

CASTLE YARD

DESIGN AND ACCESS STATEMENT

Exton Estates

PROJECT NO: 1415

DECEMBER 2021

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| 17th December 2021 | Date |
| DM | Complied |
| CG | Checked |
| JS | Authorised |

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INTRODUCTION

1.01 EXECUTIVE SUMMARY

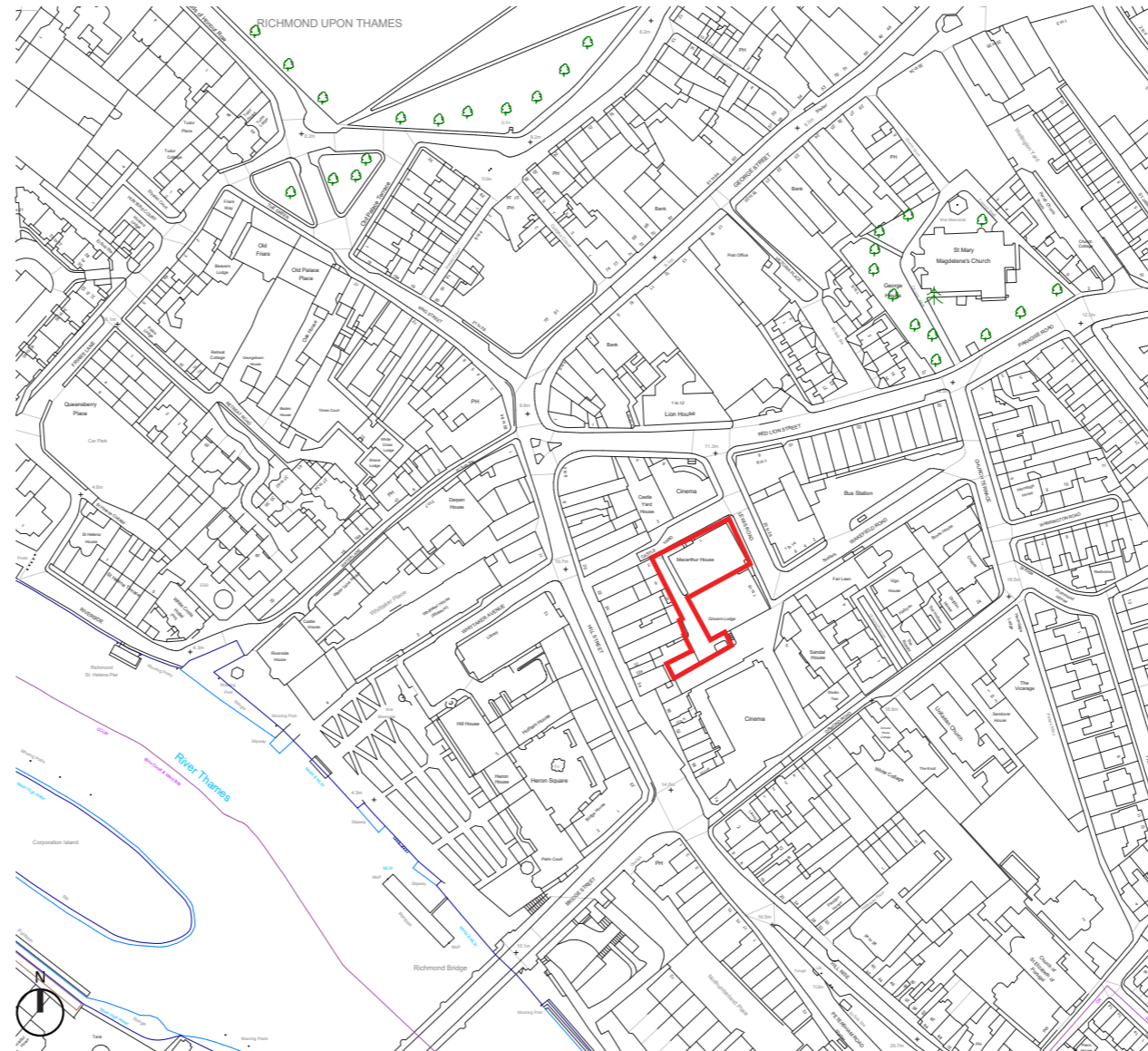
The proposed development within this document comprises internal renovation and reconfiguration of the existing building, external material changes, two storey roof addition with terraces and plant enclosure to accommodate 763 sqm (8,213 sft) of additional commercial floorspace.

