proposed buildings reflects the height of the neighbouring buildings. Building B has been setback from the southern boundary of the site to align with the existing semi-detached houses on Powder Mill Lane.

The upper floors of Building A step in from the building's footprint to break up the mass.

The staircores have been positioned in each building to make sure the horizontal and vertical circulation complies with Part B of the building regulations and achieve the required travel distances.



Inset balconies and variation in brick bond patterns.



Zinc cladding to upper levels.



Combination of red brick and curtain walling.

3.2 Material development / form

Using similar materials to local residential developments, we looked at how the variation of multi-stock/red brick, glazing, timber and grey cladding, can be used to define aspects of the building providing a contemporary and in keeping aesthetic to the scheme.

The chosen materials predominantly red brick to align with the architectural vernacular of the local area. The glazed balustrades are an appropriate solution to allow more light into the recessed terraces.

A brick parapet wall has been harnessed to Building A to match that of the existing neighbouring property. Set back from this are contemporary grey cladding panels that allow the mass of the proposed building to be broken up. The form of Building B reflects the sloped roofs and gable ends of the surrounding buildings.



High parapet of neighbouring property on Hanworth Road.



Neighbouring church on Powder Mill Lane in multi-tone red brick.



Red brick property opposite with sloped roof and central gable.



Soldier brick course above windows and at floor slab levels on neighbouring buildings.



Neighbouring 3 storey residential building with dormers.



Window sizes in keeping with local residential buildings.

3.3 Design Evolution

The adjacent images outline changes made to the scheme post pre-application meeting (October 2018) with Richmond Borough Council.

SCHEME 1 - PRE-APP SUBMISSION 07/09/2019



- Submitted as part of a pre-application made on the 07/09/2018.
- Five storey building with 35 apartments.
- Community center
- Basement parking

SCHEME 4



- Accommodation reduced from 35 to 20 apartments.
- Basement parking removed.
- Materiality updated to be in keeping with the local vernacular - red brick façades.
- Corner design between Powder Mill Lane and Hanworth Road improved.

SCHEME 2



- Building height reduced to 4 storey
- Entire site occupied.
- Buff brick finish.
- Basement parking retained.

SCHEME 5



- Corner detail design reduced in mass.
- Third floor external walls pushed back from front facade.
- Accommodation reduced from 20 to 16 apartments.

SCHEME 3

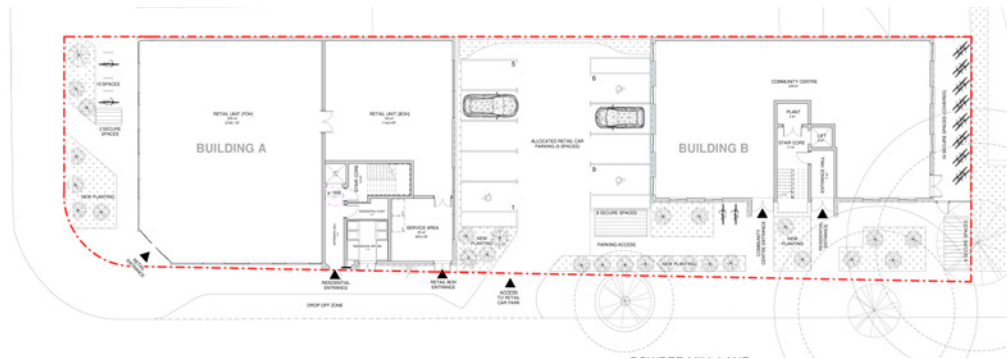


- Revised facade scheme introduced.
- Gable end introduced with recessed balcony areas to first floor.
- Ground floor shop frontage retained.

SCHEME 6 - FINAL



- Scheme 5 concept retained and refined to comments by LPA.
- Ground floor level recessed to create increased pedestrian access.
- Corner detail removed.
- Brick parapet heights to match that of neighbouring building.
- Zinc roof level recessed to reduce three storey facade.



Ground Floor



1st Floor



2nd Floor

4.0 Proposed Design

4.1 Proposed Floor Plans

The proposed scheme comprises of two buildings (Building A and Building B).

Within Building A there is a retail unit at ground level that is accessed on the corner between Powder Mill Lane and Hanworth Road.

