

EXISTING ANALYSIS – FIRST FLOOR PLAN

Findings:

- Small rooms in old Headmaster's house
- Art department separated and shared with D+T
- No separate kiln room
- Classroom accessed through library

KEY: ROOM NUMBERS / NAMES

1. Bursary Office
2. Classroom
3. Office
4. Deputy Head's Office
5. Storage
6. Circulation
7. Learning Resource
8. Staff WC
9. Pupil WC
10. Library
11. HR Management Office
12. Science Room
13. Science Storage
14. Office



① FIRST FLOOR PLAN NTS

01.4 EXISTING ACCOMMODATION - SECOND FLOOR

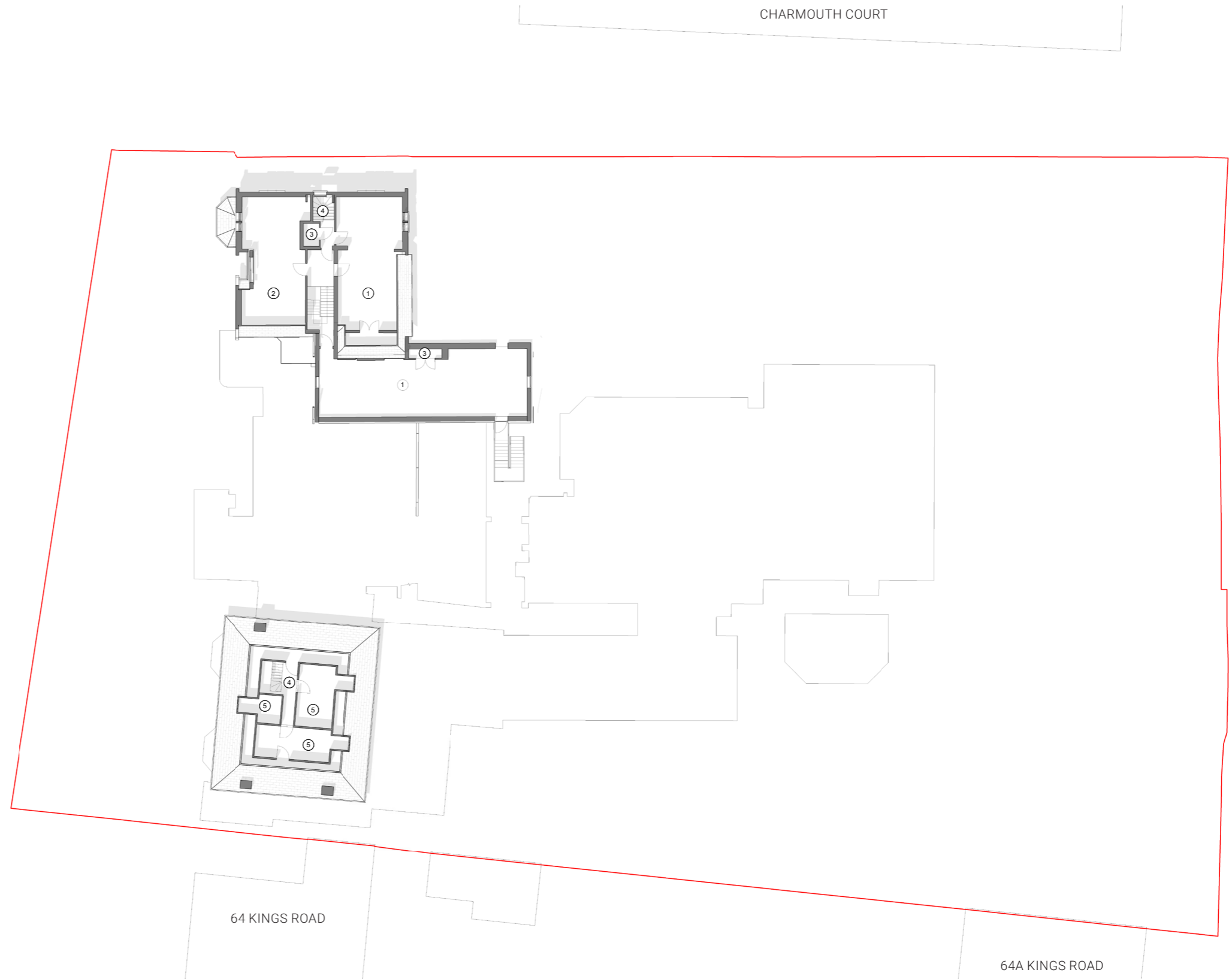
EXISTING ANALYSIS – SECOND FLOOR PLAN

Findings:

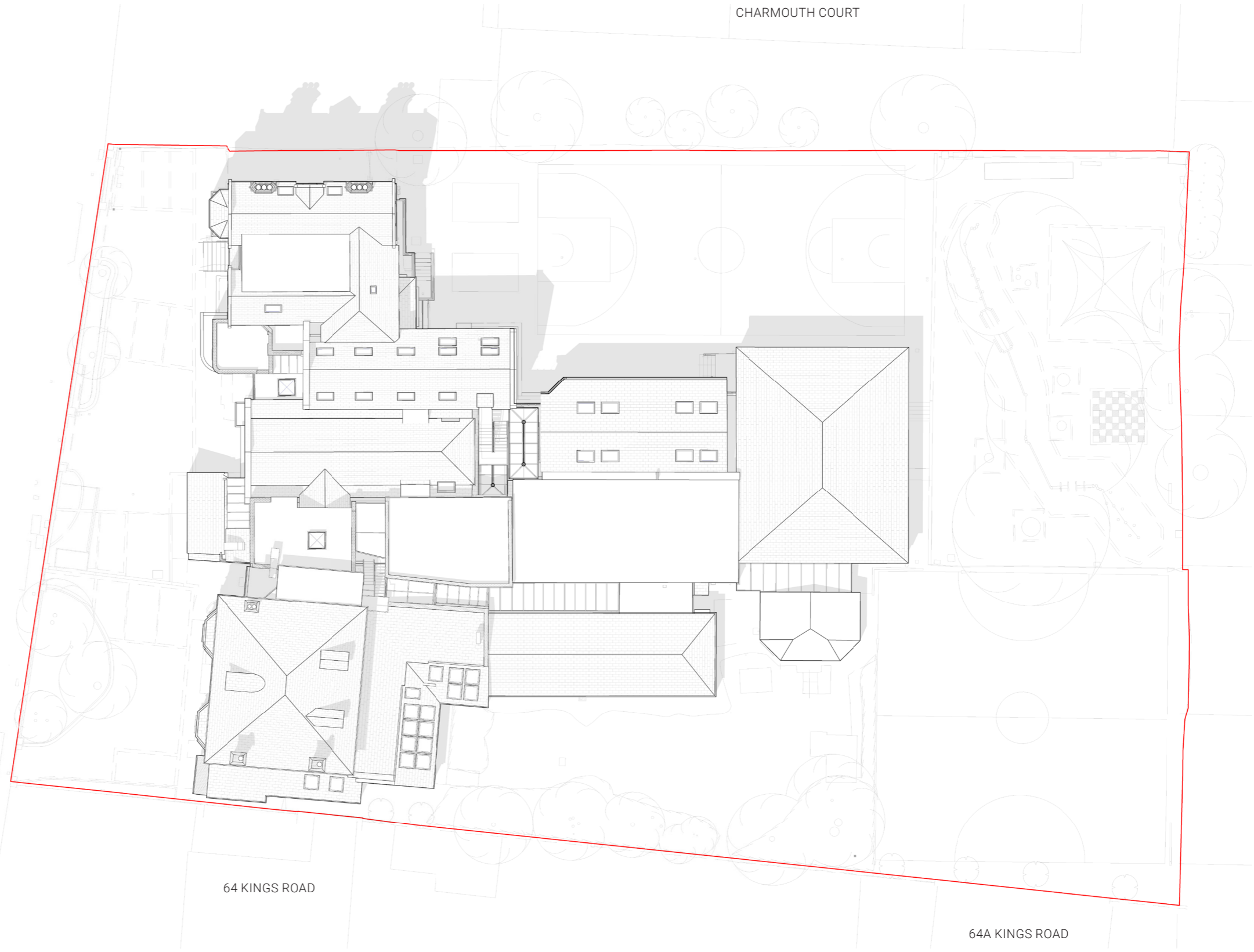
- No Additional D+T Provision – Food Tech, etc
- No Group Rooms/ Seminar Rooms

KEY: ROOM NUMBERS / NAMES

- 1. Art & DT Rooms
- 2. Classroom
- 3. Storage
- 4. Circulation
- 5. Accommodation



① SECOND FLOOR PLAN NTS



⌚ ROOF PLAN NTS

THE BRIEF

In 2018, King's House School appointed David Miller Architects to undertake a series of feasibility studies looking at improvements to the school. Following consultation with the Governing Body, staff and pupils, the following goals for the project were identified:

1. Resolve the current logistic and circulation issues
2. Improve the quality of the facilities and buildings
3. Improve the educational offering
4. Aid the smooth running of the school throughout the day
5. Restore the historic aspects of the school
6. Improve accessibility across the site
7. Integrate the school buildings within the neighbourhood

PRINCIPLE OF DEVELOPMENT

The planning application proposal comprises three main aspects:

- Demolition of a number of existing school buildings, which have been added since the original Victorian and Edwardian houses.
- The erection of a two and three storey new build teaching block, which links to and extends the existing sports hall. This new teaching facility consists of music and drama classrooms, music practice rooms and six general teaching classrooms. There are associated areas for staff, storage and services, which support the running of the building.
- Internal refurbishment work to the existing main school buildings to improve circulation and logistical issues, such as enlarging the existing dining hall and library. This involves some, external modifications to the rear of the buildings (east elevation).