The current office building, 1 Castle Yard, is beyond its economic life in its current form and requires a full refurbishment. The intention of the proposal is to not only refurbish the building to the highest standards but to add additional area to improve and enhance the building.

The proposal for the office will utilise the existing building and concrete frame. Removal of the existing roof construction will allow for 2 levels of extensions with new plant enclosure on the roof. The proposal will have an articulation of scale and massing such that they will be read as individual components in a proportion appropriate to the character of the area. A hierarchy of materials will form the palette carefully chosen to complement the existing building and will deliver a calm and contemporary architecture respectful of its surroundings.

The floorplans are essentially organised around a single central core with accessible reception approach at ground floor. The core will provide the landlords lift, WCs, executive shower rooms and locker provision. This arrangement maximises the access to the external glazed façade increasing the daylighting into all the office space. The configuration will offer flexible floor plates, divisible by two, with a range of ideal occupier sizes, suitable for a wide variety of businesses. The penthouse floors will be provided with external space via dedicated terraces.

All design and construction will be taken through the lens of CO2 minimisation, sustainable, socially responsible and occupier wellbeing that are commensurate with the return expectations of the investors. The commercial scheme is set to target BREEAM Excellent rating.



1.02 CLIENTS BRIEF & VISION

The Brief

The design brief was to provide an exemplar refurbishment scheme to the existing commercial office building at 1 Castle Yard, that would appeal to forward looking occupiers who now aspire to locate within amenity rich, collaborative environments which can support recruitment, retention, sustainability, and productivity. It should optimise the site through both sound design and place-making principles.

It shall provide a unique and innovative building that enhances the area and public realm. Flexible grade A standard office space with the focus on well-being and sustainability for the development and the end user.

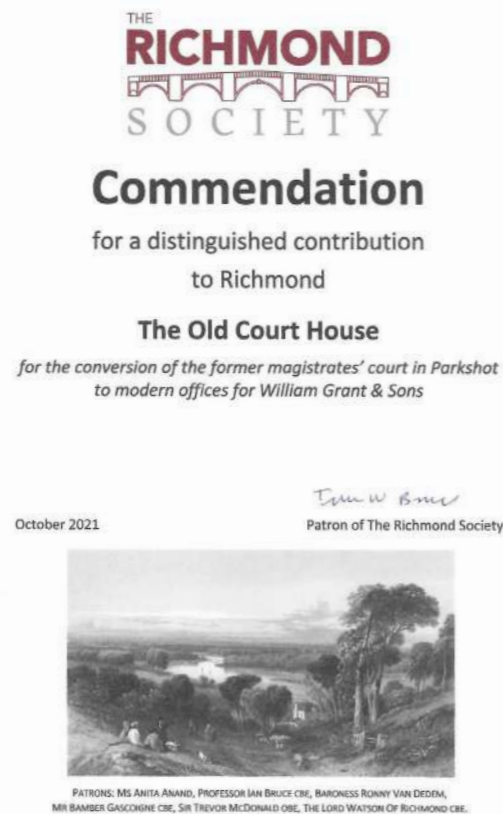
It will be a respectful, contemporary design which blends seamlessly into its immediate context and reflects the local heritage. An active and engaging site that interacts with the wider public realm and to enhance the sense of arrival and connection with Richmond Town Centre.



The Old Court House Office Floorplate



The Old Court House Reception



The Old Court House

1.03 DEVELOPMENT OBJECTIVES

The proposed development will follow the London borough of Richmond Upon Thames 2018 – 2033 Local Plan strategic vision and objectives for the borough.

New central office development is encouraged. Businesses and retailers will be supported, including through the forthcoming Business Improvement District. Business areas are historically dispersed across the borough, and all play an important role in providing business and employment opportunities for the community. The Greater London Authority Employment Projections (2015) estimate that the number of jobs in the borough will be 105,000 by 2031 and 109,000 by 2036. This equates to an increase in 18,000 jobs between 2011 and 2031 and therefore suggests that the borough will experience strong demand for employment space. This development responds to these needs.

To reduce environmental impacts, including air pollution and congestion, and to maximise opportunities for health whilst promoting active lifestyles, the scheme will promote safe, sustainable and accessible transport choices, including public transport, cycling and walking. Focusing development in the main centres of the borough including a reduction in the need to travel by car, will mitigate the effects of development pressure on the rest of the borough.