Within Building B a community centre is located at ground floor. Entrances to residential levels are located at ground floor level. The refuse/plant space is positioned to allow for easy access from Powder Mill Lane and will be serviced via the drop off zone.

Throughout floors 1 - 2 there is a mixture of 1 and 2 bed residential units (15 in total). All the units have been designed to comply with the housing space standards set out in the London Plan.

On the second floor of Building A there is a roof top area designated for communal amenity space.

Residential accommodation schedule:

Building A

- No. 2 x 1 bed apartments (1b2p)
- No. 2 x 2 bed apartments (2b3p)
- No. 3 x 2 bed apartments (2b4p)
- No. 1 x 3 bed apartment (3b5p)

Building B

- No. 3 x 1 bed apartments (1b2p)
- No. 3 x 2 bed apartments (2b3p)
- No. 1 x 2 bed apartments (2b4p)

4.0 Proposed Design

4.2 Proposed Elevations

Comments and design guidance received from a pre-application (October 2018) and two further project reviews with Richmond Borough Council, have been taken into account and the design has been revised accordingly. (See Section 3.3)

The design ambition of this proposed scheme was to create a contemporary addition to the local streetscape whilst being in keeping with the local architectural vernacular.

Buildings A and B are designed to a scale aligned with that of all neighbouring properties.

The parapet wall height to the front street elevation matches that of the adjacent property with overall ridge heights matching neighbouring properties.

A metal clad roof top level recessed from the front elevation will provide a discreet contemporary form to the building. Recessed balconies and glazed balustrades will create variation along the facade adding to the local streetscape.

The building mass is broken up across the site with the introduction of a landscaped carpark to the central zone of the two buildings. This will allow for disabled and visitor car parking to the retail unit and the community centre at ground level.

The facade treatment to Building B is aligned to that of neighbouring properties along Powder Mill Lane. A pitched roof with dormers is in keeping with that of properties along this road. The glazed stair core of Building B forms a gable end in the south facade, which mirrors the red brick residential building opposite.



WEST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

4.0 Proposed Design

4.3 Proposed 3D views

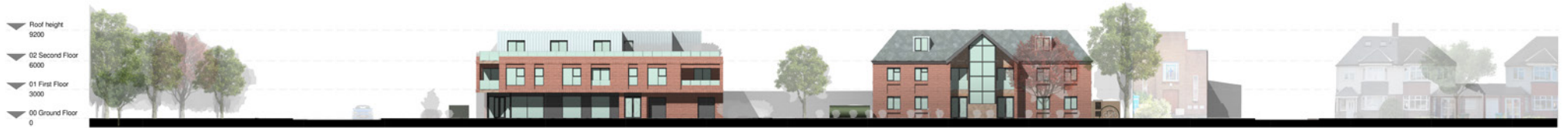
Perspective street level views of the proposed building mass and its relationship with the existing building context.



4.0 Proposed Design

4.4 Proposed Elevations in Context

Street level elevations illustrate the proposed building mass and its relationship with the existing building context.