VIEW LOOKING DOWN THE PROPOSED DINNING HALL EXTENSION

The design team and King's House School have been proactive in engaging the neighbouring residents and keeping them informed with the design development. The following below provides a timeline of pre-application and consultation activity that has taken place:

PREVIOUS APPLICATION

- Pre-App 1 Submission - August 2018
- Pre-App 2 Meeting with Kreena Patel - 21st August 2018
- Residents' Consultation - 23rd November 2018
- Neighbourly Presentation to Charmouth Court Residents - 29th April 2019
- Residents' Meeting at King's House School - 1st May 2019
- Pre-App 2 Submission - May 2019
- Pre-App 2 Meeting with Kreena Patel - 13th June 2019
- A meeting on site with the Tree Officer to review the proposals to relocate the building on site, and its impact on trees - 29th August 2019
- Parents' and Residents' Consultation Event - 16th October 2019
- Pre-app 3 Submission - 21st November 2019
- Planning Application Submitted February 2020**

CURRENT APPLICATION

- Planning Committee - June 2020
- Pre-App 4 Submission - 12th August 2020
- Pre App 4 Meeting with Kreena Patel - 27th August 2020
- Pre-App 5 Submission - 1st October 2020
- Meeting with representatives of Kings Road Residents Association, to review alternative proposals for the site - 8th October 2020
- Pre-App 5 Meeting with Kreena Patel - 15th October 2020
- Pre-App 6 Submission - 5th January 2021
- Pre-App 6 Meeting with Kreena Patel - 12th January 2021
- Residents' Exhibition - 8th February - 19th February 2021
- Neighbour Consultation (see planning statement for feedback) - 25th March 2021
- Planning Application Submitted April 2021**

The timeline below captures the consultation events that have already taken place with key stakeholders.

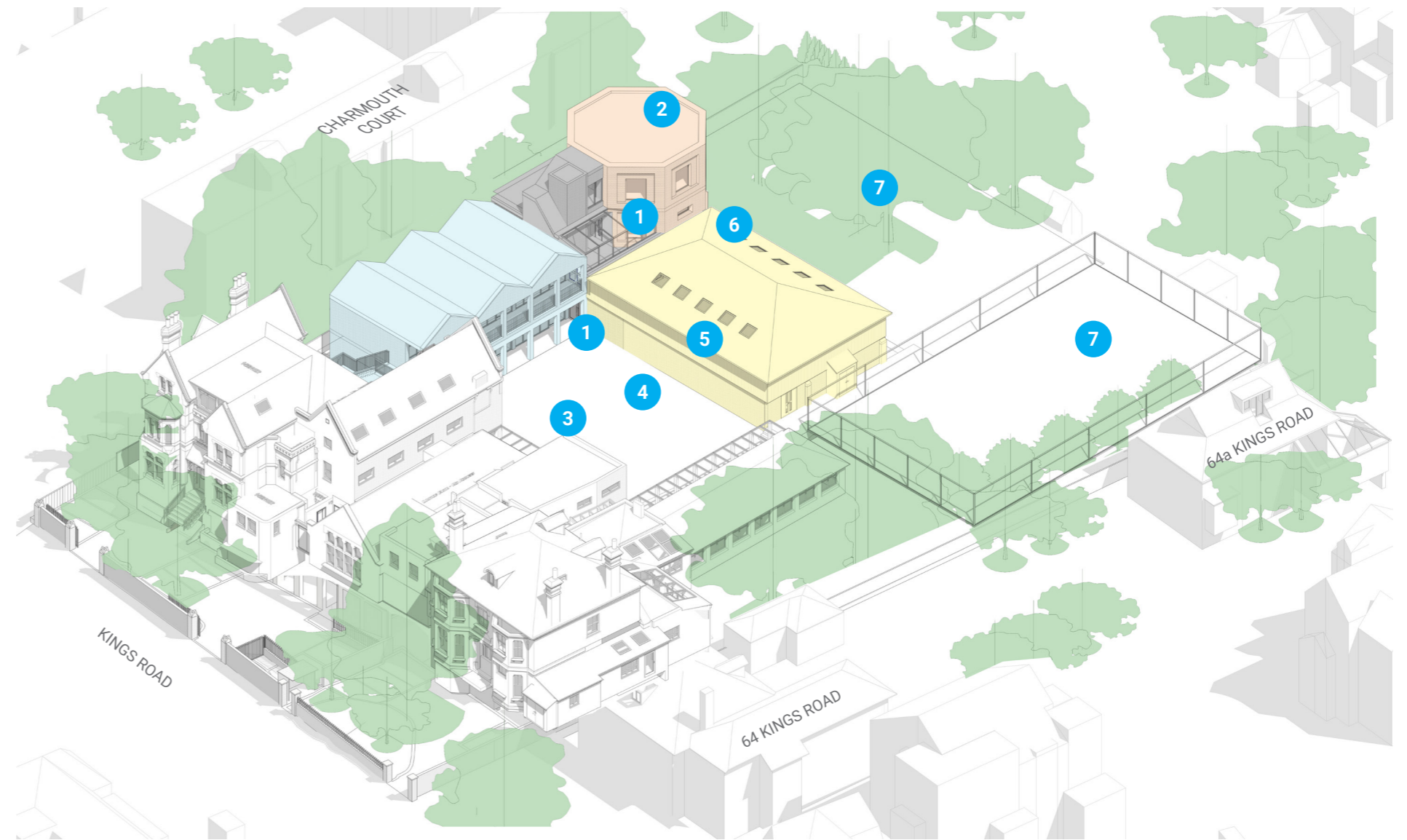


STAGE 2 DESIGN OVERVIEW

At the end of RIBA Stage 2 (21st August 2018) the scheme shown here was presented to LB Richmond for pre-application advice.

KEY DESIGN ASPECTS

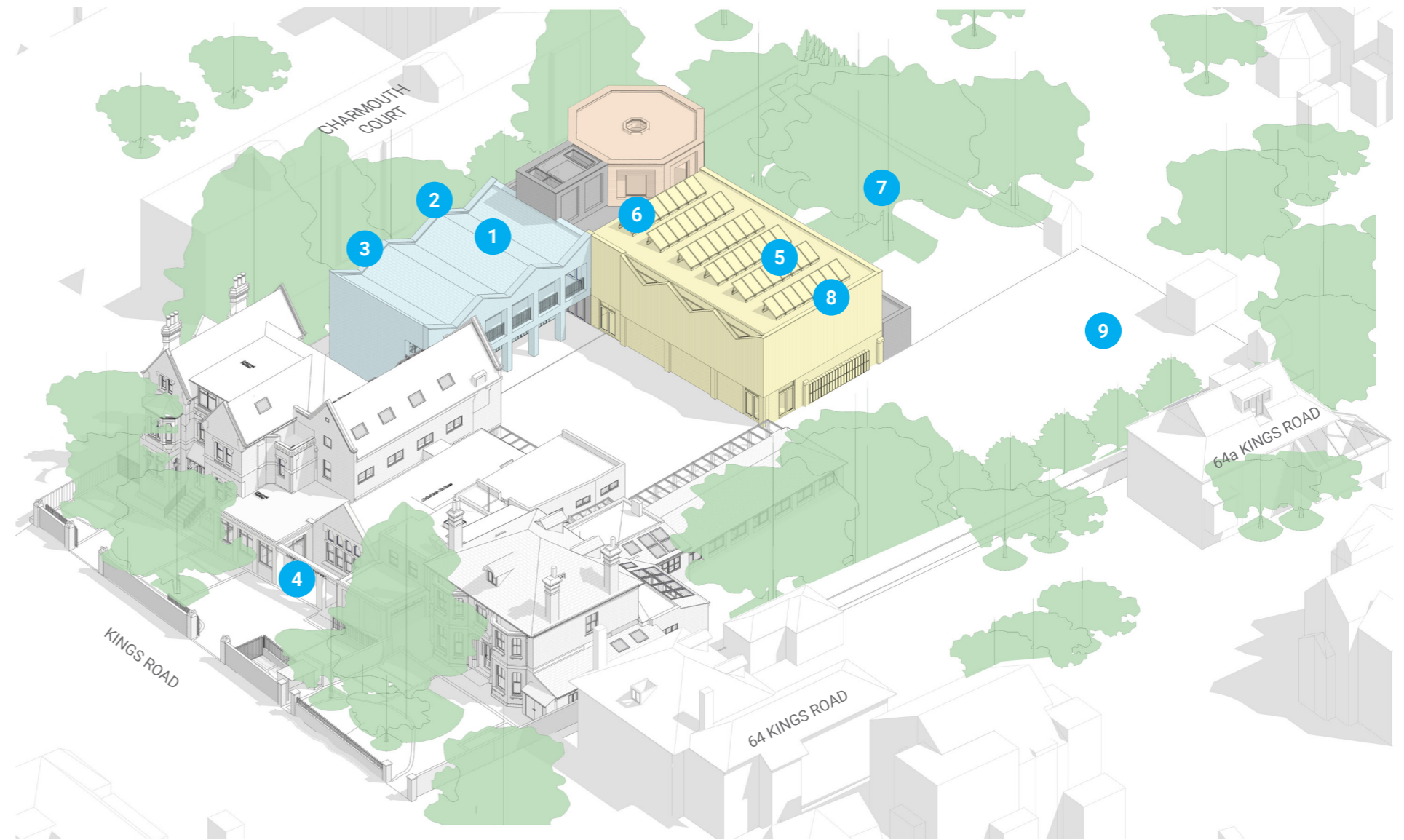
- 1 Circulation and service space hierarchically less articulated. Overall a simple circulation diagram.
- 2 Clear differentiation between arts block and classroom block.
- 3 Stepped seating from existing school to the 'Quad' along the western elevation and the courtyard will add additional areas for the pupils to gather during break and lunch times.
- 4 The new Quad will serve as a multi-use outdoor area.
- 5 External hall wall will have timber panelling at high level to match the existing three sides. Low level wall will be clad in a durable material to allow ball games to be played against it.
- 6 Main hall extended by 3m
- 7 Outdoor informal / social areas to be retained