The development objectives are outlined as follows:

Respond to and reinforce the scale, form, massing and patterns of townscape development which make a positive contribution to the distinctive townscape and architectural qualities of the area.

Providing flexible Grade A office space, will assist in the creation of a new sustainable urban neighbourhood with the provision of a high quality pedestrian environment with reinvigorated active frontages.

High standards of sustainable design and construction will be achieved to improve the environmental performance and to adapt to the effects of climate change over the scheme's lifetime. In particular, we seek to reduce carbon dioxide emissions from development and provide standards of water efficiency that are equal to those set out in the national standards. This approach to mitigating the impacts of climate change, including measures to minimise energy use, as well as renewable energy, is justified as it is based on local evidence and need in the borough.

The office building shall target an `Excellent` BREEAM rating in accordance with BREEAM New Construction 2018.

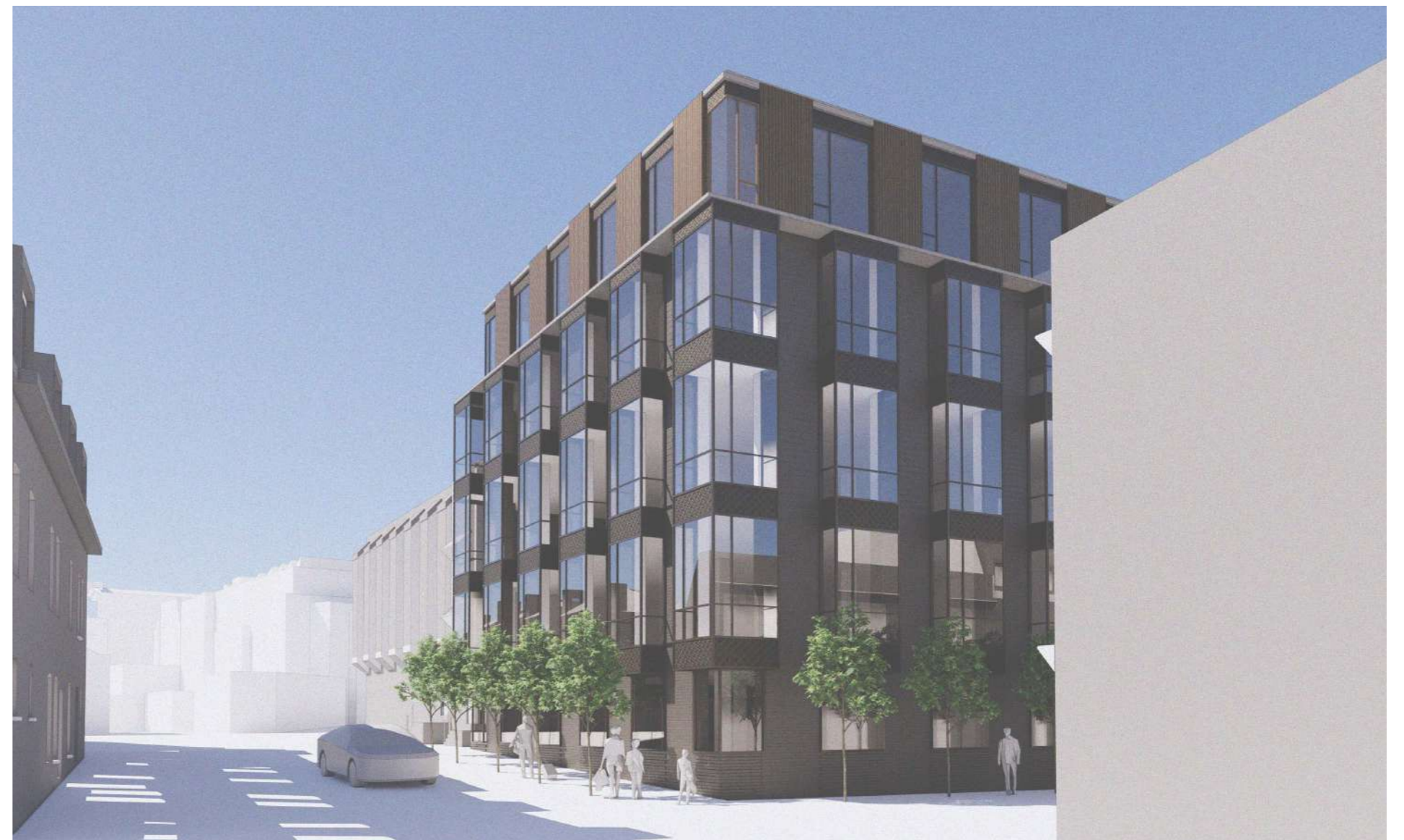
The Development will be designed so as to adapt to and cope with the potential impacts and consequences of climate change.