STREETSCAPE SOUTH ELEVATION
1 : 200



STREETSCAPE WEST ELEVATION
1 : 200

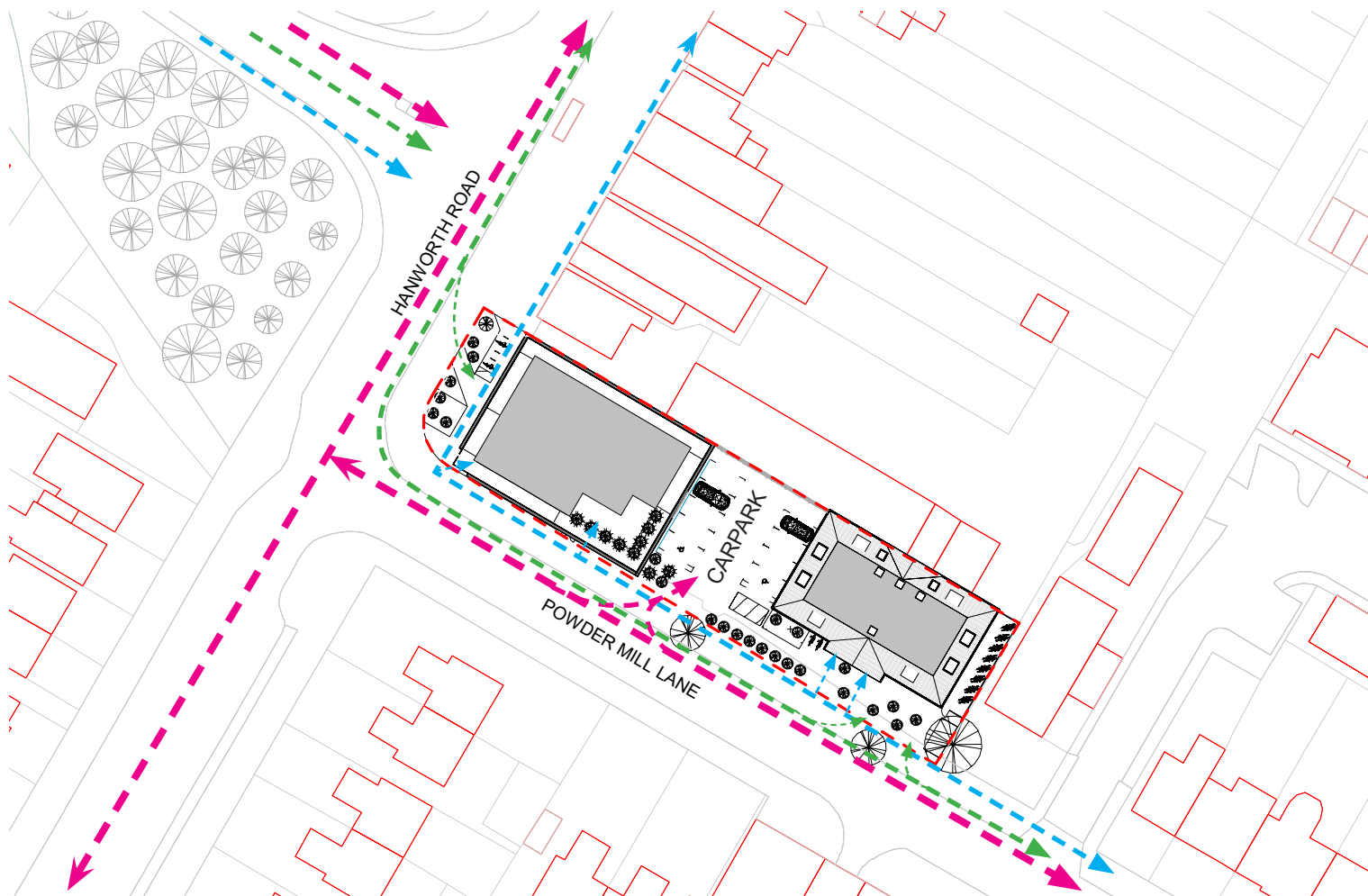
5.0 Access

5.1 Access to site

The site is very accessible, being well located for access to public transport (please refer to earlier site analysis section of statement).

Pedestrian routes are available from all four directions connecting the site, most prominently along Hanworth Road connecting the site to Hounslow town centre.

Vehicle access to the site is also available from all four directions.