⊙ SITE AXO - NTS

KEY DESIGN ASPECTS

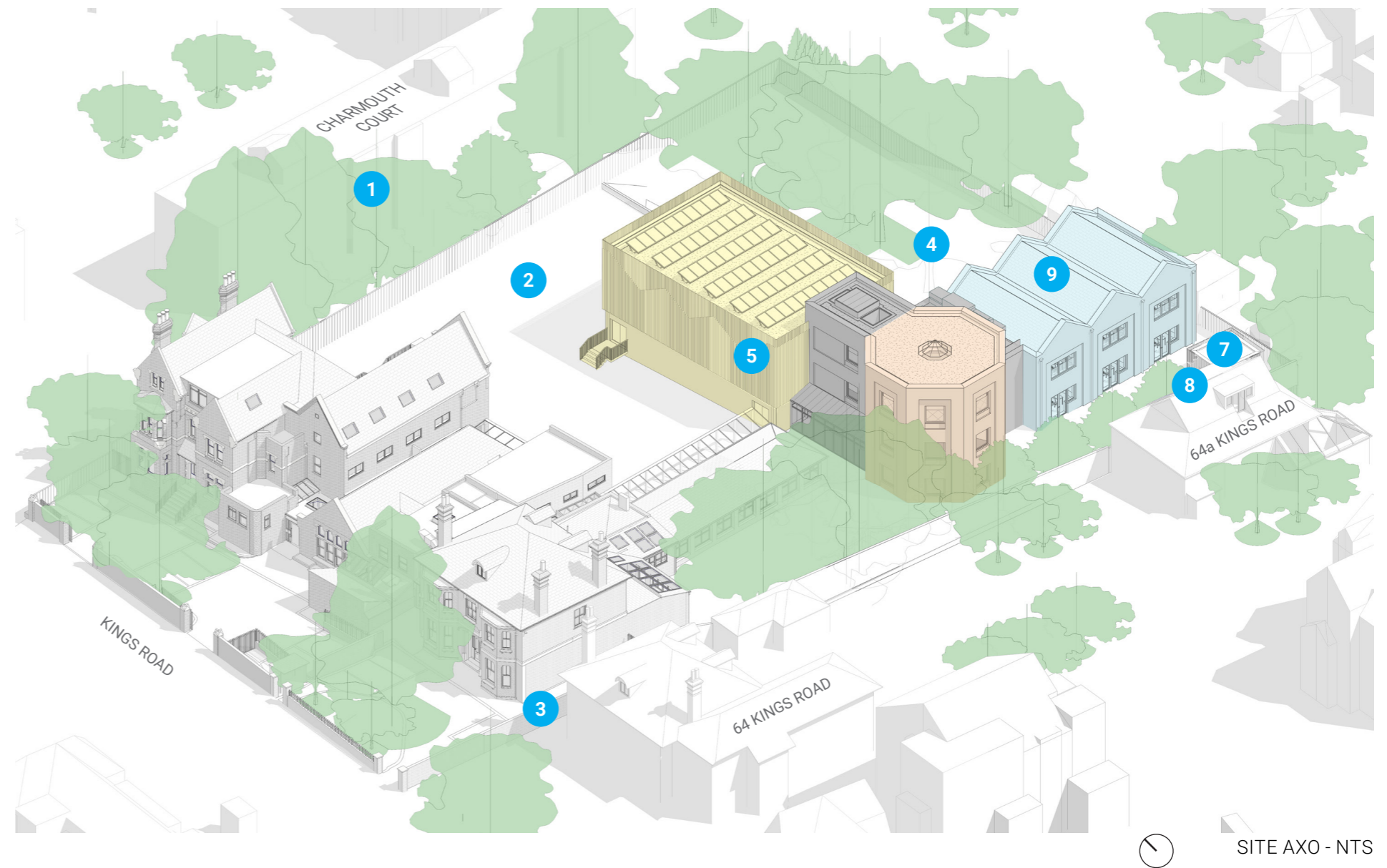
- 1 Roof shape changed in order to remove a column and create access to the courtyard.
- 2 Openings along the Northern elevation were changed after the pre-application advice to high level and non-openable (1.7m AFFL).
- 3 The classroom block was moved an additional 300mm away from the northern boundary to get it as close to alignment as possible to the side of the BTM.
- 4 Improved street facade and enhanced heritage value.
- 5 Green roof and PV Panels proposed to main hall and music / drama block.
- 6 The circulation core/link between the classrooms and 'tower' removed at level 2 to enhance the distinct character of the octagon.
- 7 More complex circulation and services space to get access to eastern play space.
- 8 The existing hall was extended by 3m and refurbished with new roof to allow for greater flexibility.
- 9 The existing outdoor P.E. / playspace area was reconfigured to allow better access to the east playground and compensate for the loss in external play space.



⊙ SITE AXO - NTS

KEY DESIGN ASPECTS

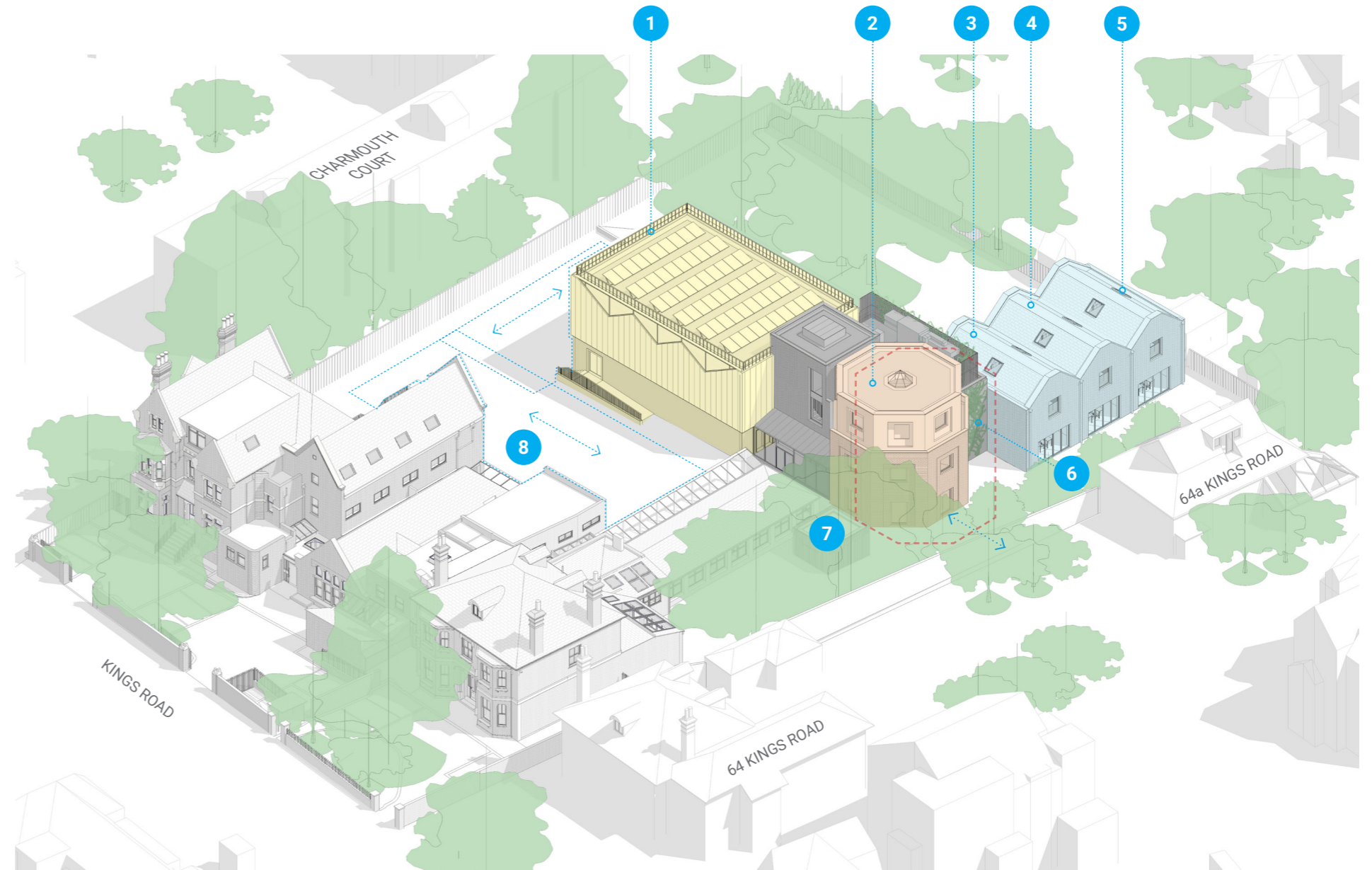
- 1 The proposed scheme allowed the relationship with Charmouth Court to remain largely unaltered. The design at pre-application meeting 2 (02.4) had a greater impact on the daylight and sunlight received by Charmouth Court as well as concerns for loss of outlook and potential for overlooking.
- 2 The existing outdoor P.E. / playspace area was reconfigured to allow better access to the east playground.
- 3 Improved phasing for demolition and access/egress of materials. Required demolition of garage and part of a classroom to facilitate construction.
- 4 The revised scheme had been discussed with the council's tree officer who confirmed that, subject to appropriate mitigation, planting and methods, it would be acceptable.
- 5 The existing hall was extended to its south side, away from Charmouth Court.
- 6 New teaching classrooms with improved efficiencies and quality of support spaces had direct access to the external teaching spaces.
- 7 Proposed sprinkler tank location to the rear South East corner of the site.
- 8 The revised scheme retained a distance from the boundary with number 64 and 64a. Furthermore, with number 64A only having roof level windows in the elevation facing the school and the balcony window of 64a not the primary outlook from the room, we believed this alleviated concerns over daylight / sunlight and the potential for overlooking.
- 9 The previous scheme (02.4) included a reconfigured play/P.E. area adjacent to the boundary with 64A Kings Road, which was of concern to this neighbour. The revised scheme had new teaching classrooms in this area instead, which would act as a barrier to any noise associated with the outdoor play areas.