The proposals are entirely located on previously developed land in an accessible location. In addition, the design will utilise and completely reuse the existing building primary structure and concrete frame.

The urban landscaping of the proposals will integrate the development into the surrounding area. The roofscapes will have a simplicity to give the scheme a smart feel, designing out area of visible plant viewed from future neighbouring developments.

Designing places with management and maintenance in mind, to discourage crime in the present and the future.

The borough has an outstanding built, historic and natural environment and a key priority of the proposals is that this unique local character continues to be protected and enhanced throughout.



1.04 THE TEAM



Client



Architects



Planning Advisers



Structural Engineers



Rights of Light



Quantity Surveyor



Mechanical & Electrical Engineer



Landscape Architect



Heritage Consultant



Building Control



Ecological Consultant



Transport and Planning & Engineering Consultant

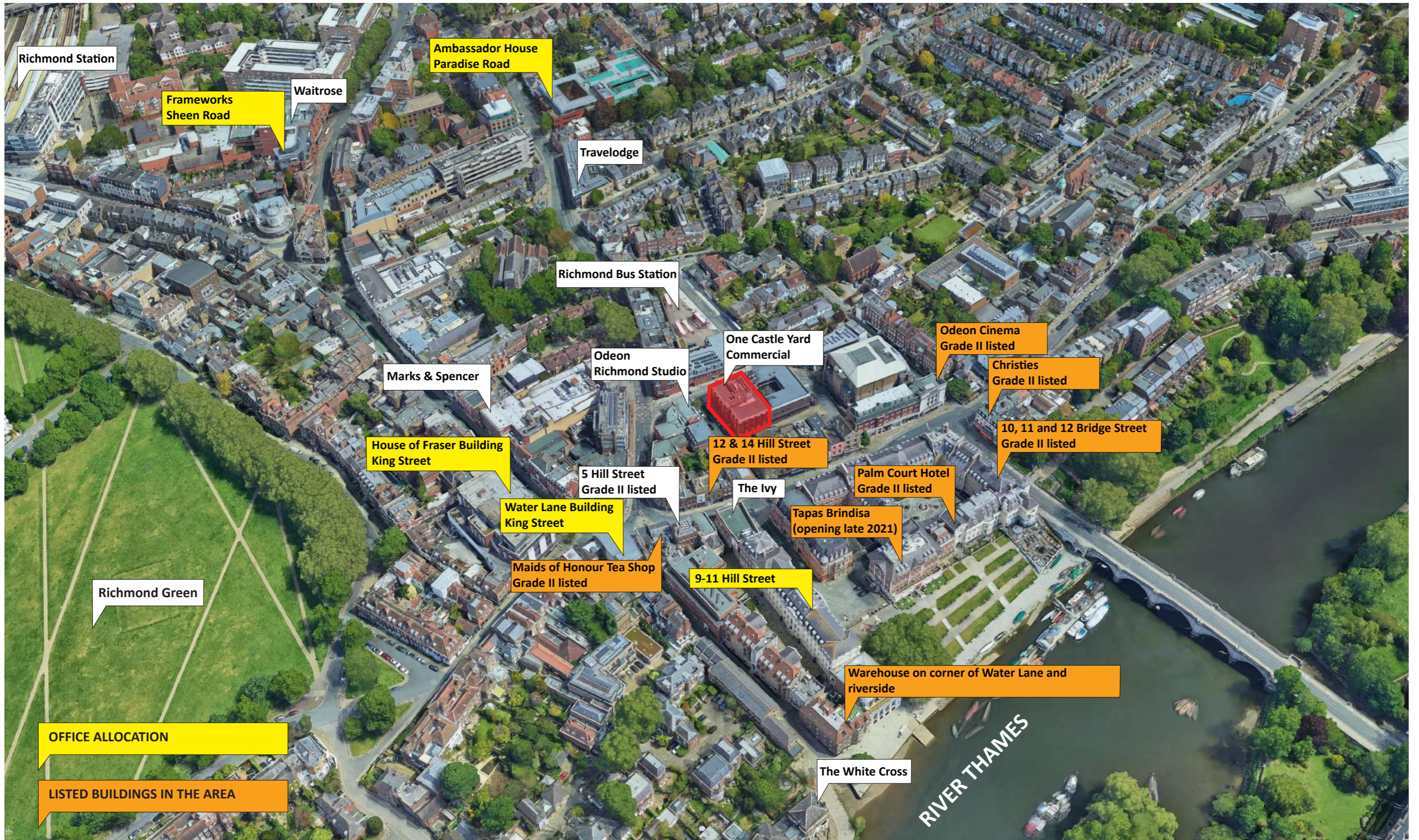


Acoustician Consultant

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SITE CONTEXT

2.01 AERIAL VIEW



2.02 LOCATION PLAN



2.03 SITE CONTEXT

Existing site

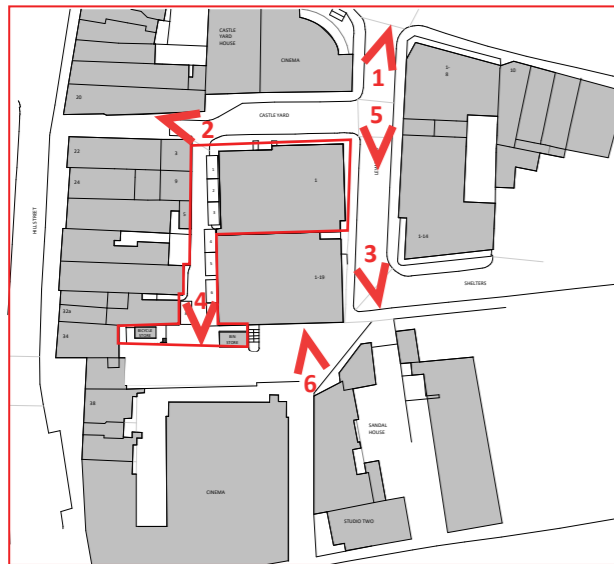
The site is located at the centre of the town, to the north of Richmond Odeon cinema and south of Richmond Green . It is enclosed by Castle Yard to the North and Lewis Road to the East.

Context

Richmond is a suburban town in south-west London, 16 kilometres southwest of Waterloo, on a meander of the River Thames. After the opening of the railway station in 1846, the town was absorbed into a rapidly expanding London and it is now part of the London Borough of Richmond-upon-Thames.

It has many Conservation Areas and a large number of parks and open spaces, including Richmond Green which is situated to the north of the site. Some areas have listed building architectural or heritage status.