- Vehicle Access
- Bike Access
- Pedestrian Access

5.0 Access

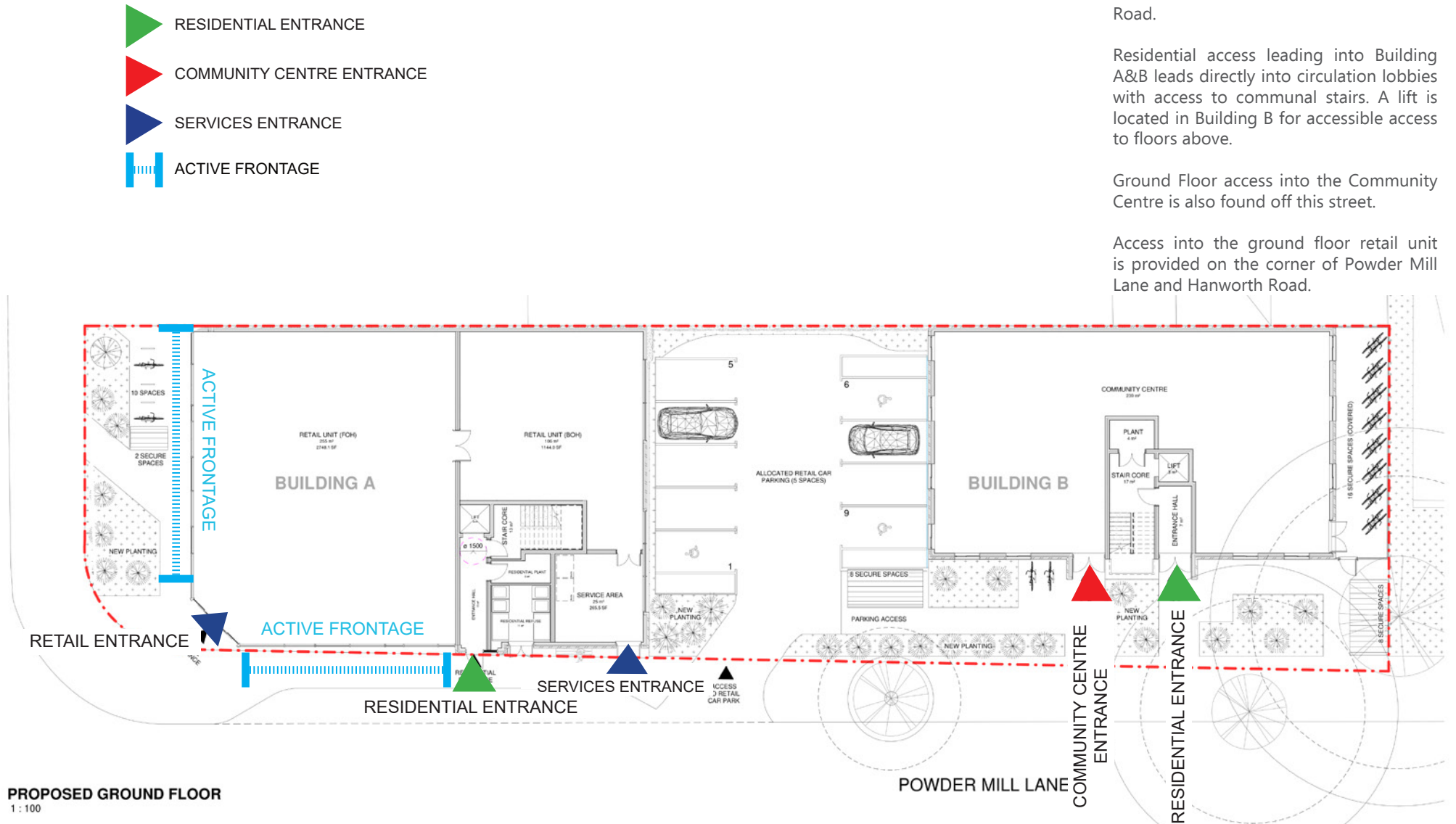
5.2 Access to the building

Pedestrian access into the building is from both Powder Mill Lane and Hanworth Road.

Residential access leading into Building A&B leads directly into circulation lobbies with access to communal stairs. A lift is located in Building B for accessible access to floors above.