KEY DESIGN ASPECTS

- 1 By extending the sports hall on its northern end we have been able to move the arts block 3m to the North, away from the boundary to 64 and 64a Kings Road. This also allows us to retain two of the three trees originally proposed to be removed. The low quality common ash tree will be removed, which will be masked by the other trees along the boundary.
- 2 The top floor of the arts block has stepped in to reduce the overall mass. Bronze coloured cladding has been introduced to the top floor to contrast the brick work.
- 3 The classroom block has remained in its original proposed location, providing a respectful distance to the Holm Oak (tree no. 4).
- 4 Flat roof tops have been introduced to the classroom block to help reduce the massing.
- 5 Rooflight windows have been added to limit overlooking, the number of windows has also been reduced.
- 6 Green walls and screening has been added to achieve Biodiversity Net Gain (BNG) and to improve the neighbouring outlook.
- 7 The sprinkler tank has been repositioned to allow for more space within the outdoor learning area.
- 8 The 3m Hall extension to the North requires alternative markings / layout for outdoor P.E. / playspace with the opportunity for additional markings along the northern boundary.

----- Location of arts block in design submitted for planning (02.4)



SITE AXO - NTS

02.7 STRATEGIC DESIGN OPTIONS REVIEWED TO DATE

OPTION A

STRENGTHS

- Eliminates risks relating to Charmouth Court proximity, and allows the mature trees along this boundary to be retained
- Continuous play spaces brings surveillance and accessibility benefits
- Carries the least planning risk
- Addresses concerns raised at pre-app 1 and 2
- Balcony access faces north rather than south

WEAKNESSES

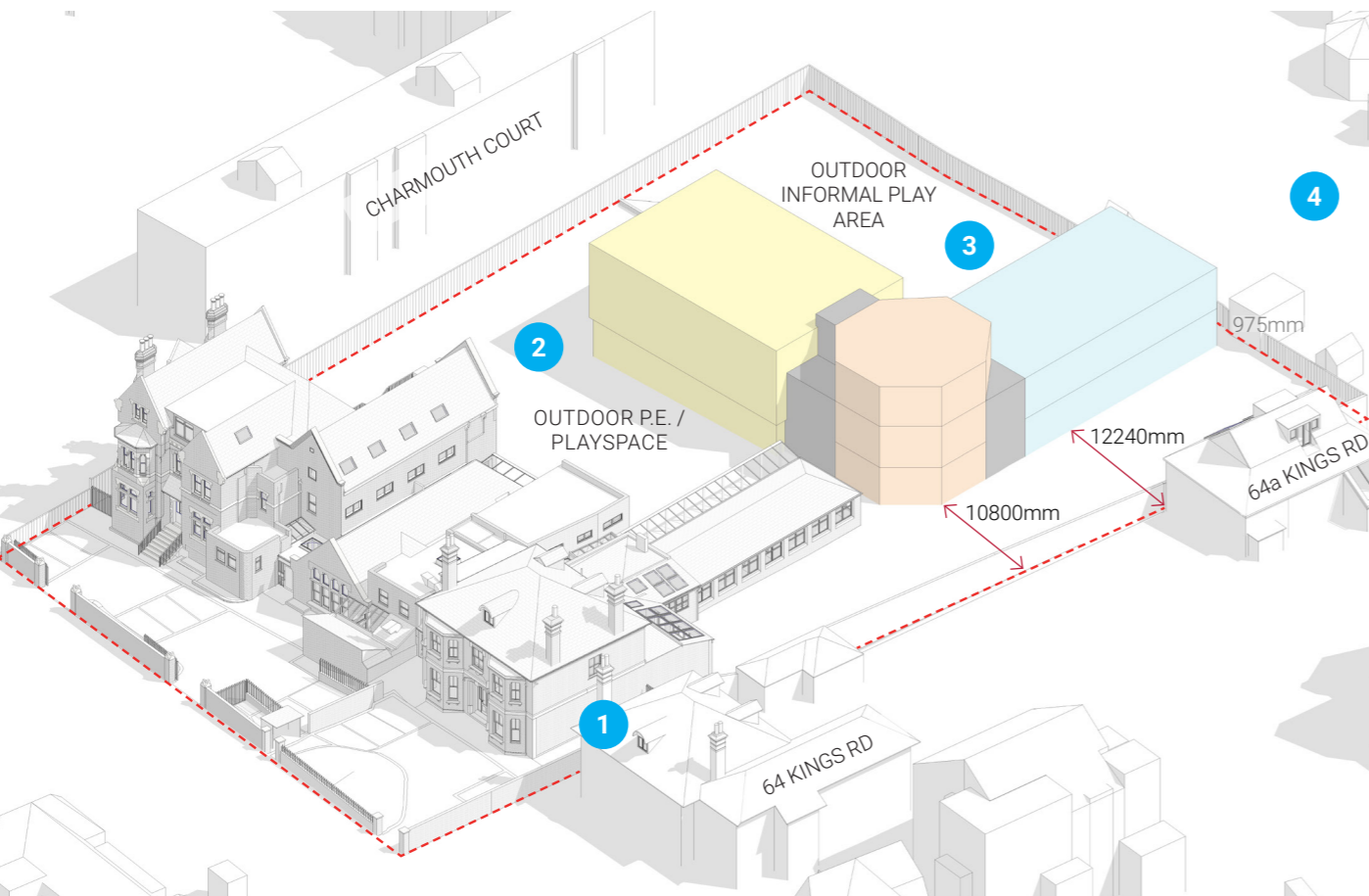
- Requirement for a sprinkler system
- Construction access potentially more challenging

OPPORTUNITIES

- Opportunity to review levels in external landscaping to provide level access across the courtyard and to the playspace
- Opportunity for the space to the south of the classroom block to be used as an outdoor learning space or habitat area

THREATS

- Likely that the Holm Oak (tree 3 below) will be affected by the works
- Encroachment onto Root Protection Area (RPA)
- Further consultation with neighbours required



- 1 Potential demolition of side extension for site access
- 2 Existing play space
- 3 This tree will be affected. See arboricultural plan
- 4 31.5 - 35.5 metres to next Denbigh Garden property

OPTION B

STRENGTHS

- Eliminates risks relating to Charmouth Court proximity, and allows the mature trees along this boundary to be retained
- Continuous play spaces brings surveillance and accessibility benefits
- Addresses concerns raised at pre-app 1 and 2
- Balcony access faces north rather than south

WEAKNESSES

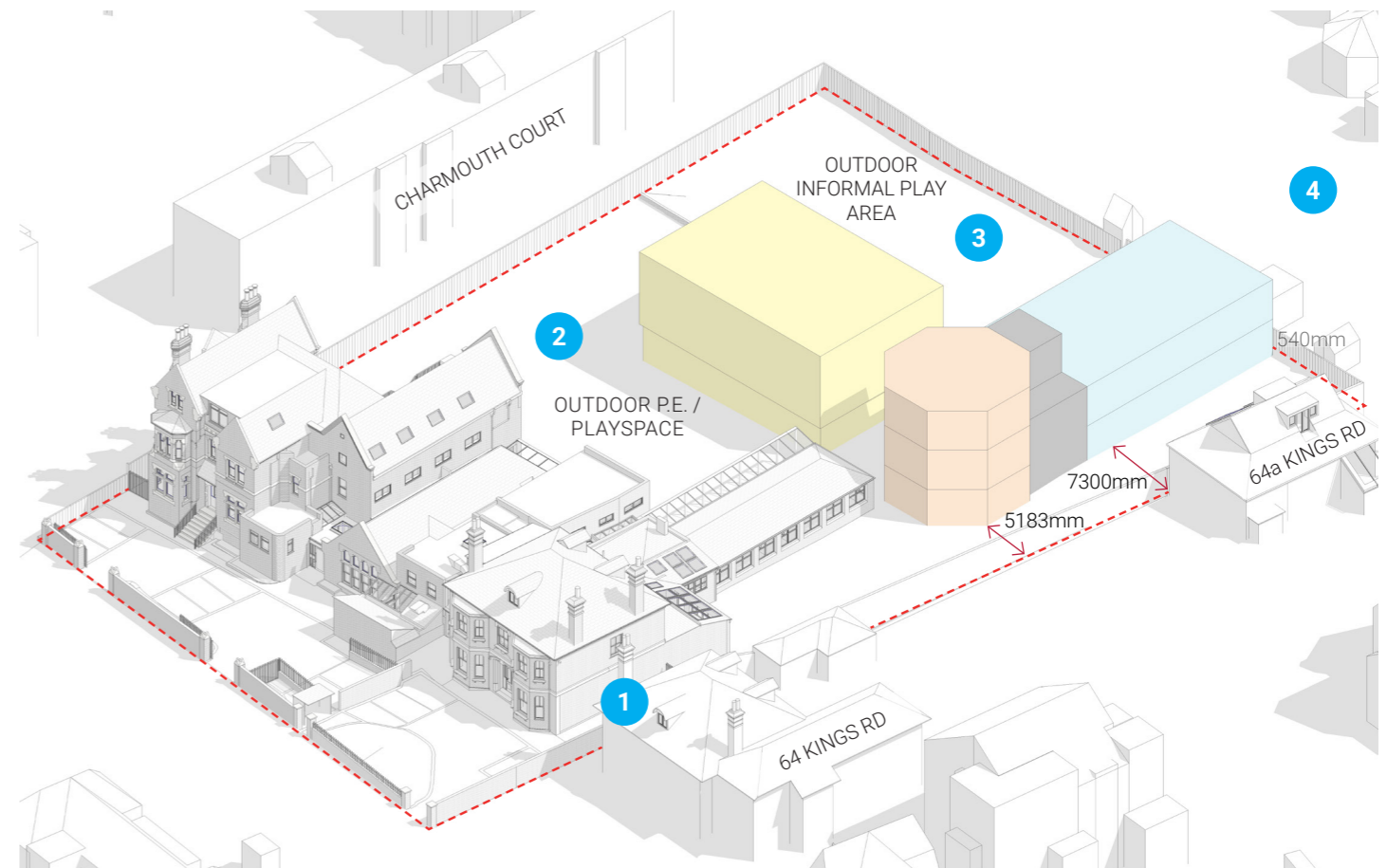
- Requirement for a sprinkler system
- Construction access potentially more challenging
- Isolation of structure between Hall and new Teaching Block
- Encroachment onto Root Protection Area (RPA)