Along Red Lion Street and George Street and around the site building heights vary from two to five storeys with a wide variety of different facade and roof treatments.



1. View from Lewis Road



2. View from Hill Street looking towards Castle Yard



3. View from Lewis Road



4. View from Castle Yard car park



5. View from Lewis Road looking towards Lion House



6. View from Castle Yard car park

3

CONSERVATION & HERITAGE

3.01 PLANNING SUMMARY & HISTORY

The site is located within Richmond town centre, in the London Borough of Richmond-upon-Thames, at the junction of Castle Yard and Lewis Road. It is situated in close proximity to a range of shops and services located along Hill Street and Red Lion Street. The existing building is three storeys in height and in commercial use (Use Class E). The south western part of the site comprises an area of hardstanding in use as car parking and refuse storage which is accessed via a vehicular entrance onto Castle Yard.

Planning designations

According to the London Borough of Richmond online proposals map (adopted July 2015), the site is subject to the following planning designations:

- Conservation Area (DM HD1)
- Town Centre Boundary (DM TC1)

In addition, it is noted that the site is located within an Archaeological Priority Area according to Map 1 of DM HD4, although this is being reviewed for the borough by Historic England.

The site is located within a designated town centre boundary and has an excellent PTAL rating of 6a. Richmond is categorised as a Main Centre under Local Plan Policy LP25 (Development in Centres). Development in this location under Policy LP25 should seek to optimise 'the potential of sites by contributing towards a suitable mix of uses that enhance the vitality and viability of the centre.' Additional storeys to accommodate an extension to the existing employment floorspace is therefore considered to be an acceptable and appropriate use in this location.