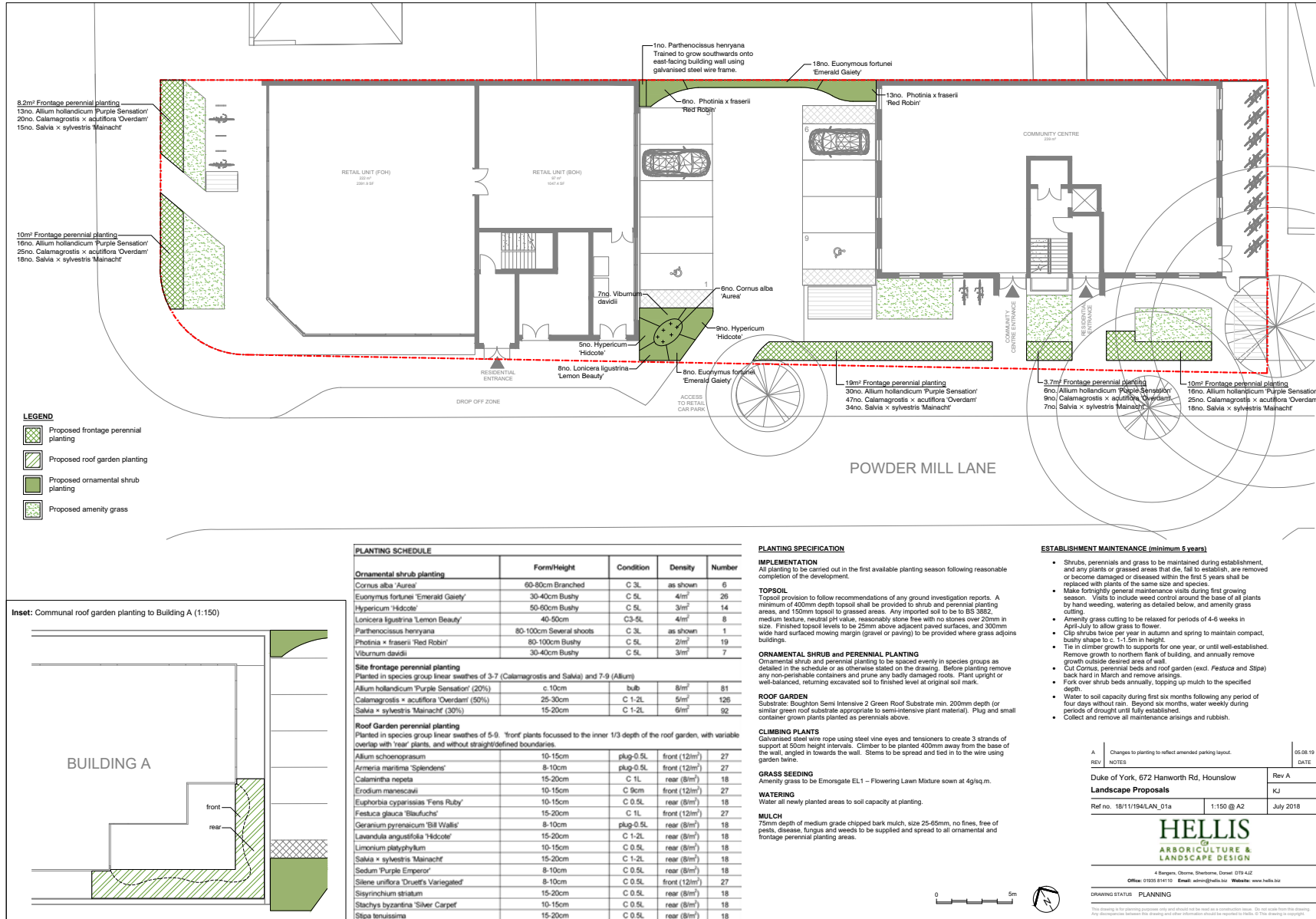
Ground Floor access into the Community Centre is also found off this street.

Access into the ground floor retail unit is provided on the corner of Powder Mill Lane and Hanworth Road.



6.0 Landscaping

The proposals have been informed by a Tree Survey to ensure the street trees are protected. Additional landscaping has also been provided to soften the appearance of the site and to increase the ecological value of the area.



7.0 Conclusion



This Design & Access Statement has been prepared in support of the planning application request from the London Borough of Richmond for the erection of 2 buildings with a retail unit and a community centre at the ground floor levels. The scheme will provide 15 residential units, located at first and second floor, split between 2 buildings. 9 car parking spaces are located between the two buildings.

The site is located to the south of Hounslow town centre and currently accommodates the Duke of York Public House; a two storey public house now in disrepair. The building is not listed and the site doesn't lie within a Conservation Area.

The principle of a residential development on the site has been established by the feedback provided during a pre application consultation in October 2018 and two further meetings with the LPA in March and June 2019.

The proposal has been carefully designed to a high standard on what is a prominent corner site. The form and materials creates a contextual response that respects and enhances the streetscape by incorporating a clean and contemporary aesthetic that responds sensitively to its local and wider context.