OPPORTUNITIES

- Opportunity for Holm Oak (tree 3 below) to be retained subject to ground investigation and foundation design
- Opportunity to review levels in external landscaping to provide level access across the courtyard and to the playspace

THREATS

- Brings classroom block closer to the boundary with 64 and 64a
- Further consultation with neighbours required
- Trees along southern boundary at risk of removal



- 1 Potential demolition of side extension for concrete pump
- 2 Existing play space
- 3 This tree will be affected. See arboricultural plan
- 4 31.5 - 35.5 metres to next Denbigh Garden property

02.7 STRATEGIC DESIGN OPTIONS REVIEWED TO DATE

OPTION C

STRENGTHS

- Teaching block pushed away from Charmouth Court
- Potential creation of suitable side alley

WEAKNESSES

- Construction work could be more disruptive for the school
- Avoids the RPA of one tree
- No vehicular access into multi use space
- The classroom sizes have slightly reduced in size
- Proposed PE area close to the boundary of 64a
- Hall extended to south of site, which would reduce accessibility around site
- Overall this proposal would have less outdoor multi-use play areas than currently

OPPORTUNITIES

- Opportunity to plant trees along southern boundary to mitigate loss of ones along northern boundary

THREATS

- Proximity to northern boundary will involve loss of tress and encroachment onto Root Protection Area (RPA) for the others
- Further consultation with neighbours required
- This option is not 13.5m away from Charmouth Court
- Carries the highest planning risk

OPTION D

STRENGTHS

- 13.5m away from Charmouth Court
- Potential creation of suitable side alley
- Potential improvement of daylight/sunlight results

WEAKNESSES

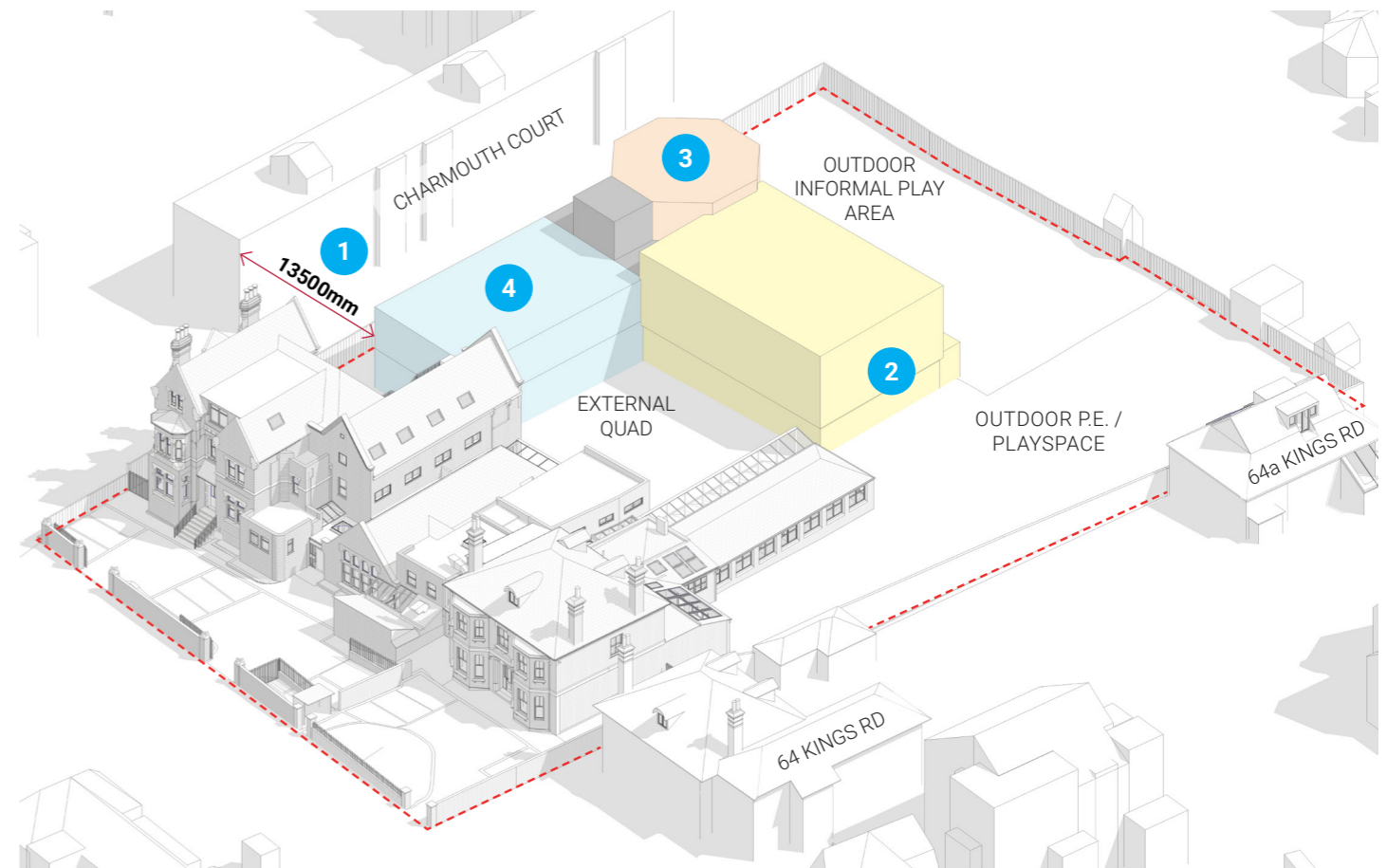
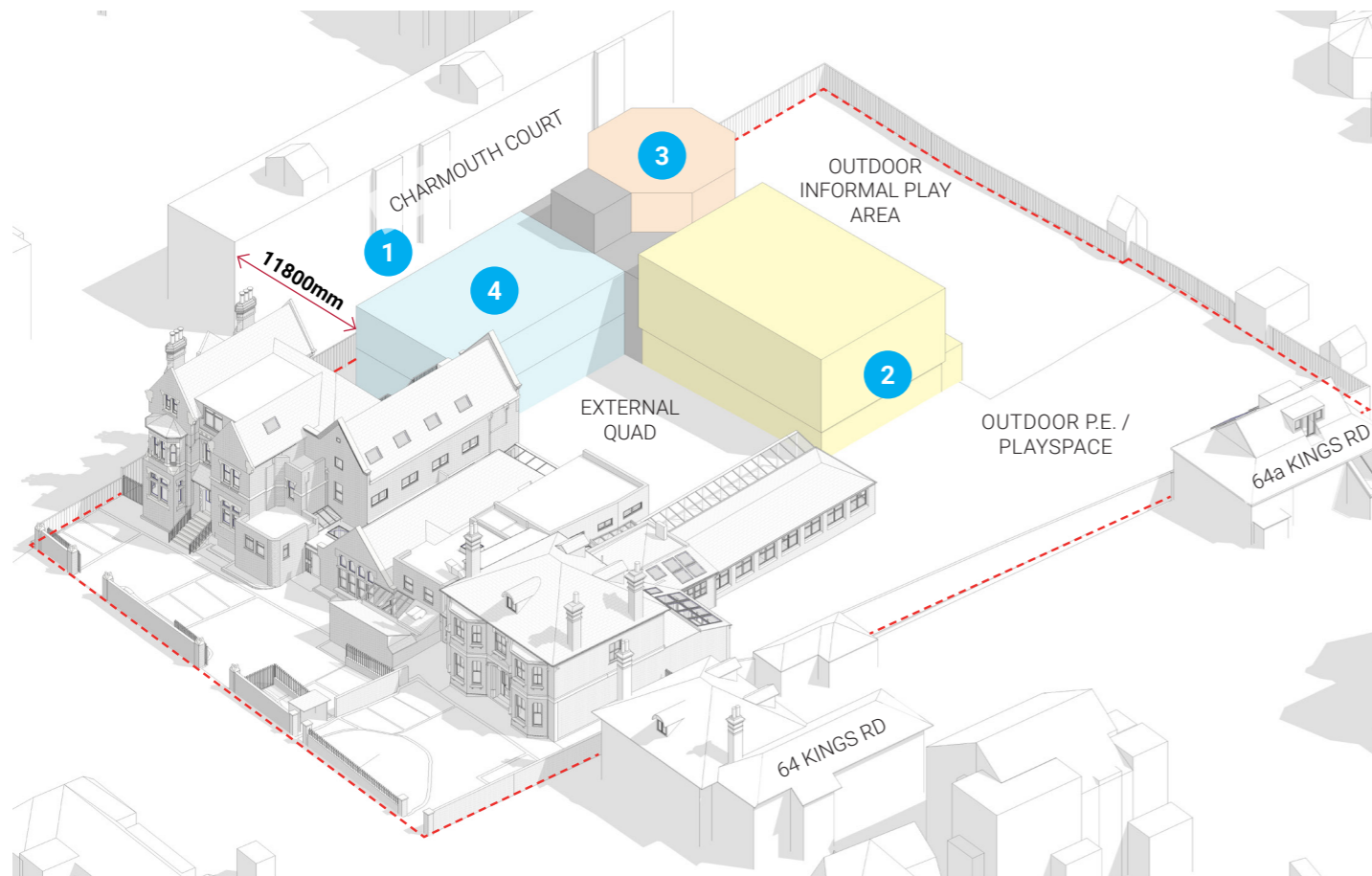
- Construction work could disruptive for the school
- Avoids the RPA of one tree
- No vehicular access into multi use space
- The classroom sizes have slightly reduced in size
- Proposed PE area close to the boundary of 64a
- Hall extended to south of site, which would reduce accessibility around site
- Overall this proposal would have less outdoor multi-use play areas than currently