| Planning History: 1 Castle Yard, Richmond, TW10 6TF | | | | |
|---|---------------|--|----------------------|--------------------|
| Application reference | Date received | Proposal | Decision issued date | Decision |
| 92/0660/FUL | 08/04/1992 | Erection Of A Vertical Swing Radius Road Barrier To The Side Access Road To Rear Car Park. | 27/04/1992 | Decided (Approved) |
| 81/0207/ADV | 13/02/1981 | For Advertisements. | 21/04/1981 | Decided (Approved) |
| 80/1273/ADV | 26/09/1980 | For Advertisements. | 01/12/1980 | Decided (Approved) |
| 77/0993/DD0 1 | 06/04/1979 | Demolition of existing buildings and erection of a three storey building with basement to provide 5 squash courts and club facilities, 1467 sq m (15,788 sq.ft.) of offices, ten one bedroom flats and 8 bedsitting room units; provision of new service road, service yard and 7 car spaces. (Detailed drawings of tank rooms and plinth and window details). Condition No. (a) and (b) of planning permission 77/0993 dated 16/8/78. | 31/05/1979 | Decided (Approved) |
| 77/0993 | 22/09/1977 | Demolition of existing buildings and erection of a three storey building with basement to provide 5 squash courts and club facilities, 1467 sq.m (15,788 sq.ft) of offices, ten one-bedroom flats and 8 bedsitting room units; provision of new service road, service yard and 7 car spaces. | 16/08/1978 | Decided (Approved) |
| 76/1015 | 24/09/1976 | Demolition of existing buildings and erection of a three-storey building with basement to provide four squash courts and club facilities, 1360 sq.m. of offices, 6 No. 1-bed and 10 No. bedsitting room flats. | 16/08/1978 | Decided (Approved) |
| 75/1415 | 23/12/1975 | Demolition of existing buildings. | 16/08/1978 | Decided (Approved) |

3.02 CONSERVATION AREA NO. 17

Heritage assets

The importance of heritage assets in the borough is covered in Policies LP 3 Designated Heritage Asset, LP 4 Non-Designated Heritage Assets, LP 6 Royal Botanic Gardens, Kew World Heritage Site and LP 7 Archaeology.

The Central Richmond Conservation Area, local policy

The site is within Central Richmond Conservation Area (17) and therefore our proposal seeks to preserve and enhance the special qualities of that area. It's worth noting that the existing building at 1 Castle yard does not hold a designation.

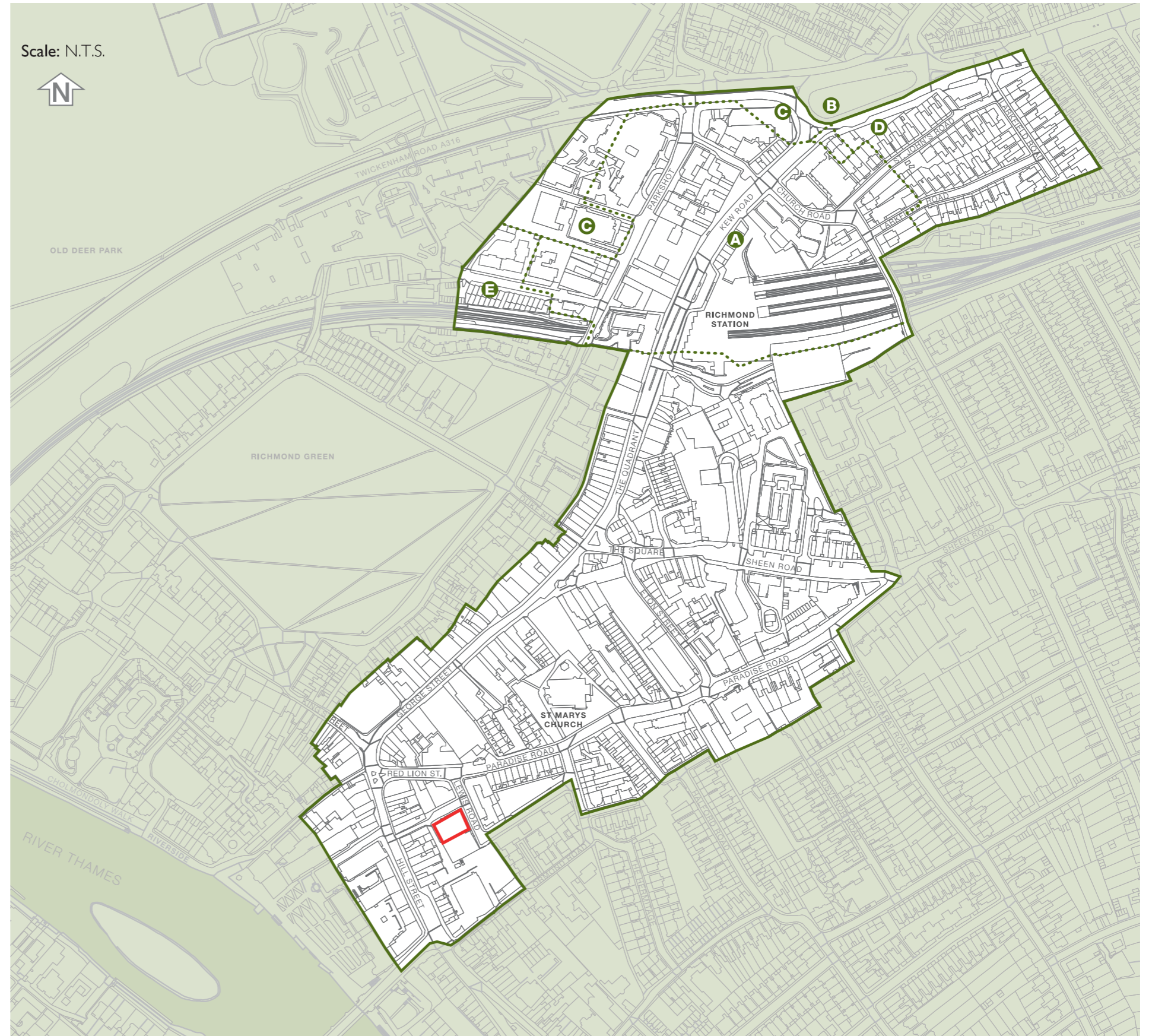
The design for the commercial element concentrates on two key factors:

- Ensuring that the design is of a high, modern standard and maximises the aspects of the Site and emphasises the sustainable nature of high quality, modern development within the conservation area;
- Ensuring that the proposed development is not intrusive and, by its modern design and high level of sustainability, makes a positive contribution to the conservation area.

The Central Richmond Conservation Area was designated in January 1969 and extended numerous times, most recently in November 2005. The Conservation Area statement describes it as: 'Mainly a commercial shopping area and the townscape is noteworthy for its variety, with a consistently high quality and many exuberant individual buildings. There are also residential areas of mainly terraced development. Building heights vary from two to five storeys and roof treatments vary. In general, the greatest virtue and benefit of the existing townscape is that no one building dominates and that the larger buildings do not spoil the appearance of the centre. The area is threaded by several small lanes leading into the historic Richmond that lies behind the 19th century commercial redevelopment. These lanes, Brewer's Lane, Golden Court, Waterloo Place, Church Court, Victoria Place, Mitre Court and the Market Passage, provide a refuge from traffic and are spaces of a more intimate nature.'

Opportunities for Enhancement are noted as including:

- Improvement and protection of its setting;
- Preservation, enhancement and reinstatement of architectural quality and unity;
- Retain and improve the quality of shopfronts and advertisement;



3.03 LOCAL CHARACTER & LISTED BUILDINGS CONSIDERATIONS

The listed and unlisted structures of merit in the vicinity of the site, their relationship to one another and the surrounding conservation areas, collectively illustrate the development of this part of London. They demonstrate how Richmond evolved from the 16th century onwards and in particular about its transformation from the middle of the 19th century.

The area and its buildings are a record of social and economic change and lifestyles in various periods and illustrate the effect these have had on building stock and urban grain. The recent history of the site provides evidence of the changes in the commercial office landscape in the late 20th to early 21st century.

The site at 1 Castle Yard has no merit internally nor externally the building makes little contribution to the streetscape as a cohesive architectural form.

The site has no evidential, historical, aesthetic and communal value.