OPPORTUNITIES

- Opportunity to plant trees along southern boundary to mitigate loss of ones along northern boundary
- Redesign needed to allow vehicular access to quad

THREATS

- Proximity to northern boundary will involve loss of tress and encroachment onto Root Protection Area (RPA) for the others
- Further consultation with neighbours required



- 1 Block pushed further away from Charmouth Court by 1485mm
- 2 Hall extended to south of site, which could reduce accessibility around site if playspace is fenced
- 3 Arts block
- 4 Reduction in proposed classroom sizes required to set this wall back from Charmouth Court boundary

- 1 Wall parallel with Charmouth Court, and offset by 13500mm
- 2 Hall extended to south of site, which could reduce accessibility around site if playspace is fenced
- 3 Arts block
- 4 Overall reduction in length of building by 450mm for this option, which would have a minor impact on classroom sizes and internal wall thicknesses

02.7 STRATEGIC DESIGN OPTIONS REVIEWED TO DATE

OPTION E - DESIGN AT PRE-APPLICATION 4

STRENGTHS

- Moving arts block to the north by 3m allows 2 additional mature trees on the southern boundary to be retained than the previous application
- Introducing green wall between arts and classroom block will enhance biodiversity
- Climbing plants to eastern elevation will improve outlook for Denbigh Garden's residents

WEAKNESSES

- Introducing an offset and hipped roof to the music performance space would significantly reduce the classroom area
- Staggering classroom and arts block introduces more inefficiencies in the layout

OPPORTUNITIES

- Opportunity to review levels in external landscaping to provide level access across the courtyard and to the playspace
- Opportunity for the space to the south of the classroom block to be used as an outdoor learning space or habitat area
- Opportunity to further conceal the appearance of rooftop plant

THREATS

- Use of hipped and dormer roofs would be introducing a new design language not evident within the conservation area

OPTION F - DESIGN PRESENTED BY REPRESENTATIVES OF KINGS RD RESIDENTS ASSOCIATION

STRENGTHS

- Takes 3 storey massing away from the 64/64a boundary

WEAKNESSES

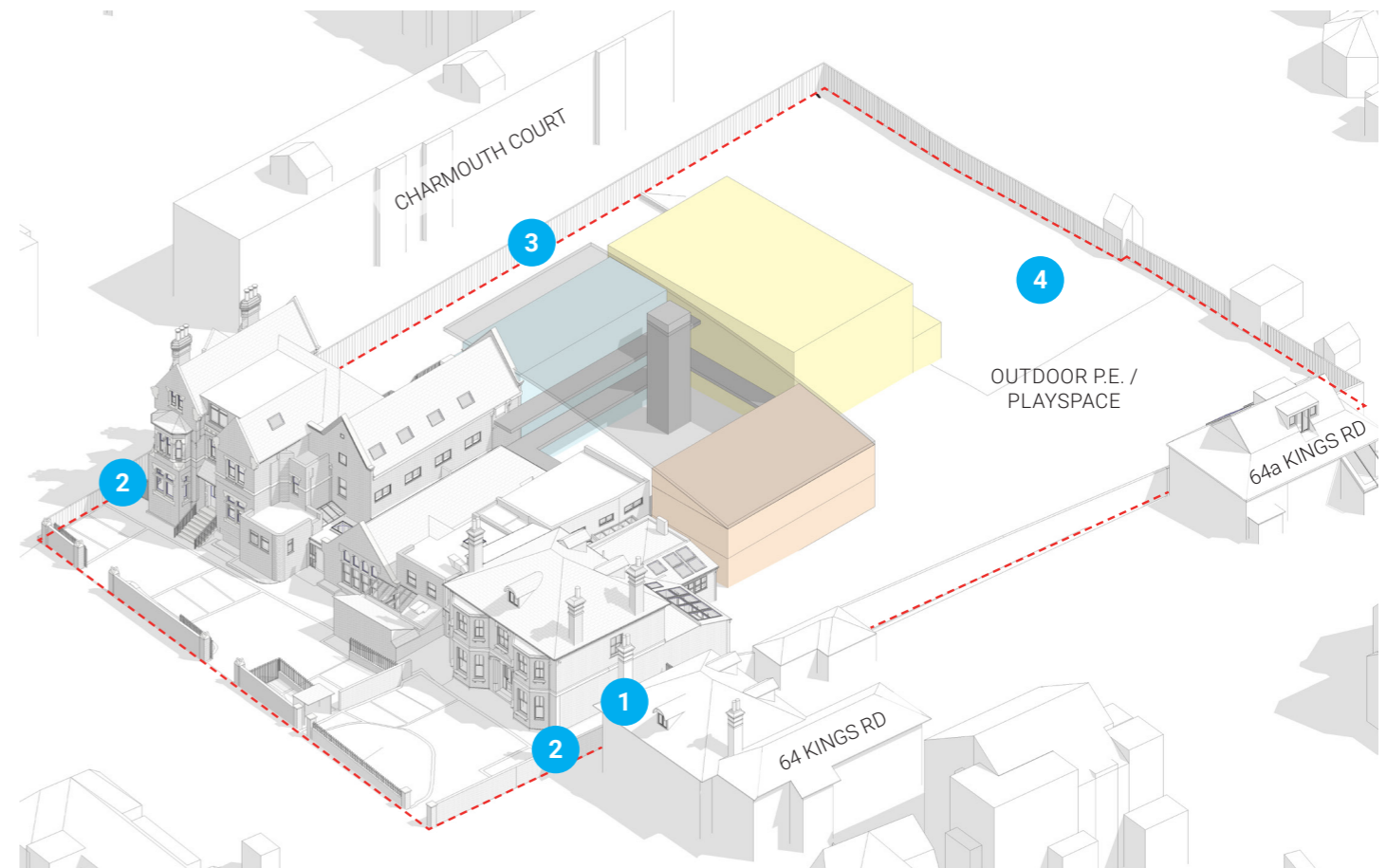
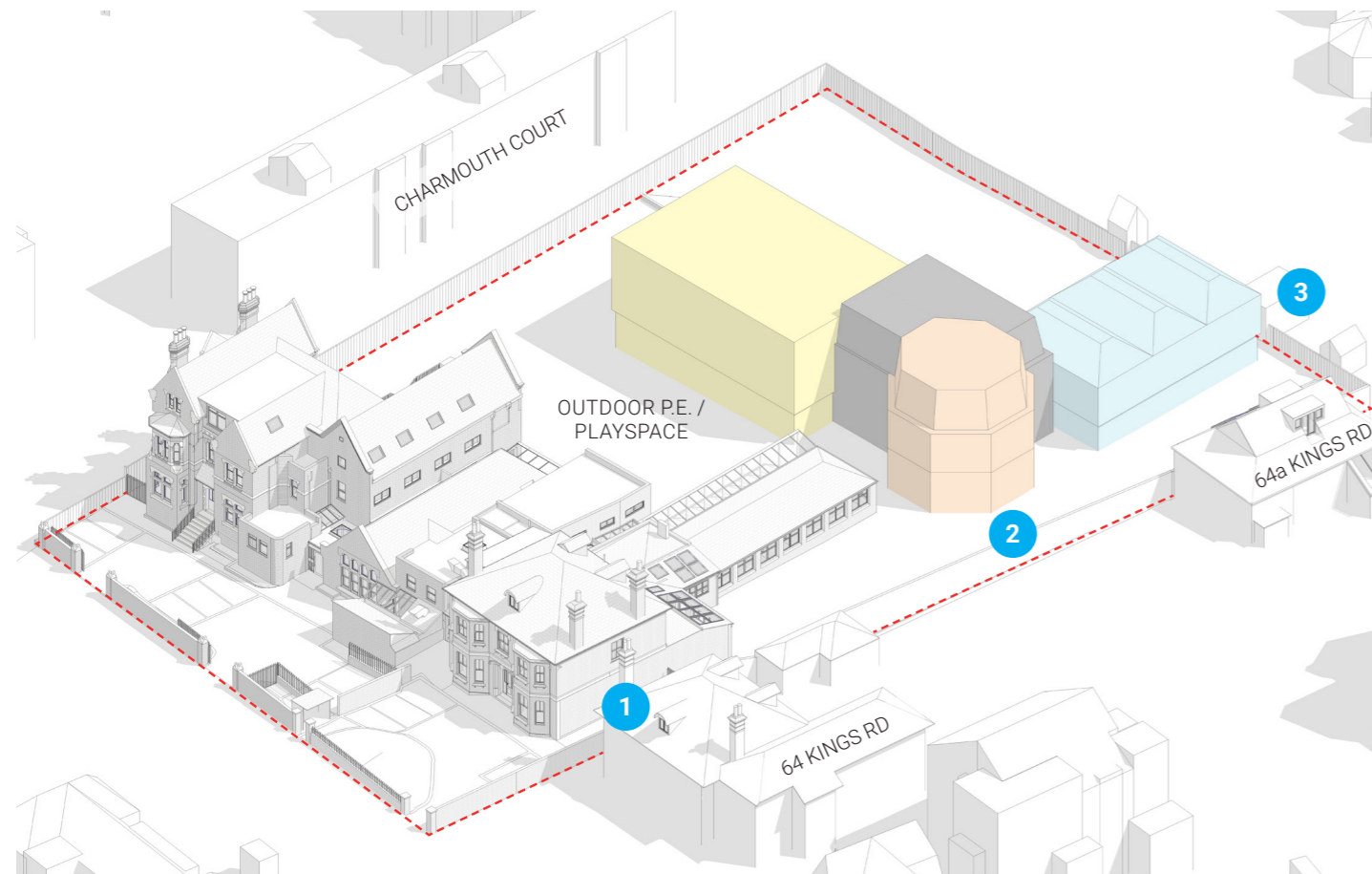
- Introduces further stepped access, which will limit access to external play space
- Pushes all external play space to the boundaries of Charmouth Court & Denbigh Gardens
- Largest footprint of all options, which will mean a loss of external play space & decrease in biodiversity
- Internal remodelling will be required to achieve lift access to existing building, this would see a loss in classroom / library area, which may need re-providing in new build
- Sketch layouts don't allow for vital storage space, including this will increase the footprint further