1. Odeon Cinema, Grade II listed building



2. View from the back of Odeon Cinema



3. 12 & 14 Hill Street, Grade II listed building



4. Richmond Old Town Hall



5. 5, Hill Street

3.04 HERITAGE CONSIDERATION

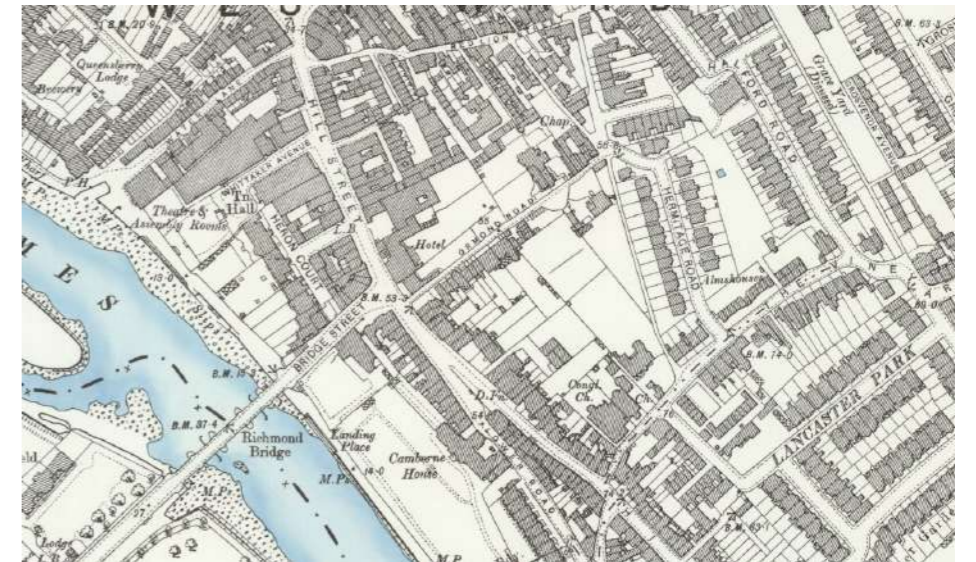
Historic mapping shows the development of the area, with the first representation being the 1871 OS plan. At that time, the site of both buildings includes both built development as well as garden or open space. The following OS plan, 1898, shows the construction of a Hotel on the site of the existing Odeon Cinema with the north of the site being occupied by a series of buildings on a burgage plot layout being of a narrow frontage with deep plots. Behind these are a various assemblage of buildings which includes a number of open yards as well as a building with a large footprint to the north of the Hotel.

The most detailed OS map dates from 1933 which shows the construction of the Picture Theatre to the south of the site. This plan shows the area to the north, on the site of both the residential and commercial building as being built up and, most notably, immediately the north of the picture theatre, a large building sat in close proximity of what would eventually become the listed building. A 1937 aerial image shows the built form of the area with the building to the north of the Cinema being of a similar scale and footprint, being built up to the boundary. This is shown in further detail in 1959 which shows the site to the north as a 'coach station' and further north a 'garage'.

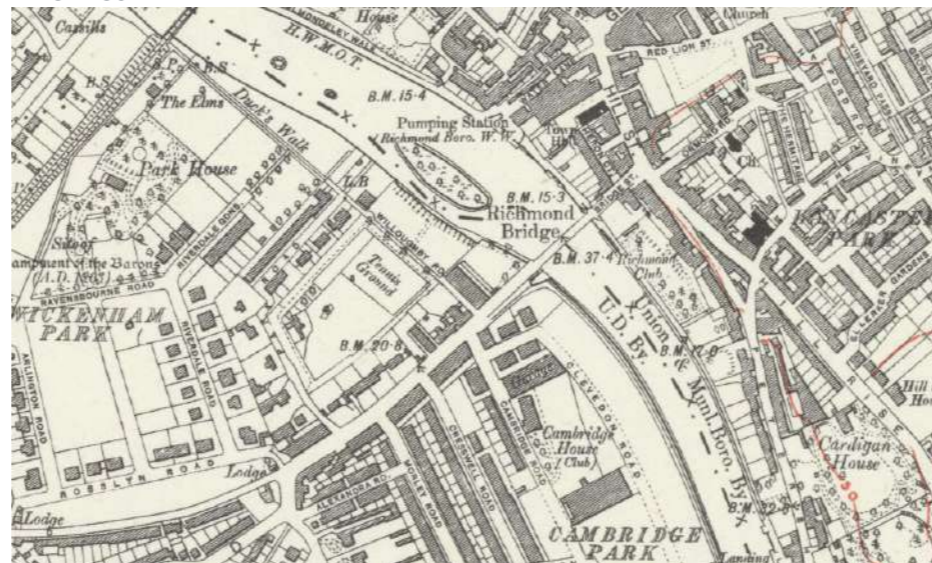
As historic mapping illustrates, whilst the area has undergone significant change, the two sites, subject of this pre-application submission has always been developed and forms part of the built form of Richmond. Importantly, the site of the residential building has been occupied by buildings of similar scale to the neighbouring cinema and surrounding development.



1. 1871 OS



2. 1898 OS



3. 1920 OS



4. 1933 OS



5. 1959 OS



6. 1937 Richmond Bridge and Surrounding