OPPORTUNITIES

- Potential to align existing floor levels with new may possibly allow lift access to parts of the existing building

THREATS

- Demolition of existing accommodation required before construction so temporary teaching accommodation will be required
- 3 storey massing moved to Charmouth Court, which brings back risks of daylight / sunlight issues
- Connecting the ETFE roof to the existing building will be difficult to achieve due to varying roof heights and pitches. This will be prominent along the Kings Road elevation (see 02.9) and does not support biodiversity or allow for Photovoltaic panels
- The massing and roof are unsympathetic to the conservation area

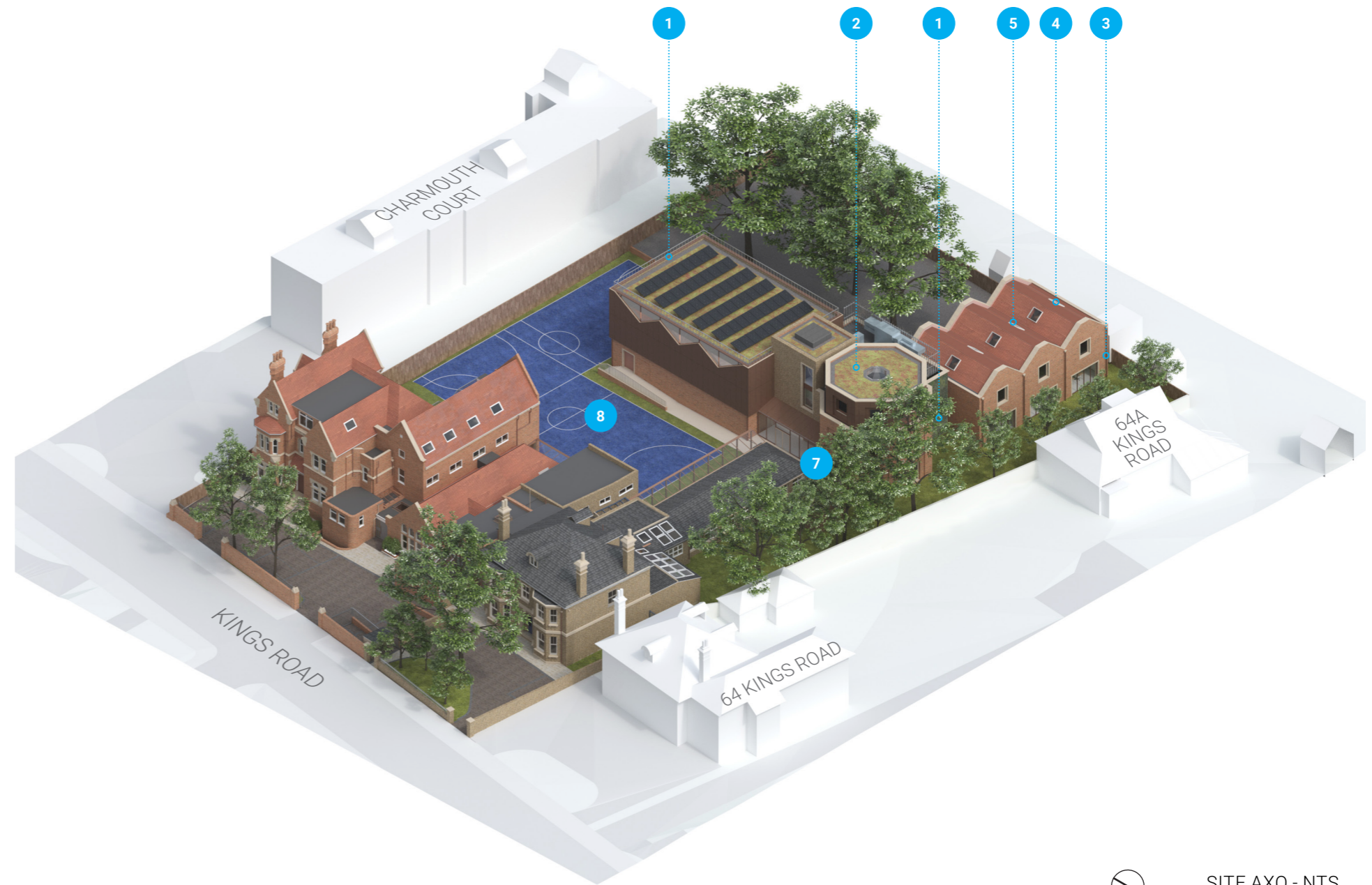


- 1 Potential demolition of side extension for site access
- 2 Mature trees no. 21 and 22 along southern boundary to be retained
- 3 31.5 - 35.5 metres to next Denbigh Garden property

- 1 Potential demolition of side extension for concrete pump
- 2 Access potentially required from both north and south gates during construction
- 3 3 storeys against Charmouth Court
- 4 Majority of playspace pushed to Denbigh Gardens boundary. The remainder is hard up against Charmouth Court and is too narrow to be usable as play space

THE CURRENT PROPOSAL'S KEY DESIGN CHANGES

- 1 By extending the sports hall on its northern end we have been able to move the arts block 3m to the North, away from the boundary to 64 and 64a Kings Road. This also allows us to retain two of the three trees originally proposed to be removed. The low quality common ash tree will be removed, which will be masked by the other trees along the boundary.
- 2 The top floor of the arts block has stepped in to reduce the overall mass. Bronze coloured cladding has been introduced to the top floor to contrast the brick work and complement the features of the local area.
- 3 The classroom block has remained in its original proposed location, providing a respectful distance to the Holm Oak (tree no. 4).
- 4 Flat roof tops have been introduced to the classroom block to help reduce the massing.
- 5 Rooflight windows have been added to limit overlooking, the number of windows has also been reduced.
- 6 Green walls and screening has been added to achieve Biodiversity Net Gain and to improve the neighbouring outlook.
- 7 The sprinkler tank has been repositioned to allow for more space within the outdoor learning area.
- 8 The 3m Hall extension to the North requires alternative markings / layout for outdoor P.E. / playspace.



SITE AXO - NTS



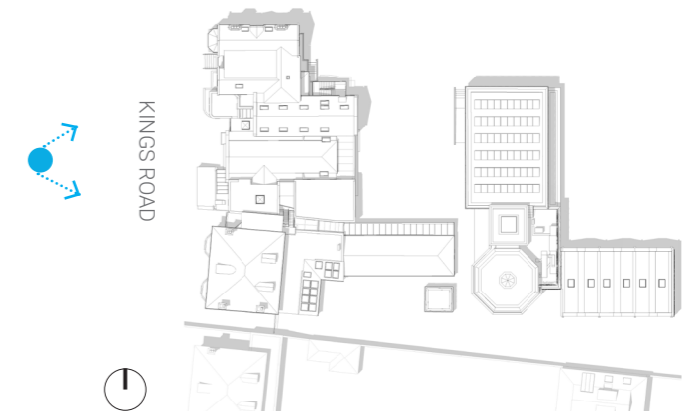
PROPOSED SCHEME VISIBILITY FROM KINGS ROAD

Camera height: 1.6m
Field of view: 74 degrees



OPTION F VISIBILITY FROM KINGS ROAD

Camera height: 1.6m
Field of view: 74 degrees



PROPOSED ACCOMMODATION

The project brief was to rationalise the school's existing accommodation; to improve the quality of the existing facilities and to improve accessibility across the school site.

The table below summarises the differences between the existing and the proposed provision:

	Existing Number	Proposed Number	Comments
Classrooms	17	18	
Specialist Classrooms	5	6	Combined library and Computer Room. New drama room provided
Large Spaces	3	2	Combined Gymnasium and Hall into larger space
Learning Resource Areas	6	8	New groups and learning resource spaces proposed where teaching classrooms are under provisioned
Staff & Admin	13	15	Additional offices created
Storage	25	27	

Proposed new build GIA	765sqm*
Proposed new build GIA + General Hall	955sqm*
Overall School GIA before development	2336sqm
Overall School GIA including proposed new build	2665sqm*

* Including the proposed GIA area for the sprinkler tank pump room (11sqm)

TABLE OF AREAS FOR PROPOSED NEW BUILD

SCHEDULE OF ACCOMMODATION - PROPOSED - STAGE 3

NAME	LEVEL	DEPARTMENT	PROPOSED AREA (SQM)
01: General Teaching			
CLASSROOM 01	GROUND FLOOR	01: General Teaching	36.5
CLASSROOM 02	GROUND FLOOR	01: General Teaching	36.5
CLASSROOM 03	GROUND FLOOR	01: General Teaching	36.5
CLASSROOM 04	FIRST FLOOR	01: General Teaching	36.5
CLASSROOM 05	FIRST FLOOR	01: General Teaching	36.5
CLASSROOM 06	FIRST FLOOR	01: General Teaching	36.5
01: General Teaching Total Proposed: 8			
332			
02: Large Spaces			
GENERAL HALL (EXTENSION)	GROUND FLOOR	02: Large Spaces	33
GENERAL HALL	GROUND FLOOR	02: Large Spaces	181
02: Large Spaces Total Proposed: 1			
33			
03: Learning Resource			
PRACTICE 01	FIRST FLOOR	03: Learning Resource	7.5
PRACTICE 02	FIRST FLOOR	03: Learning Resource	7.5
PRACTICE 03	FIRST FLOOR	03: Learning Resource	7.5
PRACTICE 04 / ENS.	FIRST FLOOR	03: Learning Resource	16
AV RECORDING	FIRST FLOOR	03: Learning Resource	7.5
03: Learning Resource Total Proposed: 5			
46			
04: Staff and Administration			
MUSIC OFFICE	FIRST FLOOR	04: Staff and Administration	9
MUSIC ADMIN	FIRST FLOOR	04: Staff and Administration	8
04: Staff and Administration Total Proposed: 2			
17			
05: Storage			
P.E STORE	GROUND FLOOR	05: Storage	25
CLEANER STORE	GROUND FLOOR	05: Storage	2
DRAMA STORE	GROUND FLOOR	05: Storage	9
TEACHING STORE 01	GROUND FLOOR	05: Storage	3.5
TEACHING STORE 02	GROUND FLOOR	05: Storage	3.5
TEACHING STORE 03	GROUND FLOOR	05: Storage	3.5
TEACHING STORE 04	FIRST FLOOR	05: Storage	3.5
TEACHING STORE 05	FIRST FLOOR	05: Storage	3.5
TEACHING STORE 06	FIRST FLOOR	05: Storage	3.5
STORE	FIRST FLOOR	05: Storage	3
05: Storage Total Proposed: 10			
60			

06: Non-Net			
CIRCULATION	GROUND FLOOR	06: Non-Net	50
CIRCULATION	FIRST FLOOR	06: Non-Net	43.5
CIRCULATION	SECOND FLOOR	06: Non-Net	11
06: Non-Net Total Proposed: 11			
241.5			
Grand total: 39			
729.5			

PUPIL WC/ CHANGE	GROUND FLOOR	06: Non-Net	29
ACC WC & SHOWER	GROUND FLOOR	06: Non-Net	6.5
PUPIL WC	FIRST FLOOR	06: Non-Net	12.5
06: Non-Net Total Proposed: 11			
241.5			
Grand total: 39			
729.5			

USE

King's House School is split across a number of sites in Richmond with a separate sports ground in Chiswick. The Senior Department is located near the plateau of Richmond Hill on Kings Road in Richmond just a one minute walk up the hill from the Junior Department. Across the sites the school provides education and sports facilities for boys aged 3-13 as well as admin offices for staff, kitchen and recreational play spaces.

The Senior Department is the base for pupils in years 4 to 8 (ages 8-13). From this point the boys take classes in English, Mathematics, Science, French, History, Geography, Religious Studies, Music, Art, Design Technology, Drama, Computing, PE and PSHE.

Every year group also has two Games sessions each week at the extensive playing fields in Chiswick. From Year 5 the boys have specialist teachers for all subjects and move from room to room for their lessons.

There has been a piecemeal approach to the school's extensions in the past, which has created a number of logistical issues for the school. Most notably the building is difficult to navigate and easy to get lost in. Accessibility is a challenge as there are numerous level changes between the different buildings and across the sloping site in general. The new proposal aims to rationalise the accommodation so that the Senior Department is more accessible and inclusive for a wider range of users.

KEY: USE DIAGRAM

- 1 The existing outdoor P.E. / playspace is reconfigured to allow better access to the east playground.
- 2 An enlarged dining Hall connects through to the quad and allows for less dining sittings.
- 3 Dedicated drama and music practice spaces.
- 4 The existing hall is extended and refurbished to allow for greater flexibility.
- 5 New teaching classrooms with improved efficiencies and quality of support spaces have direct access to the external teaching spaces.
- 6 A new, acoustically sealed music ensemble room for small performances.
- 7 The existing low quality buildings are demolished, improving circulation and navigation for visitors.



3.2 COMMUNITY USE

COMMUNITY USE

The School currently offers out a number of its spaces for use by community groups, and the Senior Department is the primary site for this.

Examples of groups which use the site include:

- The Alberts Community Association
- Charmouth Court Residents Association
- The Friends of Richmond Park
- The Holly Lodge Centre - a unique small charity in the heart of Richmond Park, specialising in activities for people with special educational needs.
- Shooting Star Chase – Children's hospice charity caring for babies, children and young people with life-limiting conditions.
- David Adams Leukaemia Appeal

The site also hosts the following activities:

- ASA Football
- Mei Quan Tai Chi
- National Childbirth Trust (NCT) – Various classes
- Stagecoach
- The Judo Factory
- Weight Loss/Fitness Classes
- Weekly Birthday Parties

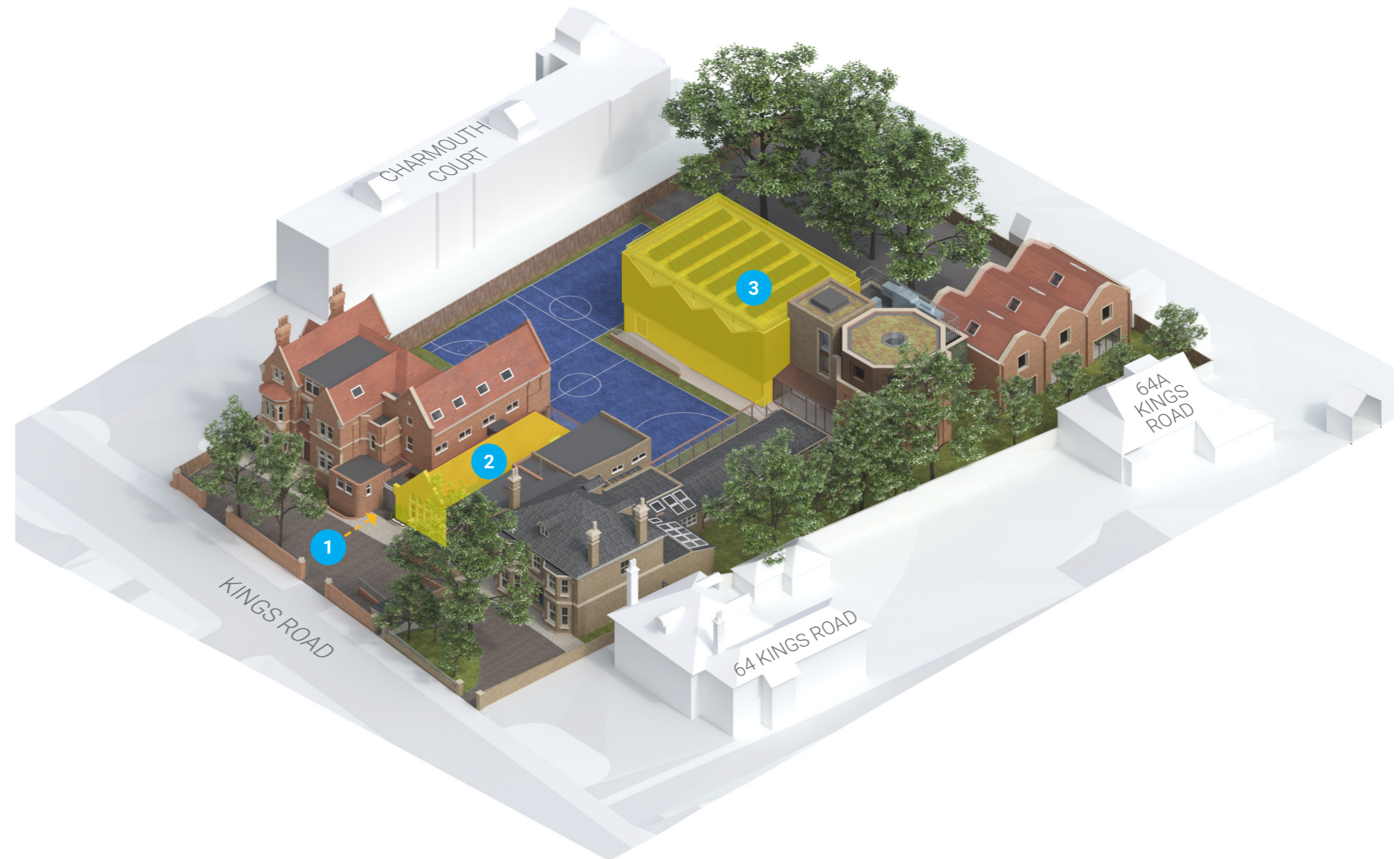
Community hire is limited during term time due to a lack of guaranteed good quality space. While it is not proposed to increase community use, the proposals will provide enhanced facilities for existing groups which use the site, as well as providing more inclusive access.

As mentioned above, it is not proposed as part of the scheme to increase community use at the School. Instead the School would continue to offer out its facilities to existing groups as it does at present between 17:00 and 22:00 during term time, between 09:00 and 17:00 on the weekends and between 08:00 and 18:00 during the school holidays. The School was willing to facilitate an increase in community use but in discussion with LBRuT decided not to due to the potential impacts on neighbours of increased use. It is noted that, if there is the appetite for this from members or in the community and it can be demonstrated that there will be no adverse effects on the surrounding area, the School would remain open to increasing community use on site."

It is also worth noting that the School is an important local employer with around 83 FTE employees. It uses supply chains within the borough as far as possible providing employment for local people and investing in the local economy.

KEY: COMMUNITY USE DIAGRAM

- 1 Community access through main reception
- 2 The dining hall will remain available for community events
- 3 The refurbished multi-use hall will remain available for club sports and community groups



The Chiswick Sports Ground is the main focus of community usage

CHARACTER AND HERITAGE

Kings Road is within the St Matthias Conservation area, although it is not specifically mentioned in the Local Authority Conservation Area Statement. The character of the area is based on the mix of mid to late Victorian building styles and forms, all maintaining a high quality townscape. It is noted that the 'loss of traditional architectural features and materials due to unsympathetic alterations' is considered a problem, but 'the preservation, enhancement and reinstatement of architectural quality and unity' is seen as an opportunity for enhancement. There are no Listed buildings on the Senior Department site.

The proposed scheme involves demolishing some of the more recent, lower quality buildings on site and replacing them with high quality buildings that are sympathetic to the existing Buildings of Townscape Merit (BTM) and allow their prominence and contribution to the conservation area to remain the focus of the site.

The proposals have taken account of the history of the area's development and its current character in terms of grain, density, pattern of front- and back-garden development, trees, and the form, massing and material palette of the historic buildings, including the BTMs, in King's Road.

A heritage specialist has been appointed to ensure the development meets the borough's strict rules on maintaining and enhancing the character and heritage of Richmond. A Heritage and Archaeological Statement has been produced by Land Use Consultants to inform the design process and to support this planning application.



